

Serving Northern California  
2339 Jones Street, Suite #2  
San Francisco, CA 94133

Tel: (415) 694-8931/(877) 618-1955  
Fax: (415) 762-3662  
www.reservestudy.com



ASSOCIATION  
RESERVES®  
*Planning For The Inevitable*

**Regional Offices**

Fresno  
Lake Tahoe  
Monterey  
Sacramento  
San Francisco  
San Jose  
Walnut Creek



**Fiesta Gardens HOA**  
***San Mateo, CA***



Report #: 25308-1  
Beginning: January 1, 2025  
Expires: December 31, 2025

**RESERVE STUDY**  
**Update "With-Site-Visit"**

October 28, 2024

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



**[www.reservestudy.com](http://www.reservestudy.com)**

The logo used within this report is the registered trademark of Association Reserves, Inc., All rights reserved.

## Table of Contents

<b>Executive Summary</b>	<b>4</b>
Executive Summary (Component List)	5
<b>Introduction, Objectives, and Methodology</b>	<b>8</b>
Which Physical Assets are Funded by Reserves?	9
How do we establish Useful Life and Remaining Useful Life estimates?	9
How do we establish Current Repair/Replacement Cost Estimates?	9
How much Reserves are enough?	10
How much should we transfer to Reserves?	11
What is our Recommended Funding Goal?	11
<b>Site Inspection Notes</b>	<b>12</b>
<b>Projected Expenses</b>	<b>13</b>
Annual Reserve Expenses Graph	13
<b>Reserve Fund Status &amp; Recommended Funding Plan</b>	<b>14</b>
Annual Reserve Funding Graph	14
30-Yr Cash Flow Graph	15
Percent Funded Graph	15
<b>Table Descriptions</b>	<b>16</b>
Budget Summary	17
Reserve Component List Detail	18
Fully Funded Balance	20
Component Significance	23
Accounting & Tax Summary	26
30-Year Reserve Plan Summary	29
30-Year Income/Expense Detail	30
<b>Accuracy, Limitations, and Disclosures</b>	<b>42</b>
<b>Terms and Definitions</b>	<b>43</b>
<b>Component Details</b>	<b>44</b>
Park Area	45
Pool Area	50
Pool Equipment	58
Pool Buildings	62
Playground	65
Cabana & Bathroom Buildings	71
Landscaping & Irrigation System	87
Mechanical & Fire System	90



**Fiesta Gardens HOA**

San Mateo, CA

Level of Service: **Update "With-Site-Visit"**

Report #: **25308-1**

# of Units: 575

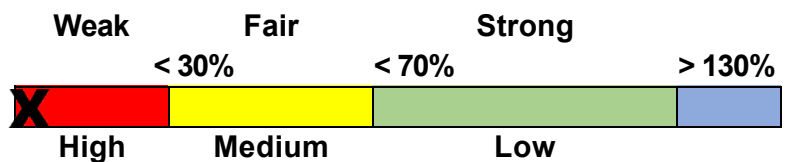
**January 1, 2025 through December 31, 2025**

## Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance .....	\$7,000
Current Fully Funded Reserve Balance .....	\$566,655
Average Reserve Deficit (Surplus) Per Unit .....	\$973
Percent Funded .....	1.2 %
Recommended 2025 "Annual Fully Funding Contributions" .....	\$103,500
Recommended 2025 Special Assessments for Reserves .....	\$115,000
2024 Annual Contribution Rate .....	\$0

**Reserve Fund Strength: 1.2%**



**Risk of Special Assessment:**

## Economic Assumptions:

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

- This is an Update "With-Site-Visit" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 9/26/2024.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 1.2 % Funded, this means the association's special assessment & deferred maintenance risk is currently High.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve allocation rate, we recommend initiating regular Reserve contributions of \$103,500/Annual.
- We also recommend a special assessment of \$115,000 to help strengthen the Reserve fund for upcoming projects.
- The Deterioration rate for your Reserve Components is \$81,441.00/Annual.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.
- The Reserve Study only analyzes the Reserve fund and Reserve expenses. Operating expenses and the operating budget are a separate part of the Association's total budget.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Park Area</b>				
205	Concrete Walkways - Repair	10	1	\$3,000
415	Metal Benches - Replace	30	1	\$13,000
416	Wood Benches - Repair/Replace	25	0	\$11,000
502	Chain Link Fence - Replace	35	5	\$40,500
720	Push Button Entry System - Replace	12	3	\$1,650
1603	Tennis Courts - Recoat/Repair	10	1	\$30,000
1604	Tennis Courts - Resurface	30	10	\$90,000
<b>Pool Area</b>				
505	Wood Fence - Replace	25	10	\$40,500
509	Wood Trellis - Replace	30	6	\$22,750
909	Bathrooms - Refurbish	20	1	\$25,000
1109	Wood Fence - Restain	5	0	\$10,500
1200	Pool Deck - Repair	15	0	\$8,000
1201	Pool Deck Coping - Repair/Replace	24	12	\$17,500
1202	Large Pool - Resurface	12	0	\$72,990
1203	Small Pool - Resurface	12	0	\$15,590
1215	Pool Furniture - Partial Replace	5	0	\$10,000
1217	Large Pool Cover - Replace	7	5	\$6,865
1218	Lifeguard Chair - Replace	12	10	\$2,500
1220	Pool Lift - Replace	20	19	\$18,000
<b>Pool Equipment</b>				
1206	Large Pool Filter - Replace	30	4	\$18,000
1207	Small Pool Filter - Replace	18	3	\$3,500
1208	Large Pool Heater - Replace	10	0	\$9,020
1210	Large Pool Pump - Replace	10	8	\$7,500
1211	Large Pool Pump - Replace	10	0	\$3,500
1212	Small Pool Pump - Replace	10	9	\$3,250
1213	Chemical Feeders - Partial Replace	5	4	\$2,500
1214	Chemical Controllers - Replace	12	2	\$10,000
<b>Pool Buildings</b>				
1116	Exterior Wood Surfaces - Repaint	6	0	\$12,250
1121	Exterior Wood Surfaces - Repair	6	0	\$3,500
1303	Comp Shingle Roof - Replace	25	3	\$12,940
1308	Flat Roof - Replace	20	3	\$12,900
<b>Playground</b>				
403	Swing Sets - Replace	25	14	\$50,000
407	Play Equipment - Replace	25	14	\$80,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
408	Metal Picnic Table - Replace	28	10	\$2,500
409	Wood Picnic Table/Benches - Replace	25	14	\$8,000
413	Tan Bark Play Surface - Replenish	2	0	\$3,000
414	Sandbox - Repair	25	14	\$4,500
415	Sandbox - Replenish	2	0	\$1,000
503	Chain Link Fence - Replace	35	17	\$8,800
504	Metal Fence - Replace	30	10	\$26,400
512	Metal Trellis - Replace	30	12	\$9,000
720	Push Button Entry System - Replace	12	3	\$1,650
1107	Metal Surfaces - Repaint	5	0	\$8,000
<b>Cabana &amp; Bathroom Buildings</b>				
206	Concrete Floor - Seal/Repair	10	9	\$4,500
314	Projection Equipment - Replace	10	9	\$3,500
324	Exterior Lights - Replace	20	19	\$8,800
325	Interior Lights - Replace	25	24	\$13,750
327	Exit Signs - Replace	25	24	\$1,500
411	Drinking Fountains - Replace	20	19	\$5,000
503	Metal Fence - Replace	30	29	\$21,500
505	Wood Fence/Gate - Replace	25	24	\$2,500
601	Carpet - Replace	15	14	\$4,500
609	Bathroom Floor - Reseal	10	9	\$7,900
712	Sliding Door - Replace	25	24	\$16,500
740	Exterior Doors - Replace	25	24	\$27,500
901	Appliances - Replace	10	9	\$5,500
901	Office Furniture - Replace	15	14	\$5,000
902	Kitchen Counters/Cabinets - Replace	25	24	\$18,000
903	Cabana Furniture - Replace	10	8	\$7,000
904	Sound System - Replace	15	14	\$5,000
909	Bathrooms - Refurbish	20	19	\$50,000
909	Cabana Bathroom - Refurbish	20	19	\$10,000
1107	Metal Fence - Repaint	5	4	\$3,000
1110	Interior Surfaces - Repaint	10	9	\$13,250
1116	Exterior Wood Surfaces - Reseal	6	5	\$24,120
1121	Exterior Wood Surfaces - Repair	12	11	\$2,000
1137	Windows - Replace	40	39	\$25,000
1223	Shower Tiles - Replace	25	24	\$6,000
1303	Comp Shingle Roof - Replace	25	24	\$31,000
1308	Flat Roof - Replace	20	19	\$18,800
1310	Gutters/Downspouts - Replace	25	24	\$8,665
1825	Defibrillator - Replace	10	9	\$6,000
<b>Landscaping &amp; Irrigation System</b>				
1001	Backflow Devices - Replace	15	10	\$4,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1003	Irrigation Controller - Replace	12	11	\$1,750
1004	Irrigation System - Replace	25	24	\$15,000
1008	Trees - Trim	3	2	\$4,500
1009	Landscaping - Replenish	10	9	\$13,500
<b>Mechanical &amp; Fire System</b>				
303	HVAC - Replace (Bathroom)	20	19	\$13,500
303	HVAC - Replace (Cabana)	20	19	\$13,500
312	Fire BackFlow - Replace	40	39	\$25,000
803	Water Heater - Replace (Bathroom)	12	11	\$14,000
803	Water Heater - Replace (Cabana)	12	11	\$14,000
1613	Lighting Systems - Replace	25	24	\$40,000
1819	Fire Alarm System - Replace	20	19	\$45,000
1870	Solar Panels - Replace	20	19	\$35,000

### 85 Total Funded Components

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



## Introduction



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

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



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

## Methodology



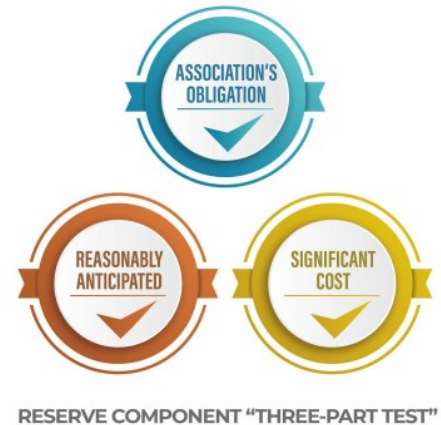
For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.



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

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



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

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

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

In this order...

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

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we transfer to Reserves?



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

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

### What is our Recommended Funding Goal?

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



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

## Site Inspection Notes

During our site visit on 9/26/2024, we started with a brief meeting with Steve Stanovcak (Board Member). We visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component.



# Projected Expenses

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

The figure below summarizes the projected future expenses at your property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

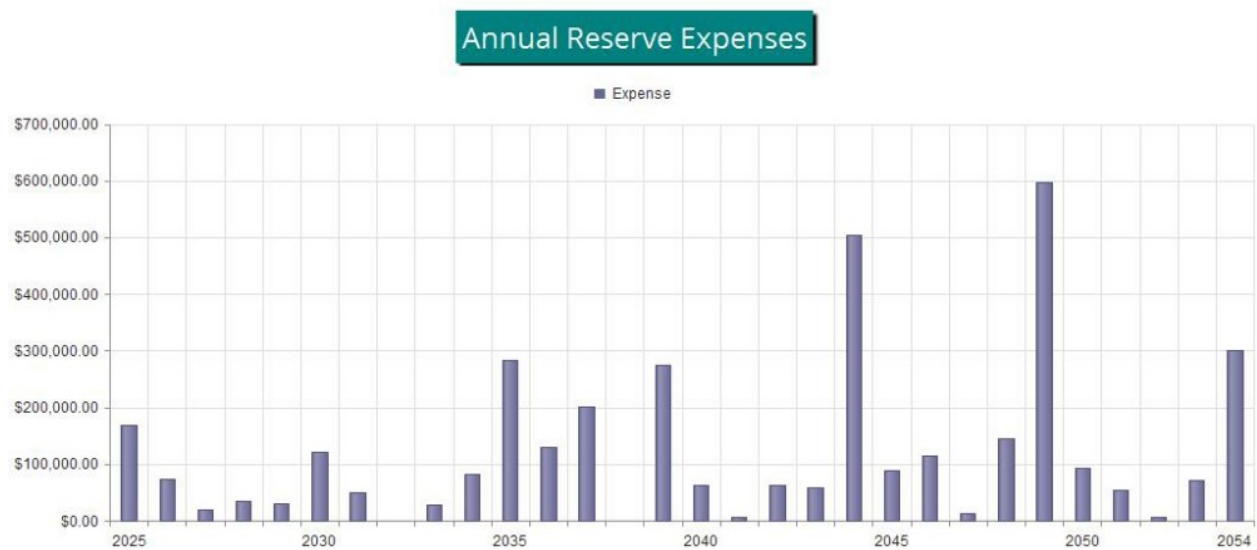


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$7,000 as-of the start of your fiscal year. This is based on your actual balance on 9/30/2024 of \$93,415 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2025, your Fully Funded Balance is computed to be \$566,655. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 1.2 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$103,500/Annual this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

