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"Full" Reserve Study

Coronado Country Club Estates
El Paso, TX

Report #: 40185-0
For Period Beginning: January 1, 2021
Expires: December 31, 2021

Date Prepared: November 4, 2020

ELON GOLDMAN
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DESIGNATION
RESERVE SPECIALIST

Hello, and welcome to your Reserve Study!

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

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

In this Report, you will find...

1) A List of What you're Reserving For

2) An Evaluation of your Reserve Fund Size and Strength

3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

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

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ASSOCIATION RESERVES™

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3- Minute Executive Summary

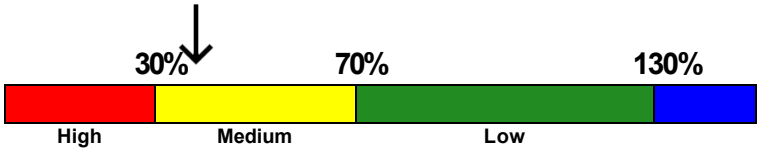
Association:	**Coronado Country Club Estates**	**Assoc. #: 40185-0**
Location:	**El Paso, TX**	**# of Units: 94**
Report Period:	**January 1, 2021 through December 31, 2021**	

Findings/Recommendations as-of: January 1, 2021

Starting Reserve Balance	**$62,700**
Current Fully Funding Reserve Balance	**$163,400**
Average Reserve Deficit (Surplus) Per Unit	**$1,071**
Percent Funded	**38.4 %**
Recommended 2021 Annual "Full Funding" Contributions	**$25,600**
Most Recent Reserve Contribution Rate	**$12,000**

Reserves % Funded: 38.4%

Special Assessment Risk:



Economic Assumptions:

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

• This is a "Full" Reserve Study.

• The information in this Reserve Study is based on our site inspection on 9/10/2020.

• This Reserve Study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS).

• Because your Reserve Fund is at 38.4 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.

• Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to $25,600/year.

• This Reserve Study has been prepared using the “pooled” method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or “fully funding” as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

Executive Summary 40185-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	SITE			
103	Sidewalks - Cut/Repair 10%	5	4	$12,000
201	Asphalt - Resurface	30	5	$19,750
202	Asphalt - Seal/Repair	5	0	$1,600
209	Stone Decking - Repair	10	0	$2,000
320	Pole Lights - Replace	25	5	$5,100
501	Stone/Retaining Walls - Repair	15	10	$10,000
	POOL & TENNIS BUILDINGS			
703	Windows & Doors - Replace	40	4	$5,000
909	Restrooms - Refurbish	20	5	$12,000
1115	Building Exteriors - Seal/Paint	12	8	$3,000
1121	Wood Siding/Soffits - Replace	45	8	$8,920
1304	Tile Roof - Replace Underlayment	30	0	$7,150
1305	Roof Tiles - Replace	60	24	$14,450
	POOL & TENNIS			
305	Surveillance System - Modernize	10	3	$2,000
401	Shade Awning - Replace	10	3	$3,290
404	Patio Furniture - Replace	15	12	$2,500
420	Shower - Re-Tile	20	10	$2,000
509	Pergola - Replace	25	13	$12,500
711	FOB Entry System - Modernize	10	5	$2,000
1107	Pool Perimeter Fence - Repaint	5	5	$3,100
1201	Pool Deck/Coping - Replace	35	32	$55,000
1202	Pool - Replaster	10	7	$20,000
1203	Spa - Replaster	6	3	$4,500
1207	Pool/Spa Filters - Replace	16	0	$7,500
1208	Sand Filters - Replace Media	4	2	$1,950
1210	Pool/Spa Pumps - Replace	8	2	$6,000
1216	Pool Heater - Replace	10	6	$5,000
1216	Spa Heater - Replace	10	0	$4,000
1225	Pool Perimeter Fence - Replace	35	0	$18,000
1230	Pool Furniture - Replace	10	7	$2,500
1604	Tennis Court - Resurface	7	4	$19,500
1605	Windscreens - Replace	10	0	$2,500
1606	Tennis Light Fixtures - Replace	25	0	$5,200
1607	Tennis Light Poles - Replace	50	25	$10,000
1608	Tennis Chain Link Fence - Replace	40	4	$13,250
34	**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 STUDY RESULTS

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

Methodology

For this Full Reserve Study, we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

RESERVE COMPONENT "FOUR-PART TEST"

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we contribute?

RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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

FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on 9/10/2020, we started with a brief meeting with Oscar Rico (Property Manager), and then started the site inspection beginning with the pool area. We visually inspected all the buildings, and were able to see all areas. Please refer to the Component Details section at the bottom of the report for additional information on each of your Reserve components.

Projected Expenses

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

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

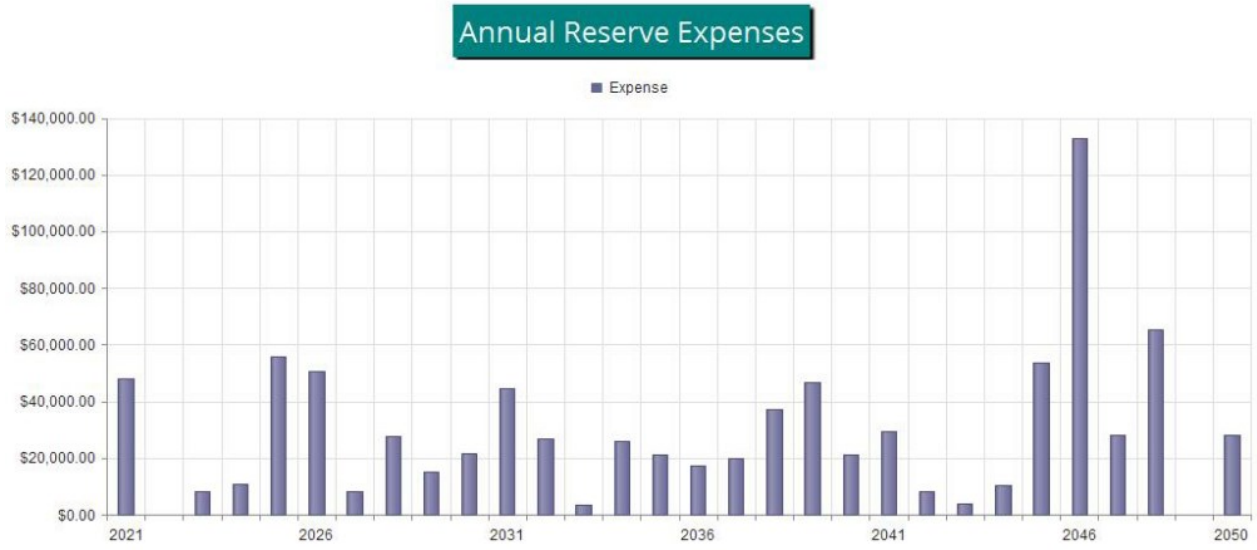


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $62,700 as-of the start of your Fiscal Year on 1/1/2021. This is based on your actual balance on 9/22/2020 of $50,700 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $163,400. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 38.4 % 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 $25,600 per year 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.