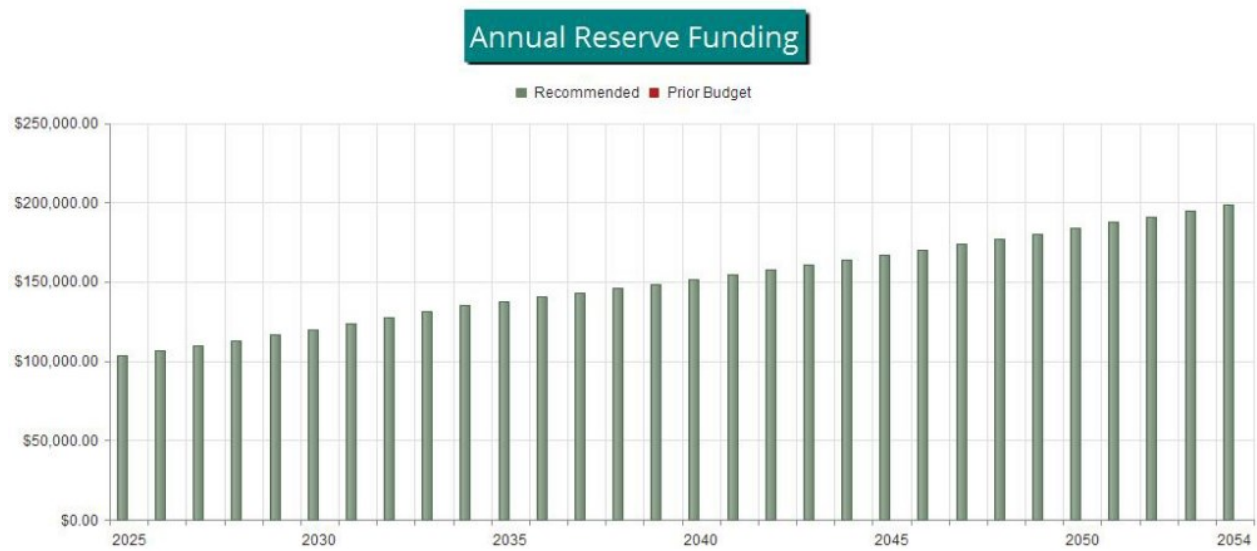


Figure 2



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

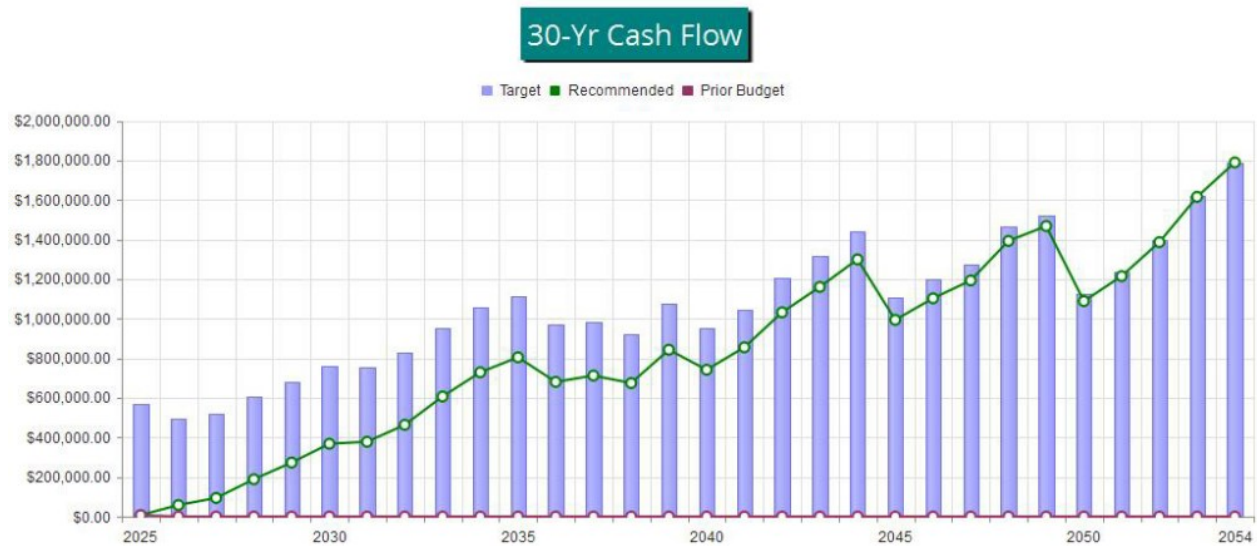


Figure 3

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

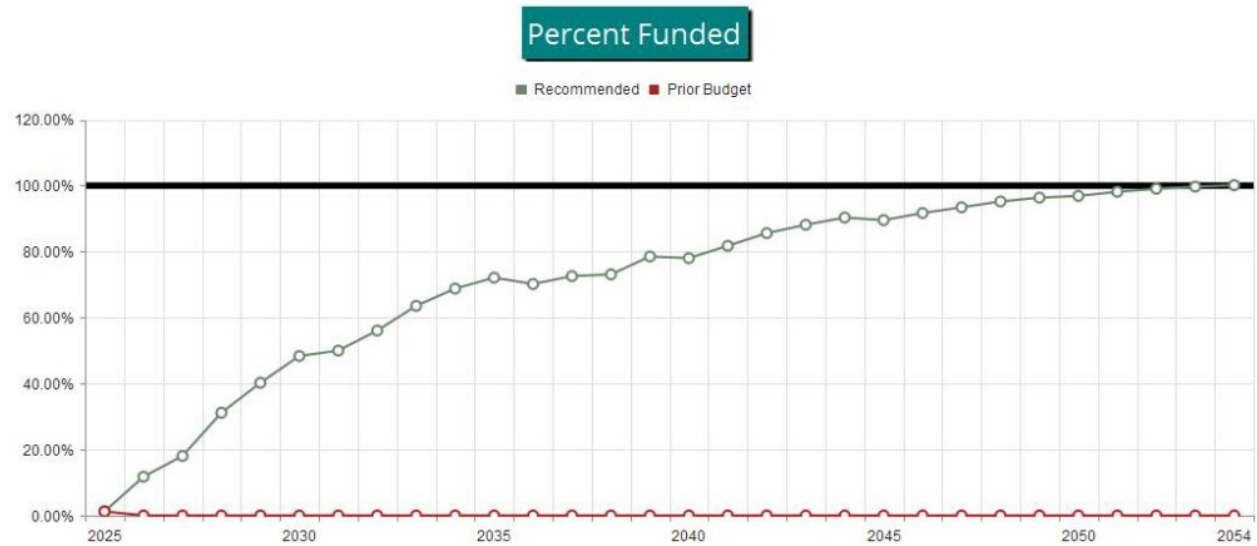


Figure 4





## Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve transfer shown is a portion of the total current transfer rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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

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

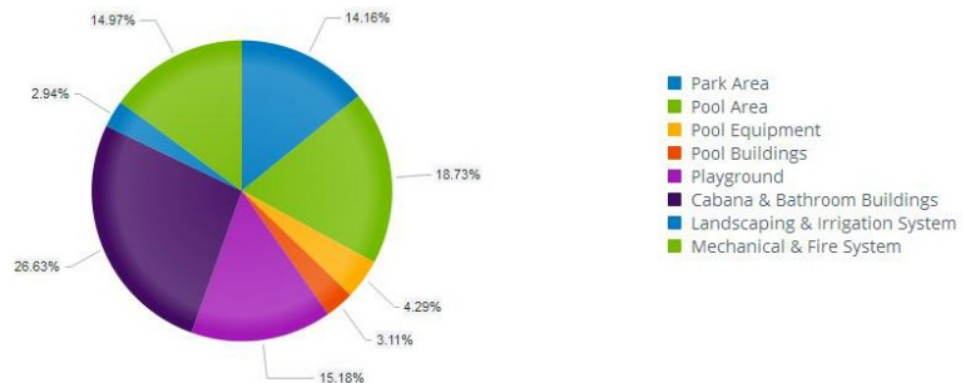


	Useful Life		2025 Rem. Useful Life		Estimated Replacement Cost in 2025	2025 Expenditures	01/01/2025 Current Fund Balance	01/01/2025 Fully Funded Balance	Remaining Bal. to be Funded	2025 Funding
	Min	Max	Min	Max						
Park Area	10	35	0	10	\$189,150	\$11,000	\$0	\$149,218	\$189,150	\$10,762
Pool Area	5	30	0	19	\$250,195	\$117,080	\$0	\$195,358	\$250,195	\$23,462
Pool Equipment	5	30	0	9	\$57,270	\$12,520	\$0	\$41,695	\$57,270	\$5,661
Pool Buildings	6	25	0	3	\$41,590	\$15,750	\$0	\$38,102	\$41,590	\$4,814
Playground	2	35	0	17	\$202,850	\$12,000	\$7,000	\$105,070	\$195,850	\$13,926
Cabana & Bathroom Buildings	5	40	4	39	\$355,785	\$0	\$0	\$22,207	\$355,785	\$27,332
Landscaping & Irrigation System	3	25	2	24	\$39,250	\$0	\$0	\$5,096	\$39,250	\$4,951
Mechanical & Fire System	12	40	11	39	\$200,000	\$0	\$0	\$9,908	\$200,000	\$12,592
					\$1,336,090	\$168,350	\$7,000	\$566,655	\$1,329,090	\$103,500

Percent Funded: 1.2%

### Budget Summary

Percentage of Total Estimated Replacement Costs





## Reserve Component List Detail

Report # 25308-1  
With-Site-Visit

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Park Area					
205	Concrete Walkways - Repair	Approx 650 GSF	10	1	\$3,000
415	Metal Benches - Replace	(4) Benches	30	1	\$13,000
416	Wood Benches - Repair/Replace	(5) Benches	25	0	\$11,000
502	Chain Link Fence - Replace	Approx 450 LF	35	5	\$40,500
720	Push Button Entry System - Replace	(1) Entry System	12	3	\$1,650
1603	Tennis Courts - Recoat/Repair	Approx 12,500 GSF	10	1	\$30,000
1604	Tennis Courts - Resurface	Approx 12,500 GSF	30	10	\$90,000
Pool Area					
505	Wood Fence - Replace	Approx 450 LF	25	10	\$40,500
509	Wood Trellis - Replace	Approx 325 GSF	30	6	\$22,750
909	Bathrooms - Refurbish	(2) Bathrooms	20	1	\$25,000
1109	Wood Fence - Restain	Approx 450 LF	5	0	\$10,500
1200	Pool Deck - Repair	Approx 7,260 GSF	15	0	\$8,000
1201	Pool Deck Coping - Repair/Replace	Approx 270 LF	24	12	\$17,500
1202	Large Pool - Resurface	Approx 1,730 GSF	12	0	\$72,990
1203	Small Pool - Resurface	Approx 430 GSF	12	0	\$15,590
1215	Pool Furniture - Partial Replace	(67) Assorted Pieces	5	0	\$10,000
1217	Large Pool Cover - Replace	(1) Large Pool Cover	7	5	\$6,865
1218	Lifeguard Chair - Replace	(1) Life Guard Chair	12	10	\$2,500
1220	Pool Lift - Replace	(1) Pool Lift	20	19	\$18,000
Pool Equipment					
1206	Large Pool Filter - Replace	(1) Filter	30	4	\$18,000
1207	Small Pool Filter - Replace	(1) Filter	18	3	\$3,500
1208	Large Pool Heater - Replace	(1) Heater	10	0	\$9,020
1210	Large Pool Pump - Replace	(1) 5hp Pump	10	8	\$7,500
1211	Large Pool Pump - Replace	(1) Pump	10	0	\$3,500
1212	Small Pool Pump - Replace	(1) Pump	10	9	\$3,250
1213	Chemical Feeders - Partial Replace	(2 of 4) Chemical Feeders	5	4	\$2,500
1214	Chemical Controllers - Replace	(2) Controllers	12	2	\$10,000
Pool Buildings					
1116	Exterior Wood Surfaces - Repaint	Approx 1,750 GSF	6	0	\$12,250
1121	Exterior Wood Surfaces - Repair	Approx 1,750 GSF	6	0	\$3,500
1303	Comp Shingle Roof - Replace	Approx 540 GSF	25	3	\$12,940
1308	Flat Roof - Replace	Approx 645 GSF	20	3	\$12,900
Playground					
403	Swing Sets - Replace	(1) Swing Set	25	14	\$50,000
407	Play Equipment - Replace	(1) Play Structure	25	14	\$80,000
408	Metal Picnic Table - Replace	(1) Metal Picnic Table	28	10	\$2,500
409	Wood Picnic Table/Benches - Replace	(2) Tables/(2) Benches	25	14	\$8,000
413	Tan Bark Play Surface - Replenish	Approx 1,630 GSF	2	0	\$3,000
414	Sandbox - Repair	Approx 120 LF	25	14	\$4,500
415	Sandbox - Replenish	Approx 920 GSF	2	0	\$1,000
503	Chain Link Fence - Replace	Approx 160 LF	35	17	\$8,800
504	Metal Fence - Replace	Approx 240 LF	30	10	\$26,400

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
512	Metal Trellis - Replace	(1) Trellis	30	12	\$9,000
720	Push Button Entry System - Replace	(1) Entry System	12	3	\$1,650
1107	Metal Surfaces - Repaint	Approx 240 LF	5	0	\$8,000
<b>Cabana &amp; Bathroom Buildings</b>					
206	Concrete Floor - Seal/Repair	Approx 650 GSF	10	9	\$4,500
314	Projection Equipment - Replace	(1) Projector, (1) Screen	10	9	\$3,500
324	Exterior Lights - Replace	(16) Fixtures	20	19	\$8,800
325	Interior Lights - Replace	(61) Fixtures	25	24	\$13,750
327	Exit Signs - Replace	(5) Fixtures	25	24	\$1,500
411	Drinking Fountains - Replace	(2) Drinking Fountains	20	19	\$5,000
503	Metal Fence - Replace	Approx 85 LF	30	29	\$21,500
505	Wood Fence/Gate - Replace	Approx 20 LF	25	24	\$2,500
601	Carpet - Replace	Approx 20 GSY	15	14	\$4,500
609	Bathroom Floor - Reseal	Approx 530 GSF	10	9	\$7,900
712	Sliding Door - Replace	(1) Sliding Door	25	24	\$16,500
740	Exterior Doors - Replace	(11) Doors	25	24	\$27,500
901	Appliances - Replace	(3) Appliances	10	9	\$5,500
901	Office Furniture - Replace	(6) Various Pieces	15	14	\$5,000
902	Kitchen Counters/Cabinets - Replace	Approx 30 LF	25	24	\$18,000
903	Cabana Furniture - Replace	(92) Assorted Pieces	10	8	\$7,000
904	Sound System - Replace	(1) Sound System	15	14	\$5,000
909	Bathrooms - Refurbish	(2) Bathrooms	20	19	\$50,000
909	Cabana Bathroom - Refurbish	(1) Bathroom	20	19	\$10,000
1107	Metal Fence - Repaint	Approx 85 LF	5	4	\$3,000
1110	Interior Surfaces - Repaint	Approx 5,300 GSF	10	9	\$13,250
1116	Exterior Wood Surfaces - Reseal	Approx 4,020 GSF	6	5	\$24,120
1121	Exterior Wood Surfaces - Repair	Approx 4,020 GSF	12	11	\$2,000
1137	Windows - Replace	(14) Windows	40	39	\$25,000
1223	Shower Tiles - Replace	Approx 210 GSF	25	24	\$6,000
1303	Comp Shingle Roof - Replace	Approx 2,820 GSF	25	24	\$31,000
1308	Flat Roof - Replace	Approx 940 GSF	20	19	\$18,800
1310	Gutters/Downspouts - Replace	Approx 385 LF	25	24	\$8,665
1825	Defibrillator - Replace	(1) Defibrillator	10	9	\$6,000
<b>Landscaping &amp; Irrigation System</b>					
1001	Backflow Devices - Replace	(1 of 2) Devices	15	10	\$4,500
1003	Irrigation Controller - Replace	(1) Controller	12	11	\$1,750
1004	Irrigation System - Replace	(1) System	25	24	\$15,000
1008	Trees - Trim	Numerous Trees	3	2	\$4,500
1009	Landscaping - Replenish	Extensive GSF	10	9	\$13,500
<b>Mechanical &amp; Fire System</b>					
303	HVAC - Replace (Bathroom)	(1) HVAC System	20	19	\$13,500
303	HVAC - Replace (Cabana)	(1) HVAC System	20	19	\$13,500
312	Fire BackFlow - Replace	(1) Backflow	40	39	\$25,000
803	Water Heater - Replace (Bathroom)	(1) Water Heater	12	11	\$14,000
803	Water Heater - Replace (Cabana)	(1) Water Heater	12	11	\$14,000
1613	Lighting Systems - Replace	(2) Systems	25	24	\$40,000
1819	Fire Alarm System - Replace	(1) System	20	19	\$45,000
1870	Solar Panels - Replace	(10) Panels	20	19	\$35,000

85 Total Funded Components



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Park Area</b>								
205	Concrete Walkways - Repair	\$3,000	X	9	/	10	=	\$2,700
415	Metal Benches - Replace	\$13,000	X	29	/	30	=	\$12,567
416	Wood Benches - Repair/Replace	\$11,000	X	25	/	25	=	\$11,000
502	Chain Link Fence - Replace	\$40,500	X	30	/	35	=	\$34,714
720	Push Button Entry System - Replace	\$1,650	X	9	/	12	=	\$1,238
1603	Tennis Courts - Recoat/Repair	\$30,000	X	9	/	10	=	\$27,000
1604	Tennis Courts - Resurface	\$90,000	X	20	/	30	=	\$60,000
<b>Pool Area</b>								
505	Wood Fence - Replace	\$40,500	X	15	/	25	=	\$24,300
509	Wood Trellis - Replace	\$22,750	X	24	/	30	=	\$18,200
909	Bathrooms - Refurbish	\$25,000	X	19	/	20	=	\$23,750
1109	Wood Fence - Restain	\$10,500	X	5	/	5	=	\$10,500
1200	Pool Deck - Repair	\$8,000	X	15	/	15	=	\$8,000
1201	Pool Deck Coping - Repair/Replace	\$17,500	X	12	/	24	=	\$8,750
1202	Large Pool - Resurface	\$72,990	X	12	/	12	=	\$72,990
1203	Small Pool - Resurface	\$15,590	X	12	/	12	=	\$15,590
1215	Pool Furniture - Partial Replace	\$10,000	X	5	/	5	=	\$10,000
1217	Large Pool Cover - Replace	\$6,865	X	2	/	7	=	\$1,961
1218	Lifeguard Chair - Replace	\$2,500	X	2	/	12	=	\$417
1220	Pool Lift - Replace	\$18,000	X	1	/	20	=	\$900
<b>Pool Equipment</b>								
1206	Large Pool Filter - Replace	\$18,000	X	26	/	30	=	\$15,600
1207	Small Pool Filter - Replace	\$3,500	X	15	/	18	=	\$2,917
1208	Large Pool Heater - Replace	\$9,020	X	10	/	10	=	\$9,020
1210	Large Pool Pump - Replace	\$7,500	X	2	/	10	=	\$1,500
1211	Large Pool Pump - Replace	\$3,500	X	10	/	10	=	\$3,500
1212	Small Pool Pump - Replace	\$3,250	X	1	/	10	=	\$325
1213	Chemical Feeders - Partial Replace	\$2,500	X	1	/	5	=	\$500
1214	Chemical Controllers - Replace	\$10,000	X	10	/	12	=	\$8,333
<b>Pool Buildings</b>								
1116	Exterior Wood Surfaces - Repaint	\$12,250	X	6	/	6	=	\$12,250
1121	Exterior Wood Surfaces - Repair	\$3,500	X	6	/	6	=	\$3,500
1303	Comp Shingle Roof - Replace	\$12,940	X	22	/	25	=	\$11,387
1308	Flat Roof - Replace	\$12,900	X	17	/	20	=	\$10,965
<b>Playground</b>								
403	Swing Sets - Replace	\$50,000	X	11	/	25	=	\$22,000
407	Play Equipment - Replace	\$80,000	X	11	/	25	=	\$35,200
408	Metal Picnic Table - Replace	\$2,500	X	18	/	28	=	\$1,607
409	Wood Picnic Table/Benches - Replace	\$8,000	X	11	/	25	=	\$3,520
413	Tan Bark Play Surface - Replenish	\$3,000	X	2	/	2	=	\$3,000
414	Sandbox - Repair	\$4,500	X	11	/	25	=	\$1,980
415	Sandbox - Replenish	\$1,000	X	2	/	2	=	\$1,000
503	Chain Link Fence - Replace	\$8,800	X	18	/	35	=	\$4,526
504	Metal Fence - Replace	\$26,400	X	20	/	30	=	\$17,600

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
512	Metal Trellis - Replace	\$9,000	X	18	/	30	=	\$5,400
720	Push Button Entry System - Replace	\$1,650	X	9	/	12	=	\$1,238
1107	Metal Surfaces - Repaint	\$8,000	X	5	/	5	=	\$8,000
<b>Cabana &amp; Bathroom Buildings</b>								
206	Concrete Floor - Seal/Repair	\$4,500	X	1	/	10	=	\$450
314	Projection Equipment - Replace	\$3,500	X	1	/	10	=	\$350
324	Exterior Lights - Replace	\$8,800	X	1	/	20	=	\$440
325	Interior Lights - Replace	\$13,750	X	1	/	25	=	\$550
327	Exit Signs - Replace	\$1,500	X	1	/	25	=	\$60
411	Drinking Fountains - Replace	\$5,000	X	1	/	20	=	\$250
503	Metal Fence - Replace	\$21,500	X	1	/	30	=	\$717
505	Wood Fence/Gate - Replace	\$2,500	X	1	/	25	=	\$100
601	Carpet - Replace	\$4,500	X	1	/	15	=	\$300
609	Bathroom Floor - Reseal	\$7,900	X	1	/	10	=	\$790
712	Sliding Door - Replace	\$16,500	X	1	/	25	=	\$660
740	Exterior Doors - Replace	\$27,500	X	1	/	25	=	\$1,100
901	Appliances - Replace	\$5,500	X	1	/	10	=	\$550
901	Office Furniture - Replace	\$5,000	X	1	/	15	=	\$333
902	Kitchen Counters/Cabinets - Replace	\$18,000	X	1	/	25	=	\$720
903	Cabana Furniture - Replace	\$7,000	X	2	/	10	=	\$1,400
904	Sound System - Replace	\$5,000	X	1	/	15	=	\$333
909	Bathrooms - Refurbish	\$50,000	X	1	/	20	=	\$2,500
909	Cabana Bathroom - Refurbish	\$10,000	X	1	/	20	=	\$500
1107	Metal Fence - Repaint	\$3,000	X	1	/	5	=	\$600
1110	Interior Surfaces - Repaint	\$13,250	X	1	/	10	=	\$1,325
1116	Exterior Wood Surfaces - Reseal	\$24,120	X	1	/	6	=	\$4,020
1121	Exterior Wood Surfaces - Repair	\$2,000	X	1	/	12	=	\$167
1137	Windows - Replace	\$25,000	X	1	/	40	=	\$625
1223	Shower Tiles - Replace	\$6,000	X	1	/	25	=	\$240
1303	Comp Shingle Roof - Replace	\$31,000	X	1	/	25	=	\$1,240
1308	Flat Roof - Replace	\$18,800	X	1	/	20	=	\$940
1310	Gutters/Downspouts - Replace	\$8,665	X	1	/	25	=	\$347
1825	Defibrillator - Replace	\$6,000	X	1	/	10	=	\$600
<b>Landscaping &amp; Irrigation System</b>								
1001	Backflow Devices - Replace	\$4,500	X	5	/	15	=	\$1,500
1003	Irrigation Controller - Replace	\$1,750	X	1	/	12	=	\$146
1004	Irrigation System - Replace	\$15,000	X	1	/	25	=	\$600
1008	Trees - Trim	\$4,500	X	1	/	3	=	\$1,500
1009	Landscaping - Replenish	\$13,500	X	1	/	10	=	\$1,350
<b>Mechanical &amp; Fire System</b>								
303	HVAC - Replace (Bathroom)	\$13,500	X	1	/	20	=	\$675
303	HVAC - Replace (Cabana)	\$13,500	X	1	/	20	=	\$675
312	Fire BackFlow - Replace	\$25,000	X	1	/	40	=	\$625
803	Water Heater - Replace (Bathroom)	\$14,000	X	1	/	12	=	\$1,167
803	Water Heater - Replace (Cabana)	\$14,000	X	1	/	12	=	\$1,167
1613	Lighting Systems - Replace	\$40,000	X	1	/	25	=	\$1,600
1819	Fire Alarm System - Replace	\$45,000	X	1	/	20	=	\$2,250
1870	Solar Panels - Replace	\$35,000	X	1	/	20	=	\$1,750

\$566,655







#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Park Area</b>					
205	Concrete Walkways - Repair	10	\$3,000	\$300	0.37 %
415	Metal Benches - Replace	30	\$13,000	\$433	0.53 %
416	Wood Benches - Repair/Replace	25	\$11,000	\$440	0.54 %
502	Chain Link Fence - Replace	35	\$40,500	\$1,157	1.42 %
720	Push Button Entry System - Replace	12	\$1,650	\$138	0.17 %
1603	Tennis Courts - Recoat/Repair	10	\$30,000	\$3,000	3.68 %
1604	Tennis Courts - Resurface	30	\$90,000	\$3,000	3.68 %
<b>Pool Area</b>					
505	Wood Fence - Replace	25	\$40,500	\$1,620	1.99 %
509	Wood Trellis - Replace	30	\$22,750	\$758	0.93 %
909	Bathrooms - Refurbish	20	\$25,000	\$1,250	1.53 %
1109	Wood Fence - Restain	5	\$10,500	\$2,100	2.58 %
1200	Pool Deck - Repair	15	\$8,000	\$533	0.65 %
1201	Pool Deck Coping - Repair/Replace	24	\$17,500	\$729	0.90 %
1202	Large Pool - Resurface	12	\$72,990	\$6,083	7.47 %
1203	Small Pool - Resurface	12	\$15,590	\$1,299	1.60 %
1215	Pool Furniture - Partial Replace	5	\$10,000	\$2,000	2.46 %
1217	Large Pool Cover - Replace	7	\$6,865	\$981	1.20 %
1218	Lifeguard Chair - Replace	12	\$2,500	\$208	0.26 %
1220	Pool Lift - Replace	20	\$18,000	\$900	1.11 %
<b>Pool Equipment</b>					
1206	Large Pool Filter - Replace	30	\$18,000	\$600	0.74 %
1207	Small Pool Filter - Replace	18	\$3,500	\$194	0.24 %
1208	Large Pool Heater - Replace	10	\$9,020	\$902	1.11 %
1210	Large Pool Pump - Replace	10	\$7,500	\$750	0.92 %
1211	Large Pool Pump - Replace	10	\$3,500	\$350	0.43 %
1212	Small Pool Pump - Replace	10	\$3,250	\$325	0.40 %
1213	Chemical Feeders - Partial Replace	5	\$2,500	\$500	0.61 %
1214	Chemical Controllers - Replace	12	\$10,000	\$833	1.02 %
<b>Pool Buildings</b>					
1116	Exterior Wood Surfaces - Repaint	6	\$12,250	\$2,042	2.51 %
1121	Exterior Wood Surfaces - Repair	6	\$3,500	\$583	0.72 %
1303	Comp Shingle Roof - Replace	25	\$12,940	\$518	0.64 %
1308	Flat Roof - Replace	20	\$12,900	\$645	0.79 %
<b>Playground</b>					
403	Swing Sets - Replace	25	\$50,000	\$2,000	2.46 %
407	Play Equipment - Replace	25	\$80,000	\$3,200	3.93 %
408	Metal Picnic Table - Replace	28	\$2,500	\$89	0.11 %
409	Wood Picnic Table/Benches - Replace	25	\$8,000	\$320	0.39 %
413	Tan Bark Play Surface - Replenish	2	\$3,000	\$1,500	1.84 %
414	Sandbox - Repair	25	\$4,500	\$180	0.22 %
415	Sandbox - Replenish	2	\$1,000	\$500	0.61 %
503	Chain Link Fence - Replace	35	\$8,800	\$251	0.31 %
504	Metal Fence - Replace	30	\$26,400	\$880	1.08 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
512	Metal Trellis - Replace	30	\$9,000	\$300	0.37 %
720	Push Button Entry System - Replace	12	\$1,650	\$138	0.17 %
1107	Metal Surfaces - Repaint	5	\$8,000	\$1,600	1.96 %
<b>Cabana &amp; Bathroom Buildings</b>					
206	Concrete Floor - Seal/Repair	10	\$4,500	\$450	0.55 %
314	Projection Equipment - Replace	10	\$3,500	\$350	0.43 %
324	Exterior Lights - Replace	20	\$8,800	\$440	0.54 %
325	Interior Lights - Replace	25	\$13,750	\$550	0.68 %
327	Exit Signs - Replace	25	\$1,500	\$60	0.07 %
411	Drinking Fountains - Replace	20	\$5,000	\$250	0.31 %
503	Metal Fence - Replace	30	\$21,500	\$717	0.88 %
505	Wood Fence/Gate - Replace	25	\$2,500	\$100	0.12 %
601	Carpet - Replace	15	\$4,500	\$300	0.37 %
609	Bathroom Floor - Reseal	10	\$7,900	\$790	0.97 %
712	Sliding Door - Replace	25	\$16,500	\$660	0.81 %
740	Exterior Doors - Replace	25	\$27,500	\$1,100	1.35 %
901	Appliances - Replace	10	\$5,500	\$550	0.68 %
901	Office Furniture - Replace	15	\$5,000	\$333	0.41 %
902	Kitchen Counters/Cabinets - Replace	25	\$18,000	\$720	0.88 %
903	Cabana Furniture - Replace	10	\$7,000	\$700	0.86 %
904	Sound System - Replace	15	\$5,000	\$333	0.41 %
909	Bathrooms - Refurbish	20	\$50,000	\$2,500	3.07 %
909	Cabana Bathroom - Refurbish	20	\$10,000	\$500	0.61 %
1107	Metal Fence - Repaint	5	\$3,000	\$600	0.74 %
1110	Interior Surfaces - Repaint	10	\$13,250	\$1,325	1.63 %
1116	Exterior Wood Surfaces - Reseal	6	\$24,120	\$4,020	4.94 %
1121	Exterior Wood Surfaces - Repair	12	\$2,000	\$167	0.20 %
1137	Windows - Replace	40	\$25,000	\$625	0.77 %
1223	Shower Tiles - Replace	25	\$6,000	\$240	0.29 %
1303	Comp Shingle Roof - Replace	25	\$31,000	\$1,240	1.52 %
1308	Flat Roof - Replace	20	\$18,800	\$940	1.15 %
1310	Gutters/Downspouts - Replace	25	\$8,665	\$347	0.43 %
1825	Defibrillator - Replace	10	\$6,000	\$600	0.74 %
<b>Landscaping &amp; Irrigation System</b>					
1001	Backflow Devices - Replace	15	\$4,500	\$300	0.37 %
1003	Irrigation Controller - Replace	12	\$1,750	\$146	0.18 %
1004	Irrigation System - Replace	25	\$15,000	\$600	0.74 %
1008	Trees - Trim	3	\$4,500	\$1,500	1.84 %
1009	Landscaping - Replenish	10	\$13,500	\$1,350	1.66 %
<b>Mechanical &amp; Fire System</b>					
303	HVAC - Replace (Bathroom)	20	\$13,500	\$675	0.83 %
303	HVAC - Replace (Cabana)	20	\$13,500	\$675	0.83 %
312	Fire BackFlow - Replace	40	\$25,000	\$625	0.77 %
803	Water Heater - Replace (Bathroom)	12	\$14,000	\$1,167	1.43 %
803	Water Heater - Replace (Cabana)	12	\$14,000	\$1,167	1.43 %
1613	Lighting Systems - Replace	25	\$40,000	\$1,600	1.96 %
1819	Fire Alarm System - Replace	20	\$45,000	\$2,250	2.76 %
1870	Solar Panels - Replace	20	\$35,000	\$1,750	2.15 %
85	Total Funded Components			\$81,441	100.00 %





#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Park Area</b>							
205	Concrete Walkways - Repair	10	1	\$3,000	\$2,700	\$0	\$381.26
415	Metal Benches - Replace	30	1	\$13,000	\$12,567	\$0	\$550.71
416	Wood Benches - Repair/Replace	25	0	\$11,000	\$11,000	\$0	\$559.18
502	Chain Link Fence - Replace	35	5	\$40,500	\$34,714	\$0	\$1,470.57
720	Push Button Entry System - Replace	12	3	\$1,650	\$1,238	\$0	\$174.74
1603	Tennis Courts - Recoat/Repair	10	1	\$30,000	\$27,000	\$0	\$3,812.58
1604	Tennis Courts - Resurface	30	10	\$90,000	\$60,000	\$0	\$3,812.58
<b>Pool Area</b>							
505	Wood Fence - Replace	25	10	\$40,500	\$24,300	\$0	\$2,058.79
509	Wood Trellis - Replace	30	6	\$22,750	\$18,200	\$0	\$963.74
909	Bathrooms - Refurbish	20	1	\$25,000	\$23,750	\$0	\$1,588.58
1109	Wood Fence - Restain	5	0	\$10,500	\$10,500	\$0	\$2,668.81
1200	Pool Deck - Repair	15	0	\$8,000	\$8,000	\$0	\$677.79
1201	Pool Deck Coping - Repair/Replace	24	12	\$17,500	\$8,750	\$0	\$926.67
1202	Large Pool - Resurface	12	0	\$72,990	\$72,990	\$0	\$7,730.01
1203	Small Pool - Resurface	12	0	\$15,590	\$15,590	\$0	\$1,651.06
1215	Pool Furniture - Partial Replace	5	0	\$10,000	\$10,000	\$0	\$2,541.72
1217	Large Pool Cover - Replace	7	5	\$6,865	\$1,961	\$0	\$1,246.35
1218	Lifeguard Chair - Replace	12	10	\$2,500	\$417	\$0	\$264.76
1220	Pool Lift - Replace	20	19	\$18,000	\$900	\$0	\$1,143.77
<b>Pool Equipment</b>							
1206	Large Pool Filter - Replace	30	4	\$18,000	\$15,600	\$0	\$762.52
1207	Small Pool Filter - Replace	18	3	\$3,500	\$2,917	\$0	\$247.11
1208	Large Pool Heater - Replace	10	0	\$9,020	\$9,020	\$0	\$1,146.32
1210	Large Pool Pump - Replace	10	8	\$7,500	\$1,500	\$0	\$953.15
1211	Large Pool Pump - Replace	10	0	\$3,500	\$3,500	\$0	\$444.80
1212	Small Pool Pump - Replace	10	9	\$3,250	\$325	\$0	\$413.03
1213	Chemical Feeders - Partial Replace	5	4	\$2,500	\$500	\$0	\$635.43
1214	Chemical Controllers - Replace	12	2	\$10,000	\$8,333	\$0	\$1,059.05
<b>Pool Buildings</b>							
1116	Exterior Wood Surfaces - Repaint	6	0	\$12,250	\$12,250	\$0	\$2,594.67
1121	Exterior Wood Surfaces - Repair	6	0	\$3,500	\$3,500	\$0	\$741.34
1303	Comp Shingle Roof - Replace	25	3	\$12,940	\$11,387	\$0	\$657.80
1308	Flat Roof - Replace	20	3	\$12,900	\$10,965	\$0	\$819.71
<b>Playground</b>							
403	Swing Sets - Replace	25	14	\$50,000	\$22,000	\$0	\$2,541.72
407	Play Equipment - Replace	25	14	\$80,000	\$35,200	\$0	\$4,066.75
408	Metal Picnic Table - Replace	28	10	\$2,500	\$1,607	\$0	\$113.47
409	Wood Picnic Table/Benches - Replace	25	14	\$8,000	\$3,520	\$0	\$406.68
413	Tan Bark Play Surface - Replenish	2	0	\$3,000	\$3,000	\$3,000	\$1,906.29
414	Sandbox - Repair	25	14	\$4,500	\$1,980	\$0	\$228.75
415	Sandbox - Replenish	2	0	\$1,000	\$1,000	\$1,000	\$635.43
503	Chain Link Fence - Replace	35	17	\$8,800	\$4,526	\$0	\$319.53

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
504	Metal Fence - Replace	30	10	\$26,400	\$17,600	\$0	\$1,118.36
512	Metal Trellis - Replace	30	12	\$9,000	\$5,400	\$0	\$381.26
720	Push Button Entry System - Replace	12	3	\$1,650	\$1,238	\$0	\$174.74
1107	Metal Surfaces - Repaint	5	0	\$8,000	\$8,000	\$3,000	\$2,033.38
<b>Cabana &amp; Bathroom Buildings</b>							
206	Concrete Floor - Seal/Repair	10	9	\$4,500	\$450	\$0	\$571.89
314	Projection Equipment - Replace	10	9	\$3,500	\$350	\$0	\$444.80
324	Exterior Lights - Replace	20	19	\$8,800	\$440	\$0	\$559.18
325	Interior Lights - Replace	25	24	\$13,750	\$550	\$0	\$698.97
327	Exit Signs - Replace	25	24	\$1,500	\$60	\$0	\$76.25
411	Drinking Fountains - Replace	20	19	\$5,000	\$250	\$0	\$317.72
503	Metal Fence - Replace	30	29	\$21,500	\$717	\$0	\$910.78
505	Wood Fence/Gate - Replace	25	24	\$2,500	\$100	\$0	\$127.09
601	Carpet - Replace	15	14	\$4,500	\$300	\$0	\$381.26
609	Bathroom Floor - Reseal	10	9	\$7,900	\$790	\$0	\$1,003.98
712	Sliding Door - Replace	25	24	\$16,500	\$660	\$0	\$838.77
740	Exterior Doors - Replace	25	24	\$27,500	\$1,100	\$0	\$1,397.95
901	Appliances - Replace	10	9	\$5,500	\$550	\$0	\$698.97
901	Office Furniture - Replace	15	14	\$5,000	\$333	\$0	\$423.62
902	Kitchen Counters/Cabinets - Replace	25	24	\$18,000	\$720	\$0	\$915.02
903	Cabana Furniture - Replace	10	8	\$7,000	\$1,400	\$0	\$889.60
904	Sound System - Replace	15	14	\$5,000	\$333	\$0	\$423.62
909	Bathrooms - Refurbish	20	19	\$50,000	\$2,500	\$0	\$3,177.15
909	Cabana Bathroom - Refurbish	20	19	\$10,000	\$500	\$0	\$635.43
1107	Metal Fence - Repaint	5	4	\$3,000	\$600	\$0	\$762.52
1110	Interior Surfaces - Repaint	10	9	\$13,250	\$1,325	\$0	\$1,683.89
1116	Exterior Wood Surfaces - Reseal	6	5	\$24,120	\$4,020	\$0	\$5,108.86
1121	Exterior Wood Surfaces - Repair	12	11	\$2,000	\$167	\$0	\$211.81
1137	Windows - Replace	40	39	\$25,000	\$625	\$0	\$794.29
1223	Shower Tiles - Replace	25	24	\$6,000	\$240	\$0	\$305.01
1303	Comp Shingle Roof - Replace	25	24	\$31,000	\$1,240	\$0	\$1,575.87
1308	Flat Roof - Replace	20	19	\$18,800	\$940	\$0	\$1,194.61
1310	Gutters/Downspouts - Replace	25	24	\$8,665	\$347	\$0	\$440.48
1825	Defibrillator - Replace	10	9	\$6,000	\$600	\$0	\$762.52
<b>Landscaping &amp; Irrigation System</b>							
1001	Backflow Devices - Replace	15	10	\$4,500	\$1,500	\$0	\$381.26
1003	Irrigation Controller - Replace	12	11	\$1,750	\$146	\$0	\$185.33
1004	Irrigation System - Replace	25	24	\$15,000	\$600	\$0	\$762.52
1008	Trees - Trim	3	2	\$4,500	\$1,500	\$0	\$1,906.29
1009	Landscaping - Replenish	10	9	\$13,500	\$1,350	\$0	\$1,715.66
<b>Mechanical &amp; Fire System</b>							
303	HVAC - Replace (Bathroom)	20	19	\$13,500	\$675	\$0	\$857.83
303	HVAC - Replace (Cabana)	20	19	\$13,500	\$675	\$0	\$857.83
312	Fire BackFlow - Replace	40	39	\$25,000	\$625	\$0	\$794.29
803	Water Heater - Replace (Bathroom)	12	11	\$14,000	\$1,167	\$0	\$1,482.67
803	Water Heater - Replace (Cabana)	12	11	\$14,000	\$1,167	\$0	\$1,482.67
1613	Lighting Systems - Replace	25	24	\$40,000	\$1,600	\$0	\$2,033.38
1819	Fire Alarm System - Replace	20	19	\$45,000	\$2,250	\$0	\$2,859.44

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1870	Solar Panels - Replace	20	19	\$35,000	\$1,750	\$0	\$2,224.01
85	Total Funded Components				\$566,655	\$7,000	\$103,500



## 30-Year Reserve Plan Summary

Report # 25308-1  
With-Site-Visit

Fiscal Year Start: 2025

Interest: 3.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

% Increase										
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Funding	Funding	Assmts	Income	Expenses
2025	\$7,000	\$566,655	1.2 %	<div></div>	High	0.00 %	\$103,500	\$115,000	\$976	\$168,350
2026	\$58,126	\$494,138	11.8 %	<div></div>	High	3.00 %	\$106,605	\$0	\$2,277	\$73,130
2027	\$93,878	\$520,039	18.1 %	<div></div>	High	3.00 %	\$109,803	\$0	\$4,227	\$19,627
2028	\$188,281	\$604,417	31.2 %	<div></div>	Medium	3.00 %	\$113,097	\$0	\$6,904	\$35,667
2029	\$272,616	\$677,476	40.2 %	<div></div>	Medium	3.00 %	\$116,490	\$0	\$9,593	\$30,951
2030	\$367,747	\$760,332	48.4 %	<div></div>	Medium	3.00 %	\$119,985	\$0	\$11,168	\$121,127
2031	\$377,773	\$755,626	50.0 %	<div></div>	Medium	3.00 %	\$123,584	\$0	\$12,598	\$50,747
2032	\$463,209	\$826,188	56.1 %	<div></div>	Medium	3.00 %	\$127,292	\$0	\$16,025	\$0
2033	\$606,525	\$954,140	63.6 %	<div></div>	Medium	3.00 %	\$131,111	\$0	\$19,999	\$29,136
2034	\$728,499	\$1,059,016	68.8 %	<div></div>	Medium	3.00 %	\$135,044	\$0	\$22,964	\$82,070
2035	\$804,437	\$1,115,704	72.1 %	<div></div>	Low	1.95 %	\$137,677	\$0	\$22,240	\$284,131
2036	\$680,224	\$969,254	70.2 %	<div></div>	Low	1.95 %	\$140,362	\$0	\$20,859	\$129,246
2037	\$712,199	\$981,323	72.6 %	<div></div>	Low	1.95 %	\$143,099	\$0	\$20,766	\$202,023
2038	\$674,041	\$922,278	73.1 %	<div></div>	Low	1.95 %	\$145,890	\$0	\$22,720	\$0
2039	\$842,650	\$1,073,133	78.5 %	<div></div>	Low	1.95 %	\$148,734	\$0	\$23,728	\$273,779
2040	\$741,335	\$950,217	78.0 %	<div></div>	Low	1.95 %	\$151,635	\$0	\$23,911	\$62,007
2041	\$854,874	\$1,045,545	81.8 %	<div></div>	Low	1.95 %	\$154,592	\$0	\$28,255	\$6,419
2042	\$1,031,302	\$1,204,909	85.6 %	<div></div>	Low	1.95 %	\$157,606	\$0	\$32,824	\$61,850
2043	\$1,159,883	\$1,315,999	88.1 %	<div></div>	Low	1.95 %	\$160,679	\$0	\$36,836	\$58,308
2044	\$1,299,089	\$1,438,229	90.3 %	<div></div>	Low	1.95 %	\$163,813	\$0	\$34,341	\$503,896
2045	\$993,347	\$1,109,454	89.5 %	<div></div>	Low	1.95 %	\$167,007	\$0	\$31,393	\$89,439
2046	\$1,102,309	\$1,202,119	91.7 %	<div></div>	Low	1.95 %	\$170,264	\$0	\$34,377	\$114,408
2047	\$1,192,542	\$1,276,392	93.4 %	<div></div>	Low	1.95 %	\$173,584	\$0	\$38,723	\$12,455
2048	\$1,392,394	\$1,462,586	95.2 %	<div></div>	Low	1.95 %	\$176,969	\$0	\$42,843	\$144,605
2049	\$1,467,601	\$1,523,073	96.4 %	<div></div>	Low	1.95 %	\$180,420	\$0	\$38,286	\$598,140
2050	\$1,088,167	\$1,123,201	96.9 %	<div></div>	Low	1.95 %	\$183,938	\$0	\$34,494	\$92,126
2051	\$1,214,472	\$1,237,641	98.1 %	<div></div>	Low	1.95 %	\$187,525	\$0	\$38,959	\$54,702
2052	\$1,386,254	\$1,399,331	99.1 %	<div></div>	Low	1.95 %	\$191,181	\$0	\$44,960	\$7,330
2053	\$1,615,066	\$1,620,092	99.7 %	<div></div>	Low	1.95 %	\$194,909	\$0	\$50,994	\$71,932
2054	\$1,789,036	\$1,786,525	100.1 %	<div></div>	Low	1.95 %	\$198,710	\$0	\$52,867	\$300,509



# 30-Year Income/Expense Detail

Report # 25308-1  
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$7,000	\$58,126	\$93,878	\$188,281	\$272,616
Annual Reserve Funding	\$103,500	\$106,605	\$109,803	\$113,097	\$116,490
Recommended Special Assessments	\$115,000	\$0	\$0	\$0	\$0
Interest Earnings	\$976	\$2,277	\$4,227	\$6,904	\$9,593
Total Income	\$226,476	\$167,008	\$207,908	\$308,282	\$398,699
# Component					
<b>Park Area</b>					
205 Concrete Walkways - Repair	\$0	\$3,090	\$0	\$0	\$0
415 Metal Benches - Replace	\$0	\$13,390	\$0	\$0	\$0
416 Wood Benches - Repair/Replace	\$11,000	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$1,803	\$0
1603 Tennis Courts - Recoat/Repair	\$0	\$30,900	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Pool Area</b>					
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$25,750	\$0	\$0	\$0
1109 Wood Fence - Restain	\$10,500	\$0	\$0	\$0	\$0
1200 Pool Deck - Repair	\$8,000	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Large Pool - Resurface	\$72,990	\$0	\$0	\$0	\$0
1203 Small Pool - Resurface	\$15,590	\$0	\$0	\$0	\$0
1215 Pool Furniture - Partial Replace	\$10,000	\$0	\$0	\$0	\$0
1217 Large Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
1218 Lifeguard Chair - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Equipment</b>					
1206 Large Pool Filter - Replace	\$0	\$0	\$0	\$0	\$20,259
1207 Small Pool Filter - Replace	\$0	\$0	\$0	\$3,825	\$0
1208 Large Pool Heater - Replace	\$9,020	\$0	\$0	\$0	\$0
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1211 Large Pool Pump - Replace	\$3,500	\$0	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1213 Chemical Feeders - Partial Replace	\$0	\$0	\$0	\$0	\$2,814
1214 Chemical Controllers - Replace	\$0	\$0	\$10,609	\$0	\$0
<b>Pool Buildings</b>					
1116 Exterior Wood Surfaces - Repaint	\$12,250	\$0	\$0	\$0	\$0
1121 Exterior Wood Surfaces - Repair	\$3,500	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$14,140	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$14,096	\$0
<b>Playground</b>					
403 Swing Sets - Replace	\$0	\$0	\$0	\$0	\$0
407 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Picnic Table - Replace	\$0	\$0	\$0	\$0	\$0
409 Wood Picnic Table/Benches - Replace	\$0	\$0	\$0	\$0	\$0
413 Tan Bark Play Surface - Replenish	\$3,000	\$0	\$3,183	\$0	\$3,377
414 Sandbox - Repair	\$0	\$0	\$0	\$0	\$0
415 Sandbox - Replenish	\$1,000	\$0	\$1,061	\$0	\$1,126
503 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$1,803	\$0
1107 Metal Surfaces - Repaint	\$8,000	\$0	\$0	\$0	\$0
<b>Cabana &amp; Bathroom Buildings</b>					
206 Concrete Floor - Seal/Repair	\$0	\$0	\$0	\$0	\$0
314 Projection Equipment - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
327 Exit Signs - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
609 Bathroom Floor - Reseal	\$0	\$0	\$0	\$0	\$0
712 Sliding Door - Replace	\$0	\$0	\$0	\$0	\$0
740 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
901 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Kitchen Counters/Cabinets - Replace	\$0	\$0	\$0	\$0	\$0
903 Cabana Furniture - Replace	\$0	\$0	\$0	\$0	\$0
904 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Cabana Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$3,377
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Reseal	\$0	\$0	\$0	\$0	\$0
1121 Exterior Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1223 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1825 Defibrillator - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscaping &amp; Irrigation System</b>					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1004 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim	\$0	\$0	\$4,774	\$0	\$0
1009 Landscaping - Replenish	\$0	\$0	\$0	\$0	\$0
<b>Mechanical &amp; Fire System</b>					
303 HVAC - Replace (Bathroom)	\$0	\$0	\$0	\$0	\$0
303 HVAC - Replace (Cabana)	\$0	\$0	\$0	\$0	\$0
312 Fire BackFlow - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace (Bathroom)	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace (Cabana)	\$0	\$0	\$0	\$0	\$0
1613 Lighting Systems - Replace	\$0	\$0	\$0	\$0	\$0
1819 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1870 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$168,350	\$73,130	\$19,627	\$35,667	\$30,951
Ending Reserve Balance	\$58,126	\$93,878	\$188,281	\$272,616	\$367,747

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$367,747	\$377,773	\$463,209	\$606,525	\$728,499
Annual Reserve Funding	\$119,985	\$123,584	\$127,292	\$131,111	\$135,044
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,168	\$12,598	\$16,025	\$19,999	\$22,964
Total Income	\$498,900	\$513,956	\$606,525	\$757,635	\$886,507
# Component					
<b>Park Area</b>					
205 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
415 Metal Benches - Replace	\$0	\$0	\$0	\$0	\$0
416 Wood Benches - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$46,951	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1603 Tennis Courts - Recoat/Repair	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Pool Area</b>					
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$27,165	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1109 Wood Fence - Restain	\$12,172	\$0	\$0	\$0	\$0
1200 Pool Deck - Repair	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Large Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Small Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Pool Furniture - Partial Replace	\$11,593	\$0	\$0	\$0	\$0
1217 Large Pool Cover - Replace	\$7,958	\$0	\$0	\$0	\$0
1218 Lifeguard Chair - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Equipment</b>					
1206 Large Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Small Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Large Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$9,501	\$0
1211 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$0	\$0	\$0	\$0	\$4,241
1213 Chemical Feeders - Partial Replace	\$0	\$0	\$0	\$0	\$3,262
1214 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Buildings</b>					
1116 Exterior Wood Surfaces - Repaint	\$0	\$14,627	\$0	\$0	\$0
1121 Exterior Wood Surfaces - Repair	\$0	\$4,179	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Playground</b>					
403 Swing Sets - Replace	\$0	\$0	\$0	\$0	\$0
407 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Picnic Table - Replace	\$0	\$0	\$0	\$0	\$0
409 Wood Picnic Table/Benches - Replace	\$0	\$0	\$0	\$0	\$0
413 Tan Bark Play Surface - Replenish	\$0	\$3,582	\$0	\$3,800	\$0
414 Sandbox - Repair	\$0	\$0	\$0	\$0	\$0
415 Sandbox - Replenish	\$0	\$1,194	\$0	\$1,267	\$0
503 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Surfaces - Repaint	\$9,274	\$0	\$0	\$0	\$0
<b>Cabana &amp; Bathroom Buildings</b>					
206 Concrete Floor - Seal/Repair	\$0	\$0	\$0	\$0	\$5,871
314 Projection Equipment - Replace	\$0	\$0	\$0	\$0	\$4,567
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
327 Exit Signs - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
609 Bathroom Floor - Reseal	\$0	\$0	\$0	\$0	\$10,308
712 Sliding Door - Replace	\$0	\$0	\$0	\$0	\$0
740 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$7,176
901 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Kitchen Counters/Cabinets - Replace	\$0	\$0	\$0	\$0	\$0
903 Cabana Furniture - Replace	\$0	\$0	\$0	\$8,867	\$0
904 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Cabana Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$3,914
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$17,288
1116 Exterior Wood Surfaces - Reseal	\$27,962	\$0	\$0	\$0	\$0
1121 Exterior Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1223 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1825 Defibrillator - Replace	\$0	\$0	\$0	\$0	\$7,829
<b>Landscaping &amp; Irrigation System</b>					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1004 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim	\$5,217	\$0	\$0	\$5,700	\$0
1009 Landscaping - Replenish	\$0	\$0	\$0	\$0	\$17,614
<b>Mechanical &amp; Fire System</b>					
303 HVAC - Replace (Bathroom)	\$0	\$0	\$0	\$0	\$0
303 HVAC - Replace (Cabana)	\$0	\$0	\$0	\$0	\$0
312 Fire BackFlow - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace (Bathroom)	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace (Cabana)	\$0	\$0	\$0	\$0	\$0
1613 Lighting Systems - Replace	\$0	\$0	\$0	\$0	\$0
1819 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1870 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$121,127	\$50,747	\$0	\$29,136	\$82,070
Ending Reserve Balance	\$377,773	\$463,209	\$606,525	\$728,499	\$804,437

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$804,437	\$680,224	\$712,199	\$674,041	\$842,650
Annual Reserve Funding	\$137,677	\$140,362	\$143,099	\$145,890	\$148,734
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,240	\$20,859	\$20,766	\$22,720	\$23,728
Total Income	\$964,354	\$841,444	\$876,064	\$842,650	\$1,015,113
# Component					
<b>Park Area</b>					
205 Concrete Walkways - Repair	\$0	\$4,153	\$0	\$0	\$0
415 Metal Benches - Replace	\$0	\$0	\$0	\$0	\$0
416 Wood Benches - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1603 Tennis Courts - Recoat/Repair	\$0	\$41,527	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$120,952	\$0	\$0	\$0	\$0
<b>Pool Area</b>					
505 Wood Fence - Replace	\$54,429	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1109 Wood Fence - Restain	\$14,111	\$0	\$0	\$0	\$0
1200 Pool Deck - Repair	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$0	\$0	\$24,951	\$0	\$0
1202 Large Pool - Resurface	\$0	\$0	\$104,066	\$0	\$0
1203 Small Pool - Resurface	\$0	\$0	\$22,228	\$0	\$0
1215 Pool Furniture - Partial Replace	\$13,439	\$0	\$0	\$0	\$0
1217 Large Pool Cover - Replace	\$0	\$0	\$9,788	\$0	\$0
1218 Lifeguard Chair - Replace	\$3,360	\$0	\$0	\$0	\$0
1220 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Equipment</b>					
1206 Large Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Small Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Large Pool Heater - Replace	\$12,122	\$0	\$0	\$0	\$0
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1211 Large Pool Pump - Replace	\$4,704	\$0	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1213 Chemical Feeders - Partial Replace	\$0	\$0	\$0	\$0	\$3,781
1214 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$15,126
<b>Pool Buildings</b>					
1116 Exterior Wood Surfaces - Repaint	\$0	\$0	\$17,466	\$0	\$0
1121 Exterior Wood Surfaces - Repair	\$0	\$0	\$4,990	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Playground</b>					
403 Swing Sets - Replace	\$0	\$0	\$0	\$0	\$75,629
407 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$121,007
408 Metal Picnic Table - Replace	\$3,360	\$0	\$0	\$0	\$0
409 Wood Picnic Table/Benches - Replace	\$0	\$0	\$0	\$0	\$12,101
413 Tan Bark Play Surface - Replenish	\$4,032	\$0	\$4,277	\$0	\$4,538
414 Sandbox - Repair	\$0	\$0	\$0	\$0	\$6,807
415 Sandbox - Replenish	\$1,344	\$0	\$1,426	\$0	\$1,513
503 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Metal Fence - Replace	\$35,479	\$0	\$0	\$0	\$0
512 Metal Trellis - Replace	\$0	\$0	\$12,832	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Surfaces - Repaint	\$10,751	\$0	\$0	\$0	\$0
<b>Cabana &amp; Bathroom Buildings</b>					
206 Concrete Floor - Seal/Repair	\$0	\$0	\$0	\$0	\$0
314 Projection Equipment - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
327 Exit Signs - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$6,807
609 Bathroom Floor - Reseal	\$0	\$0	\$0	\$0	\$0
712 Sliding Door - Replace	\$0	\$0	\$0	\$0	\$0
740 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
901 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$7,563
902 Kitchen Counters/Cabinets - Replace	\$0	\$0	\$0	\$0	\$0
903 Cabana Furniture - Replace	\$0	\$0	\$0	\$0	\$0
904 Sound System - Replace	\$0	\$0	\$0	\$0	\$7,563
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Cabana Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$4,538
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Reseal	\$0	\$33,388	\$0	\$0	\$0
1121 Exterior Wood Surfaces - Repair	\$0	\$2,768	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1223 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1825 Defibrillator - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscaping &amp; Irrigation System</b>					
1001 Backflow Devices - Replace	\$6,048	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$2,422	\$0	\$0	\$0
1004 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim	\$0	\$6,229	\$0	\$0	\$6,807
1009 Landscaping - Replenish	\$0	\$0	\$0	\$0	\$0
<b>Mechanical &amp; Fire System</b>					
303 HVAC - Replace (Bathroom)	\$0	\$0	\$0	\$0	\$0
303 HVAC - Replace (Cabana)	\$0	\$0	\$0	\$0	\$0
312 Fire BackFlow - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace (Bathroom)	\$0	\$19,379	\$0	\$0	\$0
803 Water Heater - Replace (Cabana)	\$0	\$19,379	\$0	\$0	\$0
1613 Lighting Systems - Replace	\$0	\$0	\$0	\$0	\$0
1819 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1870 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$284,131	\$129,246	\$202,023	\$0	\$273,779
Ending Reserve Balance	\$680,224	\$712,199	\$674,041	\$842,650	\$741,335

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$741,335	\$854,874	\$1,031,302	\$1,159,883	\$1,299,089
Annual Reserve Funding	\$151,635	\$154,592	\$157,606	\$160,679	\$163,813
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$23,911	\$28,255	\$32,824	\$36,836	\$34,341
Total Income	\$916,881	\$1,037,720	\$1,221,732	\$1,357,398	\$1,497,243
# Component					
<b>Park Area</b>					
205 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
415 Metal Benches - Replace	\$0	\$0	\$0	\$0	\$0
416 Wood Benches - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$2,571	\$0	\$0	\$0	\$0
1603 Tennis Courts - Recoat/Repair	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Pool Area</b>					
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1109 Wood Fence - Restain	\$16,359	\$0	\$0	\$0	\$0
1200 Pool Deck - Repair	\$12,464	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Large Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Small Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Pool Furniture - Partial Replace	\$15,580	\$0	\$0	\$0	\$0
1217 Large Pool Cover - Replace	\$0	\$0	\$0	\$0	\$12,038
1218 Lifeguard Chair - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$31,563
<b>Pool Equipment</b>					
1206 Large Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Small Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Large Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$12,768	\$0
1211 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$0	\$0	\$0	\$0	\$5,699
1213 Chemical Feeders - Partial Replace	\$0	\$0	\$0	\$0	\$4,384
1214 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Buildings</b>					
1116 Exterior Wood Surfaces - Repaint	\$0	\$0	\$0	\$20,855	\$0
1121 Exterior Wood Surfaces - Repair	\$0	\$0	\$0	\$5,959	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Playground</b>					
403 Swing Sets - Replace	\$0	\$0	\$0	\$0	\$0
407 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Picnic Table - Replace	\$0	\$0	\$0	\$0	\$0
409 Wood Picnic Table/Benches - Replace	\$0	\$0	\$0	\$0	\$0
413 Tan Bark Play Surface - Replenish	\$0	\$4,814	\$0	\$5,107	\$0
414 Sandbox - Repair	\$0	\$0	\$0	\$0	\$0
415 Sandbox - Replenish	\$0	\$1,605	\$0	\$1,702	\$0
503 Chain Link Fence - Replace	\$0	\$0	\$14,545	\$0	\$0
504 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$2,571	\$0	\$0	\$0	\$0
1107 Metal Surfaces - Repaint	\$12,464	\$0	\$0	\$0	\$0
<b>Cabana &amp; Bathroom Buildings</b>					
206 Concrete Floor - Seal/Repair	\$0	\$0	\$0	\$0	\$7,891
314 Projection Equipment - Replace	\$0	\$0	\$0	\$0	\$6,137
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$15,431
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
327 Exit Signs - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$8,768
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
609 Bathroom Floor - Reseal	\$0	\$0	\$0	\$0	\$13,853
712 Sliding Door - Replace	\$0	\$0	\$0	\$0	\$0
740 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0



Fiscal Year	2040	2041	2042	2043	2044
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$9,644
901 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Kitchen Counters/Cabinets - Replace	\$0	\$0	\$0	\$0	\$0
903 Cabana Furniture - Replace	\$0	\$0	\$0	\$11,917	\$0
904 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$87,675
909 Cabana Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$17,535
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$5,261
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$23,234
1116 Exterior Wood Surfaces - Reseal	\$0	\$0	\$39,867	\$0	\$0
1121 Exterior Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1223 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$32,966
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1825 Defibrillator - Replace	\$0	\$0	\$0	\$0	\$10,521
<b>Landscaping &amp; Irrigation System</b>					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1004 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim	\$0	\$0	\$7,438	\$0	\$0
1009 Landscaping - Replenish	\$0	\$0	\$0	\$0	\$23,672
<b>Mechanical &amp; Fire System</b>					
303 HVAC - Replace (Bathroom)	\$0	\$0	\$0	\$0	\$23,672
303 HVAC - Replace (Cabana)	\$0	\$0	\$0	\$0	\$23,672
312 Fire BackFlow - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace (Bathroom)	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace (Cabana)	\$0	\$0	\$0	\$0	\$0
1613 Lighting Systems - Replace	\$0	\$0	\$0	\$0	\$0
1819 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$78,908
1870 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$61,373
Total Expenses	\$62,007	\$6,419	\$61,850	\$58,308	\$503,896
Ending Reserve Balance	\$854,874	\$1,031,302	\$1,159,883	\$1,299,089	\$993,347

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$993,347	\$1,102,309	\$1,192,542	\$1,392,394	\$1,467,601
Annual Reserve Funding	\$167,007	\$170,264	\$173,584	\$176,969	\$180,420
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$31,393	\$34,377	\$38,723	\$42,843	\$38,286
Total Income	\$1,191,747	\$1,306,950	\$1,404,848	\$1,612,205	\$1,686,306
# Component					
<b>Park Area</b>					
205 Concrete Walkways - Repair	\$0	\$5,581	\$0	\$0	\$0
415 Metal Benches - Replace	\$0	\$0	\$0	\$0	\$0
416 Wood Benches - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1603 Tennis Courts - Recoat/Repair	\$0	\$55,809	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Pool Area</b>					
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$46,507	\$0	\$0	\$0
1109 Wood Fence - Restain	\$18,964	\$0	\$0	\$0	\$0
1200 Pool Deck - Repair	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Large Pool - Resurface	\$0	\$0	\$0	\$0	\$148,374
1203 Small Pool - Resurface	\$0	\$0	\$0	\$0	\$31,691
1215 Pool Furniture - Partial Replace	\$18,061	\$0	\$0	\$0	\$0
1217 Large Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
1218 Lifeguard Chair - Replace	\$0	\$0	\$4,790	\$0	\$0
1220 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Equipment</b>					
1206 Large Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Small Pool Filter - Replace	\$0	\$6,511	\$0	\$0	\$0
1208 Large Pool Heater - Replace	\$16,291	\$0	\$0	\$0	\$0
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1211 Large Pool Pump - Replace	\$6,321	\$0	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1213 Chemical Feeders - Partial Replace	\$0	\$0	\$0	\$0	\$5,082
1214 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Buildings</b>					
1116 Exterior Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$24,902
1121 Exterior Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$7,115
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$25,459	\$0
<b>Playground</b>					
403 Swing Sets - Replace	\$0	\$0	\$0	\$0	\$0
407 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Picnic Table - Replace	\$0	\$0	\$0	\$0	\$0
409 Wood Picnic Table/Benches - Replace	\$0	\$0	\$0	\$0	\$0
413 Tan Bark Play Surface - Replenish	\$5,418	\$0	\$5,748	\$0	\$6,098
414 Sandbox - Repair	\$0	\$0	\$0	\$0	\$0
415 Sandbox - Replenish	\$1,806	\$0	\$1,916	\$0	\$2,033
503 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Surfaces - Repaint	\$14,449	\$0	\$0	\$0	\$0
<b>Cabana &amp; Bathroom Buildings</b>					
206 Concrete Floor - Seal/Repair	\$0	\$0	\$0	\$0	\$0
314 Projection Equipment - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$27,951
327 Exit Signs - Replace	\$0	\$0	\$0	\$0	\$3,049
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$5,082
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
609 Bathroom Floor - Reseal	\$0	\$0	\$0	\$0	\$0
712 Sliding Door - Replace	\$0	\$0	\$0	\$0	\$33,541
740 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$55,902

Fiscal Year	2045	2046	2047	2048	2049
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
901 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 Kitchen Counters/Cabinets - Replace	\$0	\$0	\$0	\$0	\$36,590
903 Cabana Furniture - Replace	\$0	\$0	\$0	\$0	\$0
904 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Cabana Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$6,098
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Reseal	\$0	\$0	\$0	\$47,603	\$0
1121 Exterior Wood Surfaces - Repair	\$0	\$0	\$0	\$3,947	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1223 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$12,197
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$63,017
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$17,614
1825 Defibrillator - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscaping &amp; Irrigation System</b>					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$3,454	\$0
1004 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$30,492
1008 Trees - Trim	\$8,128	\$0	\$0	\$8,881	\$0
1009 Landscaping - Replenish	\$0	\$0	\$0	\$0	\$0
<b>Mechanical &amp; Fire System</b>					
303 HVAC - Replace (Bathroom)	\$0	\$0	\$0	\$0	\$0
303 HVAC - Replace (Cabana)	\$0	\$0	\$0	\$0	\$0
312 Fire BackFlow - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace (Bathroom)	\$0	\$0	\$0	\$27,630	\$0
803 Water Heater - Replace (Cabana)	\$0	\$0	\$0	\$27,630	\$0
1613 Lighting Systems - Replace	\$0	\$0	\$0	\$0	\$81,312
1819 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1870 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$89,439	\$114,408	\$12,455	\$144,605	\$598,140
Ending Reserve Balance	\$1,102,309	\$1,192,542	\$1,392,394	\$1,467,601	\$1,088,167

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$1,088,167	\$1,214,472	\$1,386,254	\$1,615,066	\$1,789,036
Annual Reserve Funding	\$183,938	\$187,525	\$191,181	\$194,909	\$198,710
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$34,494	\$38,959	\$44,960	\$50,994	\$52,867
Total Income	\$1,306,598	\$1,440,956	\$1,622,396	\$1,860,969	\$2,040,614
# Component					
<b>Park Area</b>					
205 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
415 Metal Benches - Replace	\$0	\$0	\$0	\$0	\$0
416 Wood Benches - Repair/Replace	\$23,032	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$3,665	\$0	\$0
1603 Tennis Courts - Recoat/Repair	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Pool Area</b>					
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1109 Wood Fence - Restain	\$21,985	\$0	\$0	\$0	\$0
1200 Pool Deck - Repair	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Large Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Small Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Pool Furniture - Partial Replace	\$20,938	\$0	\$0	\$0	\$0
1217 Large Pool Cover - Replace	\$0	\$14,805	\$0	\$0	\$0
1218 Lifeguard Chair - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Equipment</b>					
1206 Large Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Small Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Large Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$17,159	\$0
1211 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$0	\$0	\$0	\$0	\$7,659
1213 Chemical Feeders - Partial Replace	\$0	\$0	\$0	\$0	\$5,891
1214 Chemical Controllers - Replace	\$0	\$21,566	\$0	\$0	\$0
<b>Pool Buildings</b>					
1116 Exterior Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1121 Exterior Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$29,606	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Playground</b>					
403 Swing Sets - Replace	\$0	\$0	\$0	\$0	\$0
407 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Picnic Table - Replace	\$0	\$0	\$0	\$0	\$0
409 Wood Picnic Table/Benches - Replace	\$0	\$0	\$0	\$0	\$0
413 Tan Bark Play Surface - Replenish	\$0	\$6,470	\$0	\$6,864	\$0
414 Sandbox - Repair	\$0	\$0	\$0	\$0	\$0
415 Sandbox - Replenish	\$0	\$2,157	\$0	\$2,288	\$0
503 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$3,665	\$0	\$0
1107 Metal Surfaces - Repaint	\$16,750	\$0	\$0	\$0	\$0
<b>Cabana &amp; Bathroom Buildings</b>					
206 Concrete Floor - Seal/Repair	\$0	\$0	\$0	\$0	\$10,605
314 Projection Equipment - Replace	\$0	\$0	\$0	\$0	\$8,248
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
327 Exit Signs - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$50,666
505 Wood Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$10,605
609 Bathroom Floor - Reseal	\$0	\$0	\$0	\$0	\$18,617
712 Sliding Door - Replace	\$0	\$0	\$0	\$0	\$0
740 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2050	2051	2052	2053	2054
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$12,961
901 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$11,783
902 Kitchen Counters/Cabinets - Replace	\$0	\$0	\$0	\$0	\$0
903 Cabana Furniture - Replace	\$0	\$0	\$0	\$16,015	\$0
904 Sound System - Replace	\$0	\$0	\$0	\$0	\$11,783
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Cabana Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$7,070
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$31,224
1116 Exterior Wood Surfaces - Reseal	\$0	\$0	\$0	\$0	\$56,840
1121 Exterior Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1223 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1825 Defibrillator - Replace	\$0	\$0	\$0	\$0	\$14,139
<b>Landscaping &amp; Irrigation System</b>					
1001 Backflow Devices - Replace	\$9,422	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1004 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim	\$0	\$9,705	\$0	\$0	\$10,605
1009 Landscaping - Replenish	\$0	\$0	\$0	\$0	\$31,814
<b>Mechanical &amp; Fire System</b>					
303 HVAC - Replace (Bathroom)	\$0	\$0	\$0	\$0	\$0
303 HVAC - Replace (Cabana)	\$0	\$0	\$0	\$0	\$0
312 Fire BackFlow - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace (Bathroom)	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace (Cabana)	\$0	\$0	\$0	\$0	\$0
1613 Lighting Systems - Replace	\$0	\$0	\$0	\$0	\$0
1819 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1870 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$92,126	\$54,702	\$7,330	\$71,932	\$300,509
Ending Reserve Balance	\$1,214,472	\$1,386,254	\$1,615,066	\$1,789,036	\$1,740,104



## Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.



## Terms and Definitions

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



## Component Details

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

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

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, we are attempting to represent a market to be a one-time expense. Where no pricing, the component is deemed inappropriate for Reserve Funding.



## Park Area

**Comp #: 205 Concrete Walkways - Repair****Quantity: Approx 650 GSF**

Location: Throughout park area

Funded?: Yes.

History:

Comments: Minor trip hazards are starting to form on the park walkway. Large-scale or complete repairs should not be anticipated, but moderate-sized projects should be as the concrete ages. Although it is difficult to predict timing, cost, and scope, we suggest setting aside a repair/replacement allowance to supplement the operating budget in future years. Adjust as conditions dictate in future years. Avoid adjacent over-watering of the landscape and monitor any tree roots nearby.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARSF Cost Database

---

**Comp #: 415 Metal Benches - Replace****Quantity: (4) Benches**

Location: Perimeter of tennis court

Funded?: Yes.

History:

Comments: The coating is fading, but the benches remain intact. The replacement timing is somewhat dependent on the board's tastes. Adjust the timing as needed. We recommend replacement at the time of the next tennis court recoating project.

Useful Life:  
30 years

Remaining Life:  
1 years



Best Case: \$ 10,000

Worst Case: \$ 16,000

Cost Source: ARSF Cost Database

---

**Comp #: 416 Wood Benches - Repair/Replace**

**Quantity: (5) Benches**

Location: Various locations throughout park

Funded?: Yes.

History:

Comments: The benches display numerous areas of wood rot and general deterioration. We recommend repairing the damaged sections at this time.

Useful Life:  
25 years

Remaining Life:  
0 years



Best Case: \$ 10,000

Worst Case: \$ 12,000

Cost Source: ARSF Cost Database

---

**Comp #: 420 Bike Racks - Replace**

**Quantity: (2) Metal Bike Racks**

Location: At the tennis court entrance

Funded?: No. The need and schedule of future maintenance cannot be reasonably determined at this time. No Reserve funding allocated.

History:

Comments: (1) Metal bike rack. Typically, a lifelong component is installed. No expectation to replace this bike rack under normal circumstances. No Reserve funding is necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 501 Block Wall - Replace**

**Quantity: Approx 220 LF**

Location:

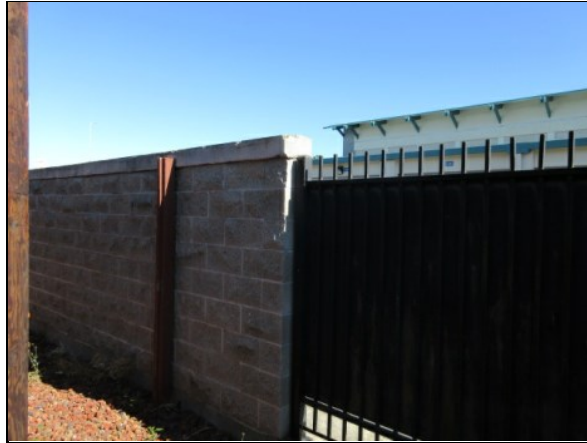
Funded?: No. This is the responsibility of the adjacent property owner. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 502 Chain Link Fence - Replace**

**Quantity: Approx 450 LF**

Location: Perimeter of tennis courts

Funded?: Yes.

History:

Comments: The fence displays some leaning but remains upright and mostly intact at this time. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:

35 years

Remaining Life:

5 years



Best Case: \$ 36,000

Worst Case: \$ 45,000

Cost Source: ARSF Cost Database

---

**Comp #: 720 Push Button Entry System - Replace**

**Quantity: (1) Entry System**

Location: Entrance to tennis courts

Funded?: Yes.

History:

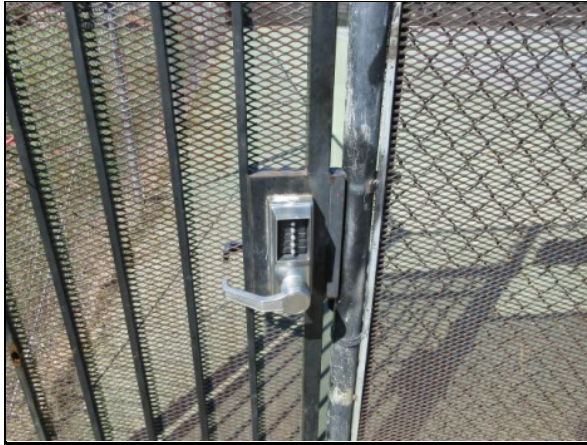
Comments: The lock is functional at this time. We anticipate the need for replacement in the interval outlined below.

Useful Life:

12 years

Remaining Life:

3 years



Best Case: \$ 1,500

Worst Case: \$ 1,800

Cost Source: ARSF Cost Database

---

**Comp #: 1603 Tennis Courts - Recoat/Repair**

**Quantity: Approx 12,500 GSF**

Location: Park area

Funded?: Yes.

History: Recoated 2016

Comments: (2) Tennis courts, approx 12,500 GSF. The coating is fading and dull. We recommend recoating in the coming years to maintain a uniform appearance and satisfactory conditions.

Useful Life:

10 years

Remaining Life:

1 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: ARSF Cost Database

---



**Comp #: 1604 Tennis Courts - Resurface**

**Quantity: Approx 12,500 GSF**

Location: Park area

Funded?: Yes.

History:

Comments: (2) Tennis courts, approx 12,500 GSF. No widespread cracking or areas of detachment noted. The surface is mostly intact and appears to be aging correctly.

Useful Life:  
30 years

Remaining Life:  
10 years



Best Case: \$ 80,000

Worst Case: \$ 100,000

Cost Source: ARSF Cost Database

---

**Comp #: 1608 Basketball Backboards - Replace**

**Quantity: (2) Hoops**

Location: Tennis courts

Funded?: No. Handle replacement as an operating expense. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

## Pool Area

**Comp #: 323 Exterior Pool Lights - Replace****Quantity: (14) Lights**

Location: Various areas throughout pool area

Funded?: No. Handle replacement as an operating expense. No Reserve funding allocated.

History:

Comments: Conditions vary by age and location. No expectation to replace all fixtures at one time. Handle fixture replacement as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 505 Wood Fence - Replace****Quantity: Approx 450 LF**

Location: Perimeter of pool area

Funded?: Yes.

History:

Comments: The wood fence remains upright, intact, and sturdy. No major warping, cracking, or board detachment noted. We recommend periodic staining to maximize the useful life of the wood.

Useful Life:  
25 yearsRemaining Life:  
10 years

Best Case: \$ 36,000

Worst Case: \$ 45,000

Cost Source: ARSF Cost Database

---

**Comp #: 509 Wood Trellis - Replace**

**Quantity: Approx 325 GSF**

Location: Pool area

Funded?: Yes.

History:

Comments: The trellis remains upright but displays dryness and general deterioration. The paint is currently painting and we recommend repainting at this time to maximize the useful life of the wood. Funding to repaint is included in component #1115. This component provides funding for replacement in the interval outlined below.

Useful Life:

30 years

Remaining Life:

6 years



Best Case: \$ 19,500

Worst Case: \$ 26,000

Cost Source: ARSF Cost Database

---

**Comp #: 803 Water Heater - Replace**

**Quantity: (1) Water Heater**

Location: Adjacent to the restroom

Funded?: No. This unit is no longer in use. No Reserve funding necessary at this time.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 909 Bathrooms - Refurbish****Quantity: (2) Bathrooms**

Location: Pool area

Funded?: Yes.

History:

Comments: (2) Restrooms, approx 60 GSF each. Women's restroom has (2) stalls, each with (1) toilet, (1) simple sink, (1) mirror and (1) paper towel dispenser, and (1) simple light. Men's restroom has (1) stall, (1) simple sink, (1) urinal, (1) paper towel dispenser, (1) mirror, and (1) simple light. Sealed concrete flooring, painted concrete block walls, and painted wood ceilings. We recommend a refurbishment in the coming years to maintain an attractive appearance.

Useful Life:

20 years

Remaining Life:

1 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARSF Cost Database

---

**Comp #: 913 Old Lifeguard Office - Refurbish****Quantity: (1) Lifeguard Office**

Location: Restroom building

Funded?: No. There are no plans to refurbish this office going forward. No Reserve funding necessary at this time.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



**Comp #: 1109 Wood Fence - Restain****Quantity: Approx 450 LF**

Location: Perimeter of pool area

Funded?: Yes.

History:

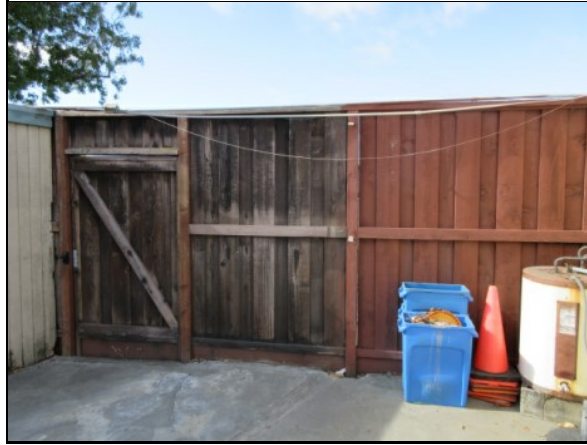
Comments: The stain is thin, worn, and dried out. To maximize the wood's useful life and for a uniform appearance, we recommend restaining now.

Useful Life:

5 years

Remaining Life:

0 years



Best Case: \$ 9,000

Worst Case: \$ 12,000

Cost Source: ARSF Cost Database

---

**Comp #: 1200 Pool Deck - Repair****Quantity: Approx 7,260 GSF**

Location: Pool area

Funded?: Yes.

History:

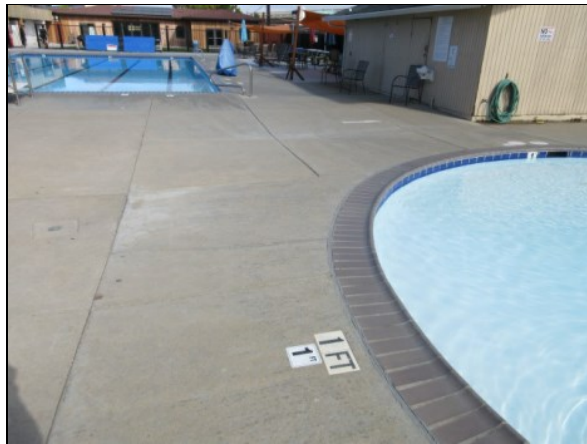
Comments: Conditions vary by location. No expectation to replace all areas at one time. This component provides funding for partial replacement in the interval outlined below. Funding will need to be adjusted when the timing of complete replacement is better defined.

Useful Life:

15 years

Remaining Life:

0 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: ARSF Cost Database

---

**Comp #: 1201 Pool Deck Coping - Repair/Replace****Quantity: Approx 270 LF**

Location: Pool area

Funded?: Yes.

History:

Comments: The coping and tile remain intact and have a satisfactory appearance. We recommend setting aside funding for replacement every other pool resurfacing project.

Useful Life:

24 years

Remaining Life:

12 years



Best Case: \$ 15,000

Worst Case: \$ 20,000

Cost Source: ARSF Cost Database

---

**Comp #: 1202 Large Pool - Resurface****Quantity: Approx 1,730 GSF**

Location: Pool area

Funded?: Yes.

History:

Comments: The association is planning to resurface the pool in the near future. Assume good condition once the project is complete.

Useful Life:

12 years

Remaining Life:

0 years



Best Case: \$ 66,400

Worst Case: \$ 79,580

Cost Source: Current Association Proposal

---

**Comp #: 1203 Small Pool - Resurface**

**Quantity: Approx 430 GSF**

Location: Pool area

Funded?: Yes.

History:

Comments: The association has received bids to resurface the wading pool. The timing of this project is unknown at this time.

Useful Life:

12 years

Remaining Life:

0 years



Best Case: \$ 14,200

Worst Case: \$ 16,980

Cost Source: Current Association Proposal

---

**Comp #: 1215 Pool Furniture - Partial Replace**

**Quantity: (67) Assorted Pieces**

Location: Pool area

Funded?: Yes.

History:

Comments: Conditions vary by type and age. No expectation to replace all furniture at one time. This component provides funding for partial replacement in the interval outlined below.

Useful Life:

5 years

Remaining Life:

0 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARSF Cost Database

---

**Comp #: 1217 Large Pool Cover - Replace****Quantity: (1) Large Pool Cover**

Location: Pool area

Funded?: Yes.

History: Replaced in 2023

Comments: According to the client, the pool cover does not receive a lot of use. No problems reported at this time. The pool cover appears to be intact and aging correctly. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
7 years

Remaining Life:  
5 years



Best Case: \$ 6,200

Worst Case: \$ 7,530

Cost Source: Cost History, plus Inflation

---

**Comp #: 1218 Lifeguard Chair - Replace****Quantity: (1) Life Guard Chair**

Location: Pool area

Funded?: Yes.

History: Replaced in 2023

Comments: The chair is new and in good condition. No indications of premature deterioration noted.

Useful Life:  
12 years

Remaining Life:  
10 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARSF Cost Database

---

**Comp #: 1220 Pool Lift - Replace**

**Quantity: (1) Pool Lift**

Location:  
Funded?: Yes.  
History: Installed 2024  
Comments: We were not able to test the lift at the time of the site inspection. We recommend periodic testing to ensure proper functionality.

Useful Life:  
20 years  
  
Remaining Life:  
19 years



Best Case: \$ 16,000 Worst Case: \$ 20,000

Cost Source: Client Cost History

---

**Comp #: 1601 Volleyball Court - Replenish**

**Quantity: (1) Volleyball Court**

Location: Adjacent to recreation building  
Funded?: No. Handle replacement as an operating expense. No Reserve funding allocated.  
History:  
Comments: (1) Grass volleyball court area. Minimal maintenance besides regular landscaping upkeep, which is funded under the operating budget. No reserve funding allocated.

Useful Life:  
  
Remaining Life:



Best Case: Worst Case:

Cost Source:

---



## Pool Equipment

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

Location: Pool equipment room

Funded?: Yes.

History:

Comments: Original filter from 1954. Large metal sand filter. No reported problems at this time. We recommend regular inspections and preventative maintenance to maximize the remaining useful life of this component. We recommend setting aside funding for eventual replacement in the interval outlined below, however an extended life might be possible.

Useful Life:  
30 years

Remaining Life:  
4 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: ARSF Cost Database

---

**Comp #: 1207 Small Pool Filter - Replace****Quantity: (1) Filter**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: (1) Triton II Sand Filter, Model TR-100. No active leaks or other indications of failure noted. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
18 years

Remaining Life:  
3 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

---

**Comp #: 1208 Large Pool Heater - Replace****Quantity: (1) Heater**

Location: Pool equipment room

Funded?: Yes.

History: Replaced in 2023

Comments: (1) Raypak Rheem Professional Heater model B-R406A-EN-X#50ASME, S/N V352200050 item #017402. No reported problems at this time. We anticipate the need for replacement in the interval outlined below.

Useful Life:  
10 yearsRemaining Life:  
0 years

Best Case: \$ 8,200

Worst Case: \$ 9,840

Cost Source: Cost History, plus Inflation

---

**Comp #: 1210 Large Pool Pump - Replace****Quantity: (1) 5hp Pump**

Location: Pool equipment room

Funded?: Yes.

History: Repaired in 2023

Comments: No reported problems at this time. The pump is in functional condition.

Useful Life:  
10 yearsRemaining Life:  
8 years

Best Case: \$ 7,000

Worst Case: \$ 8,000

Cost Source: ARSF Cost Database

---

**Comp #: 1211 Large Pool Pump - Replace**

**Quantity: (1) Pump**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: (1) Hayward Max Flo II. Model C48D31A04 and Serial # 186C3FM. This unit has reached the end of its estimated useful life. We anticipate the need for replacement in the near future.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

---

**Comp #: 1212 Small Pool Pump - Replace**

**Quantity: (1) Pump**

Location: Pool equipment room

Funded?: Yes.

History: Repaired in 2024

Comments: (1) Pentair 3/4 Hp pool pump. Model SF -NQ-3/4 A-34037. No reported problems at this time. The pump is in functional condition.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 3,000

Worst Case: \$ 3,500

Cost Source: ARSF Cost Database

---



**Comp #: 1213 Chemical Feeders - Partial Replace****Quantity: (2 of 4) Chemical Feeders**

Location: Pool equipment room

Funded?: Yes.

History: 2 of 4 replaced in 2024

Comments: (2) of the (4) chemical feeders are new and in good condition. No expectation to replace all feeders at one time. This component provides funding for partial replacement in the interval outlined below.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARSF Cost Database

---

**Comp #: 1214 Chemical Controllers - Replace****Quantity: (2) Controllers**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: (2) Chemtrol digital reader with (2) Stenner chemical controllers, model: 8SM3 S/N 11110839376 and S/N 11110839377. No reported problems at this time. We anticipate the need for replacement in the coming years.

Useful Life:  
12 years

Remaining Life:  
2 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARSF Cost Database

---

## Pool Buildings

**Comp #: 1116 Exterior Wood Surfaces - Repaint****Quantity: Approx 1,750 GSF**

Location: Building exterior surfaces

Funded?: Yes.

History:

Comments: The paint is dried out, worn, and in declining condition. We recommend repainting at this time to protect aging moisture and other factors that accelerate deterioration.

Useful Life:  
6 years

Remaining Life:  
0 years



Best Case: \$ 10,500

Worst Case: \$ 14,000

Cost Source: ARSF Cost Database

---

**Comp #: 1121 Exterior Wood Surfaces - Repair****Quantity: Approx 1,750 GSF**

Location: Building exterior surfaces

Funded?: Yes.

History:

Comments: Funding is recommended for the partial replacement of wood in the future due to the potential for termite damage, wood rot, and natural deterioration. We recommend an inspection by a licensed professional before painting to determine the scope of needed repairs.

Useful Life:  
6 years

Remaining Life:  
0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

---

**Comp #: 1303 Comp Shingle Roof - Replace****Quantity: Approx 540 GSF**

Location: Equipment room roof

Funded?: Yes.

History:

Comments: No problems have been reported, but we assume the surface is nearing the end of its estimated useful life. We recommend an inspection by a licensed professional better to determine the timing of the next replacement project.

Useful Life:  
25 years

Remaining Life:  
3 years



Best Case: \$ 11,880

Worst Case: \$ 14,000

Cost Source: ARSF Cost Database

---

**Comp #: 1308 Flat Roof - Replace****Quantity: Approx 645 GSF**

Location: Old lifeguard office, pool bathrooms, trellis area

Funded?: Yes.

History:

Comments: We were unable to inspect the roof at the time of the site inspection. No problems have been reported but we assume the surface is nearing the end of its estimated useful life. We recommend an inspection by a licensed professional to better determine the timing of the next replacement project.

Useful Life:  
20 years

Remaining Life:  
3 years

No Photo Available

Best Case: \$ 11,600

Worst Case: \$ 14,200

Cost Source: ARSF Cost Database

---

**Comp #: 1312 Gutters/Downspouts - Replace**

**Quantity: Minimal LF**

Location: Perimeter of buildings

Funded?: No. Funding to replace is included in component #1303. No separate Reserve funding necessary at this time.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

## Playground

**Comp #: 403 Swing Sets - Replace****Quantity: (1) Swing Set**

Location: Playground area

Funded?: Yes.

History: Replaced in 2014

Comments: The swing set appears to be intact and in fair condition. No indications of widespread deterioration noted.

Useful Life:  
25 yearsRemaining Life:  
14 years

Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: ARSF Cost Database

---

**Comp #: 407 Play Equipment - Replace****Quantity: (1) Play Structure**

Location: Playground area

Funded?: Yes.

History: Replaced in 2014

Comments: No reported problems of major deterioration noted. The play structure is intact and in fair condition at this time. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 yearsRemaining Life:  
14 years

Best Case: \$ 75,000

Worst Case: \$ 85,000

Cost Source: ARSF Cost Database

---



**Comp #: 408 Metal Picnic Table - Replace**

**Quantity: (1) Metal Picnic Table**

Location: Playground area

Funded?: Yes.

History:

Comments: The table remains intact and in satisfactory condition. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
28 years

Remaining Life:  
10 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARSF Cost Database

---

**Comp #: 409 Wood Picnic Table/Benches - Replace**

**Quantity: (2) Tables/(2) Benches**

Location: Playground area

Funded?: Yes.

History:

Comments: No problems noted. The tables and benches appear to be aging correctly. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
14 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: ARSF Cost Database

---

**Comp #: 413 Tan Bark Play Surface - Replenish**

**Quantity: Approx 1,630 GSF**

Location: Playground area

Funded?: Yes.

History:

Comments: This component provides funding for periodic replenishment in the interval outlined below. Funding can be adjusted as needed in future years.

Useful Life:  
2 years

Remaining Life:  
0 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARSF Cost Database

---

**Comp #: 414 Sandbox - Repair**

**Quantity: Approx 120 LF**

Location: Perimeter of the tan bark play area

Funded?: Yes.

History:

Comments: The sandbox is intact and appears to be aging correctly at this time. This component provides funding for periodic repairs.

Useful Life:  
25 years

Remaining Life:  
14 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: ARSF Cost Database

---

**Comp #: 415 Sandbox - Replenish**

**Quantity: Approx 920 GSF**

Location: Playground area

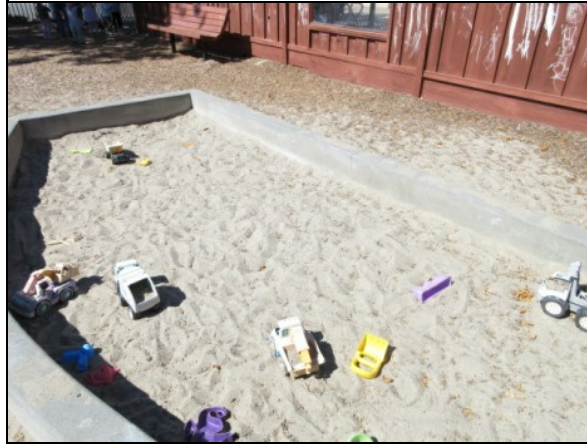
Funded?: Yes.

History:

Comments: This component provides funding for periodic replenishment in the interval outlined below. Funding can be adjusted as needed in future years.

Useful Life:  
2 years

Remaining Life:  
0 years



Best Case: \$ 900

Worst Case: \$ 1,100

Cost Source: ARSF Cost Database

---

**Comp #: 503 Chain Link Fence - Replace**

**Quantity: Approx 160 LF**

Location: East side perimeter of playground

Funded?: Yes.

History:

Comments: The fence is upright, intact, and in fair condition at this time. No significant leaning or other indications of failure noted. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
35 years

Remaining Life:  
17 years



Best Case: \$ 8,000

Worst Case: \$ 9,600

Cost Source: ARSF Cost Database

---



**Comp #: 504 Metal Fence - Replace****Quantity: Approx 240 LF**

Location: South and west perimeter of playground

Funded?: Yes.

History:

Comments: The fence displays a slight lean but remains upright. We recommend regular painting to protect against corrosion, which will maximize the useful life of the metal. This component provides funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
10 years



Best Case: \$ 24,000

Worst Case: \$ 28,800

Cost Source: ARSF Cost Database

---

**Comp #: 512 Metal Trellis - Replace****Quantity: (1) Trellis**

Location: Playground area

Funded?: Yes.

History:

Comments: No signs of widespread deterioration. Inspect regularly to ensure the stability of the structure. A durable and typically long-lived component with ordinary care and maintenance. However, we recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life:  
30 years

Remaining Life:  
12 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: ARSF Cost Database

---

**Comp #: 720 Push Button Entry System - Replace**

**Quantity: (1) Entry System**

Location: Entrance to playground

Funded?: Yes.

History:

Comments: The lock is functional at this time. We anticipate the need for replacement in the interval outlined below.

Useful Life:

12 years

Remaining Life:

3 years

No Photo Available

Best Case: \$ 1,500

Worst Case: \$ 1,800

Cost Source: ARSF Cost Database

---

**Comp #: 1107 Metal Surfaces - Repaint**

**Quantity: Approx 240 LF**

Location: South and west perimeter of playground

Funded?: Yes.

History:

Comments: The paint is peeling and in poor condition. We recommend repainting at this time to maximize the useful life of the metal.

Useful Life:

5 years

Remaining Life:

0 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: ARSF Cost Database

---

## Cabana & Bathroom Buildings

**Comp #: 206 Concrete Floor - Seal/Repair****Quantity: Approx 650 GSF**

Location: Cabana flooring

Funded?: Yes.

History:

Comments: The concrete floor will need to be periodically sealed to maintain an attractive appearance. Adjust funding as needed in future years.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: ARSF Cost Database

---

**Comp #: 314 Projection Equipment - Replace****Quantity: (1) Projector, (1) Screen**

Location: Cabana interior

Funded?: Yes.

History:

Comments: (1) Epson projector and (1) automatic screen. The timing of replacement depends on the level of use. We recommend setting aside funding for eventual replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

---

**Comp #: 324 Exterior Lights - Replace****Quantity: (16) Fixtures**

Location: Cabana and bathroom building exterior

Funded?: Yes.

History:

Comments: The fixtures are new and in good condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs, and repair as needed. We recommend setting aside funding for eventual replacement in the interval outlined below.

Useful Life:

20 years

Remaining Life:

19 years



Best Case: \$ 8,000

Worst Case: \$ 9,600

Cost Source: ARSF Cost Database

---

**Comp #: 325 Interior Lights - Replace****Quantity: (61) Fixtures**

Location: Cabana and bathroom building interior

Funded?: Yes.

History:

Comments: The fixtures are new and in good condition. As routine maintenance, inspect, repair, and change bulbs as needed. The best practice is to coordinate at the same time as other interior projects, such as painting, whenever possible to minimize downtime and maintain consistent quality standards.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 12,200

Worst Case: \$ 15,300

Cost Source: ARSF Cost Database

---

**Comp #: 327 Exit Signs - Replace**

**Quantity: (5) Fixtures**

Location: Cabana and bathrooms

Funded?: Yes.

History:

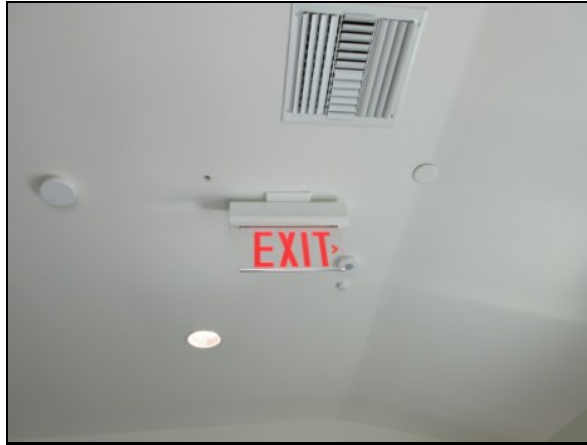
Comments: The signs are new and in good condition. No indications of premature deterioration noted.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 1,250

Worst Case: \$ 1,750

Cost Source: ARSF Cost Database

---

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

**Quantity: (2) Drinking Fountains**

Location: Bathroom building exterior

Funded?: Yes.

History:

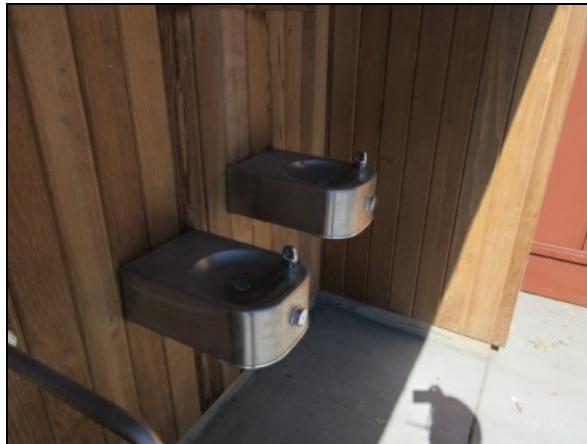
Comments: The drinking fountains are well attached to the building exterior. We recommend setting aside funding for eventual replacement in the interval outlined below.

Useful Life:

20 years

Remaining Life:

19 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Cost Source: ARSF Cost Database

---

**Comp #: 503 Metal Fence - Replace****Quantity: Approx 85 LF**

Location: Perimeter of pool area

Funded?: Yes.

History:

Comments: Inspect regularly to ensure the stability of the fencing. A durable and typically long-lived component with ordinary care and maintenance. However, we recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life:

30 years

Remaining Life:

29 years



Best Case: \$ 19,500

Worst Case: \$ 23,500

Cost Source: ARSF Cost Database

---

**Comp #: 505 Wood Fence/Gate - Replace****Quantity: Approx 20 LF**

Location: Perimeter of Cabana

Funded?: Yes.

History:

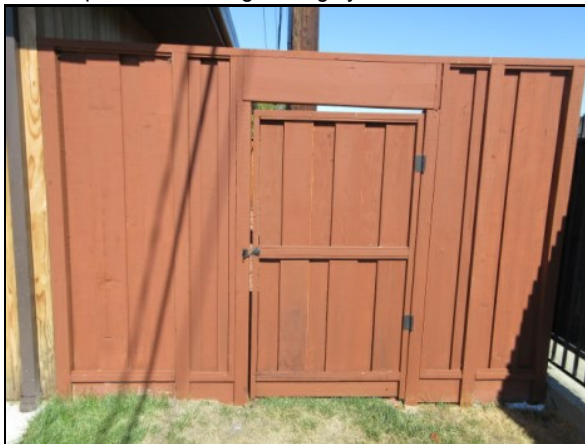
Comments: As routine maintenance, inspect regularly for any damage, repair as needed, and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform and professional sealing/painting will help to maintain appearance and maximize life. Plan to replace the fencing at roughly the time frame below.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARSF Cost Database

---



**Comp #: 601 Carpet - Replace****Quantity: Approx 20 GSY**

Location: Lifeguard office

Funded?: Yes.

History:

Comments: The carpet is intact and in good condition. We recommend periodic cleaning to maintain a uniform appearance. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:

15 years

Remaining Life:

14 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: ARSF Cost Database

---

**Comp #: 609 Bathroom Floor - Reseal****Quantity: Approx 530 GSF**

Location: Bathroom interior

Funded?: Yes.

History:

Comments: The seal is new and in good condition. No indications of premature deterioration noted. We recommend regular sealing in the interval outlined below, however the cycle might need to be adjusted based on the level of traffic and wear.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 7,200

Worst Case: \$ 8,600

Cost Source: Client Cost History

---

**Comp #: 712 Sliding Door - Replace**

**Quantity: (1) Sliding Door**

Location: Cabana exterior

Funded?: Yes.

History:

Comments: The door is new and in good condition. No indications of premature deterioration noted.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 15,000

Worst Case: \$ 18,000

Cost Source: ARSF Cost Database

---

**Comp #: 740 Exterior Doors - Replace**

**Quantity: (11) Doors**

Location: Cabana and bathroom exterior

Funded?: Yes.

History:

Comments: The doors are intact and have a satisfactory seal. No indications of premature damage or abuse noted.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 22,000

Worst Case: \$ 33,000

Cost Source: ARSF Cost Database

---



**Comp #: 741 Interior Door - Replace**

**Quantity: (1) Door**

Location: Cabana bathroom  
Funded?: No. The need and schedule of future maintenance cannot be reasonably determined at this time. No Reserve funding allocated.  
History:  
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 901 Appliances - Replace**

**Quantity: (3) Appliances**

Location: Cabana kitchen  
Funded?: Yes.  
History:  
Comments: (1) GE Stive, (1) GE Refrigerator, and (1) Kucht hood. The appliances are new and in good condition at this time.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

---

**Comp #: 901 Office Furniture - Replace**

**Quantity: (6) Various Pieces**

Location: Lifeguard office

Funded?: Yes.

History:

Comments: (2) Cabinets, (1) locker unit, (1) refrigerator, (2) desks. The furniture is new and in good condition.

Useful Life:

15 years

Remaining Life:

14 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Cost Source: ARSF Cost Database

---

**Comp #: 902 Kitchen Counters/Cabinets - Replace**

**Quantity: Approx 30 LF**

Location: Kitchen area of cabana

Funded?: Yes.

History:

Comments: The cabinets and countertops are new and in good condition. This component provides funding for eventual replacement in the interval outlined below.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: Client Cost History

---

**Comp #: 903 Cabana Furniture - Replace****Quantity: (92) Assorted Pieces**

Location: Cabana interior

Funded?: Yes.

History: Replaced in 2023

Comments: (6) Wood tables, (80) chairs, (4) folding tables, (1) foosball table, and (1) ping pong table. The furniture is in fair condition. We recommend setting aside funding for eventual replacement in the interval outlined below.

Useful Life:

10 years

Remaining Life:

8 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: ARSF Cost Database

---

**Comp #: 904 Sound System - Replace****Quantity: (1) Sound System**

Location: Cabana interior

Funded?: Yes.

History:

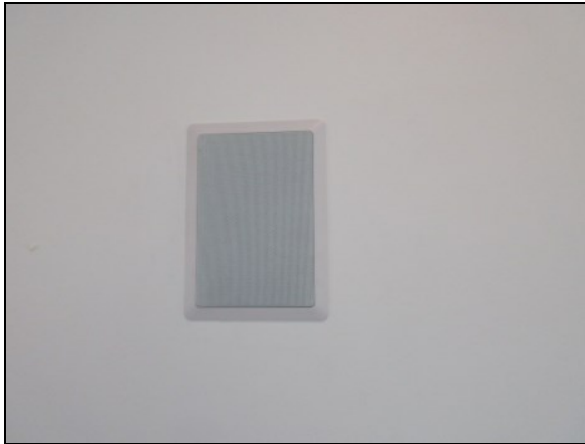
Comments: (4) Speakers are well attached to the interior walls. We were unable to test the system at the time of the site inspection, but we assume it is in good condition based on age.

Useful Life:

15 years

Remaining Life:

14 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

---

**Comp #: 909 Bathrooms - Refurbish****Quantity: (2) Bathrooms**

Location: Bathroom building

Funded?: Yes.

History:

Comments: As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. A typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, ventilation fans, accessories, décor, etc. The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: ARSF Cost Database

---

**Comp #: 909 Cabana Bathroom - Refurbish****Quantity: (1) Bathroom**

Location: Cabana interior

Funded?: Yes.

History:

Comments: As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. A typical remodeling project can include some or all of the following: replacement of plumbing fixtures, ventilation fans, accessories, décor, etc. The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARSF Cost Database

---

**Comp #: 934 Bathroom Wall Covering - Replace**

**Quantity: Approx 490 GSF**

Location: Cabana and bathrooms

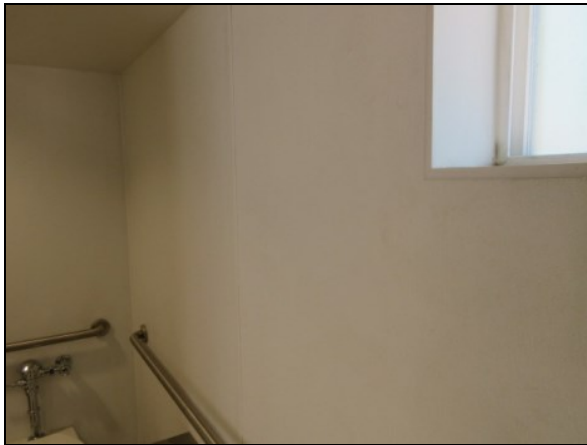
Funded?: No. Funding to replace is included in component #909. No separate Reserve funding necessary at this time.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 1107 Metal Fence - Repaint**

**Quantity: Approx 85 LF**

Location: Perimeter of pool area

Funded?: Yes.

History:

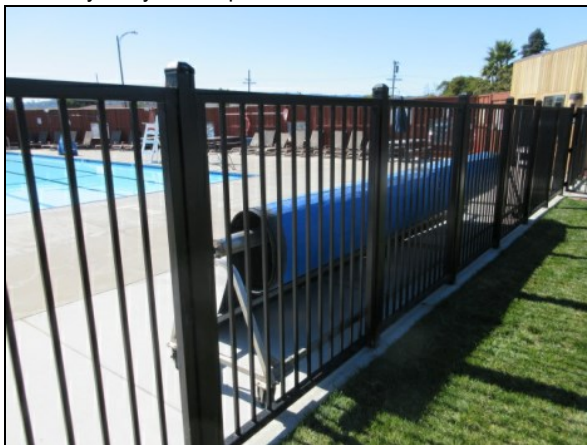
Comments: Plan to repaint at the interval below to inhibit corrosion and prevent/limit costly repairs and replacements. We recommend painting metal surfaces every 4-6 years to prevent rust and natural deterioration.

Useful Life:

5 years

Remaining Life:

4 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARSF Cost Database

---

**Quantity: Approx 20 LF**

Location: Perimeter of cabana

Funded?: No. Funding to restrain is included in component #1109 (Pool Area). No separate reserve funding necessary at this time.

### History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Quantity: Approx 5,300 GSF**

Location: Cabana, equipment rooms, bathrooms and office interior surfaces

Funded?: Yes.

History:

Comments: The paint is new and in good condition. No indications of premature failure noted. We recommend repainting in the interval outlined below to maintain an attractive appearance.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 10,600

Worst Case: \$ 15,900

Cost Source: ARSF Cost Database

**Comp #: 1116 Exterior Wood Surfaces - Reseal****Quantity: Approx 4,020 GSF**

Location: Cabana and bathroom building exteriors

Funded?: Yes.

History:

Comments: We recommend regular sealing in the interval outline below to protect against moisture, which will maximize the useful life of the wood.

Useful Life:

6 years

Remaining Life:

5 years



Best Case: \$ 20,100

Worst Case: \$ 28,140

Cost Source: ARSF Cost Database

---

**Comp #: 1121 Exterior Wood Surfaces - Repair****Quantity: Approx 4,020 GSF**

Location: Cabana and bathroom building exteriors

Funded?: Yes.

History:

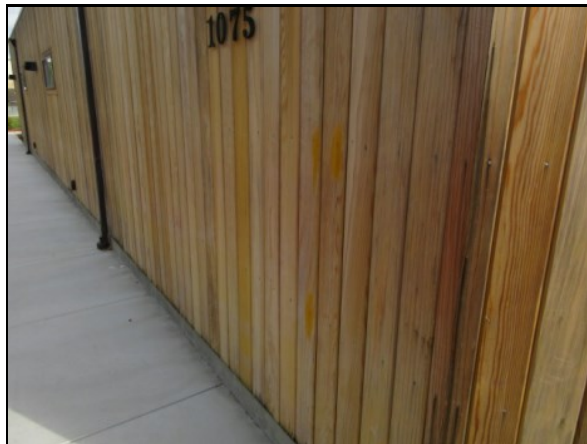
Comments: Funding is recommended for the partial replacement of wood in the future due to the potential for termite damage, wood rot, and natural deterioration. We recommend an inspection by a licensed professional before painting to determine the scope of needed repairs.

Useful Life:

12 years

Remaining Life:

11 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Cost Source: ARSF Cost Database

---



**Comp #: 1137 Windows - Replace****Quantity: (14) Windows**

Location: Cabana and bathroom building exteriors

Funded?: Yes.

History:

Comments: Inspect regularly and handle minor repairs as an operating expense. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:

40 years

Remaining Life:

39 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Client Cost History

---

**Comp #: 1223 Shower Tiles - Replace****Quantity: Approx 210 GSF**

Location: Bathroom building exterior

Funded?: Yes.

History:

Comments: The tile is new and in good condition. No premature detachment noted. We recommend regular cleaning to maintain an attractive appearance.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: Client Cost History

---

**Comp #: 1303 Comp Shingle Roof - Replace****Quantity: Approx 2,820 GSF**

Location: Cabana roof

Funded?: Yes.

History:

Comments: Good overall condition, with uniform shingle alignment and no visible curling or damage. No structural issues or leaks were observed or reported. No signs of premature failure.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 28,200

Worst Case: \$ 33,800

Cost Source: ARSF Cost Database

---

**Comp #: 1308 Flat Roof - Replace****Quantity: Approx 940 GSF**

Location: Bathroom/office building roof

Funded?: Yes.

History:

Comments: Good overall condition, with uniform surfaces and no visible tears or punctures. Flashing and seals appear intact. Drains were clear, and drainage appeared functional. No significant deterioration or discoloration was noted. No structural issues or leaks were reported or observed.

Useful Life:

20 years

Remaining Life:

19 years



Best Case: \$ 16,900

Worst Case: \$ 20,700

Cost Source: ARSF Cost Database

---

**Comp #: 1310 Gutters/Downspouts - Replace****Quantity: Approx 385 LF**

Location: Perimeter of roofs

Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed, and repair as needed from general operating funds. It is best to plan for replacement at the same intervals as roof replacement cost efficiency.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 7,700

Worst Case: \$ 9,630

Cost Source: ARSF Cost Database

---

**Comp #: 1825 Defibrillator - Replace****Quantity: (1) Defibrillator**

Location: Lifeguard office

Funded?: Yes.

History:

Comments: This component suggests planning for replacement at roughly the time frame below. We recommend regular testing to ensure the unit is fully functional and aging correctly.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 5,500

Worst Case: \$ 6,500

Cost Source: ARSF Cost Database

## Landscaping & Irrigation System

### Comp #: 1001 Backflow Devices - Replace

Quantity: (1 of 2) Devices

Location: Fenced in area adjacent to clubhouse

Funded?: Yes.

History:

Comments: No expectation to replace both devices at one time. This component provides funding to replace 1 of 2 devices each funding cycle. We recommend annual inspection and testing by a licensed backflow professional to help ensure the devices are aging and functioning properly.

Useful Life:  
15 years

Remaining Life:  
10 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: ARSF Cost Database

---

### Comp #: 1003 Irrigation Controller - Replace

Quantity: (1) Controller

Location: Adjacent to clubhouse street entry

Funded?: Yes.

History:

Comments: The irrigation controller is new and in good condition.

Useful Life:  
12 years

Remaining Life:  
11 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARSF Cost Database

---

**Comp #: 1004 Irrigation System - Replace**

**Quantity: (1) System**

Location: Throughout park area

Funded?: Yes.

History:

Comments: The system is new and in good condition. Adjust funding as future conditions dictate.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 12,500

Worst Case: \$ 17,500

Cost Source: Client Cost History

---

**Comp #: 1008 Trees - Trim**

**Quantity: Numerous Trees**

Location: Throughout park area

Funded?: Yes.

History:

Comments: This component provides an allowance for periodic tree trimming. Adjust funding as needed in future years.

Useful Life:

3 years

Remaining Life:

2 years



Best Case: \$ 3,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

---



**Comp #: 1009 Landscaping - Replenish**

**Quantity: Extensive GSF**

Location: Throughout park area

Funded?: Yes.

History:

Comments: This component provides an allowance for periodic landscape replenishment. Adjust funding as needed in future years.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARSF Cost Database

---



## Mechanical & Fire System

### Comp #: 303 HVAC - Replace (Bathroom)

Quantity: (1) HVAC System

Location: Bathroom building utility closet

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended—have the service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. Regular professional inspections and maintenance will help extend useful life cycles and achieve the lowest annualized costs as routine maintenance. Handle repairs as a general operating and maintenance expense. The funding below is for the eventual complete replacement.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARSF Cost Database

---

### Comp #: 303 HVAC - Replace (Cabana)

Quantity: (1) HVAC System

Location: Cabana exterior and attic

Funded?: Yes.

History:

Comments: With proactive service and maintenance, useful life can often be extended—have the service vendor evaluate continuously and adjust useful life/remaining useful life as indicated within reserve study updates. Regular professional inspections and maintenance will help extend useful life cycles and achieve the lowest annualized costs as routine maintenance. Handle repairs as a general operating and maintenance expense. The funding below is for the eventual complete replacement.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARSF Cost Database

---

**Comp #: 312 Fire BackFlow - Replace****Quantity: (1) Backflow**

Location: Fenced in area adjacent to cabana

Funded?: Yes.

History:

Comments: Although cost and timing can be difficult to predict, we recommend setting aside funds for eventual replacement. No indications of premature failure noted.

Useful Life:  
40 years

Remaining Life:  
39 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARSF Cost Database

---

**Comp #: 803 Water Heater - Replace (Bathroom)****Quantity: (1) Water Heater**

Location: Bathroom building utility closet

Funded?: Yes.

History:

Comments: (1) AO Smith BTH-120. It is best to plan for replacement within the typical life expectancy of ten to fifteen years. We recommend periodic inspections by a licensed professional to ensure the water heater is fully functional and aging correctly.

Useful Life:  
12 years

Remaining Life:  
11 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: ARSF Cost Database

---

**Comp #: 803 Water Heater - Replace (Cabana)****Quantity: (1) Water Heater**

Location: Cabana utility room

Funded?: Yes.

History:

Comments: (1) AO Smith 34-gallon model BSS-130 200, serial number 2336135576643. It is best to plan for replacement within the typical life expectancy of ten to fifteen years. We recommend periodic inspections by a licensed professional to ensure the water heater is fully functional and aging correctly.

Useful Life:

12 years

Remaining Life:

11 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: ARSF Cost Database

---

**Comp #: 1613 Lighting Systems - Replace****Quantity: (2) Systems**

Location: Cabana utility room and lifeguard office

Funded?: Yes.

History:

Comments: (2) Lutron lighting systems. No reported problems at this time. The systems are new and in good condition.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 30,000

Worst Case: \$ 50,000

Cost Source: ARSF Cost Database

---

**Comp #: 1811 Plumbing - Replace/Reline/Repair****Quantity: Extensive LF**

Location: Throughout buildings

Funded?: No. The need and schedule of future maintenance cannot be reasonably determined at this time. No Reserve funding allocated.

History:

Comments: Analysis of plumbing systems is beyond the scope of our services because the vast majority of them are hidden and not visible for review. Manufacturing defects become apparent from time to time, and certain site conditions (e.g., galvanic corrosion, dissimilar metals in contact with piping, chemical reactions, etc.) can contribute to premature deterioration of the plumbing systems. Treat minor repairs as an ongoing maintenance expense.

We highly recommend the association engage a qualified firm to evaluate the plumbing systems, including forensic wall openings and test sections of piping. Patterns of significant repair expenses, leaks, poor flow, and sediments in the lines should accelerate the need to address proactively and seek a detailed analysis to identify hidden conditions, project a remaining useful life, and make recommendations for any needed repairs, maintenance, etc. Before such an evaluation, there is no predictable basis at this time for large-scale plumbing repair or replacement expenses. Results should be included in the subsequent reserve study update.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 1813 Fire Sprinklers/Devices - Replace****Quantity: Extensive Devices**

Location: Throughout buildings

Funded?: No. Handle replacement as an operating expense. No Reserve funding allocated.

History:

Comments: Unless otherwise noted, the fire sprinkler/suppression distribution system (pipes, valves, sprinkler heads, etc.) is assumed to have been designed and installed correctly and adheres to all relevant building codes. Generally speaking, repairs are minimal and infrequent and can be addressed as needed as an Operating expense, not through Reserves.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1819 Fire Alarm System - Replace****Quantity: (1) System**

Location: Main panel is located in cabana utility room

Funded?: Yes.

History:

Comments: Fire panels and systems may last an extended period, barring unforeseen electrical incidents. In our experience, design obsolescence, parts availability, technological advances, and code changes dictate the need to plan for periodic replacement. A wide range of panels and features is available; this component provides an allowance for replacement. We recommend regular inspections by a licensed professional to ensure all fire systems are fully functional and aging correctly.

Useful Life:

20 years

Remaining Life:

19 years



Best Case: \$ 40,000

Worst Case: \$ 50,000

Cost Source: Client Cost History

---

**Comp #: 1844 Electrical System - Repair/Replace****Quantity: Extensive Wiring**

Location: Throughout buildings

Funded?: No. The need and schedule of future maintenance cannot be reasonably determined at this time. No Reserve funding allocated.

History:

Comments: Assessing the electrical systems is beyond the scope of our services. Typically, if installed per architectural specifications and local building codes, there is no predictable time frame for large-scale repair/replacement expenses within the scope of our report. Consult with an engineering firm specializing in such inspections and analysis.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



**Comp #: 1846 Fire System - 5 Year Test**

**Quantity: (1) Inspection**

Location: Fire system

Funded?: No. Handle the inspection as an operating expense. No Reserve funding necessary at this time.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 1870 Solar Panels - Replace**

**Quantity: (10) Panels**

Location: Cabana roof

Funded?: Yes.

History:

Comments: We recommend regular service and maintenance by a licensed professional to ensure the solar panels continue to function correctly. No reported problems at this time.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: Client Cost History

---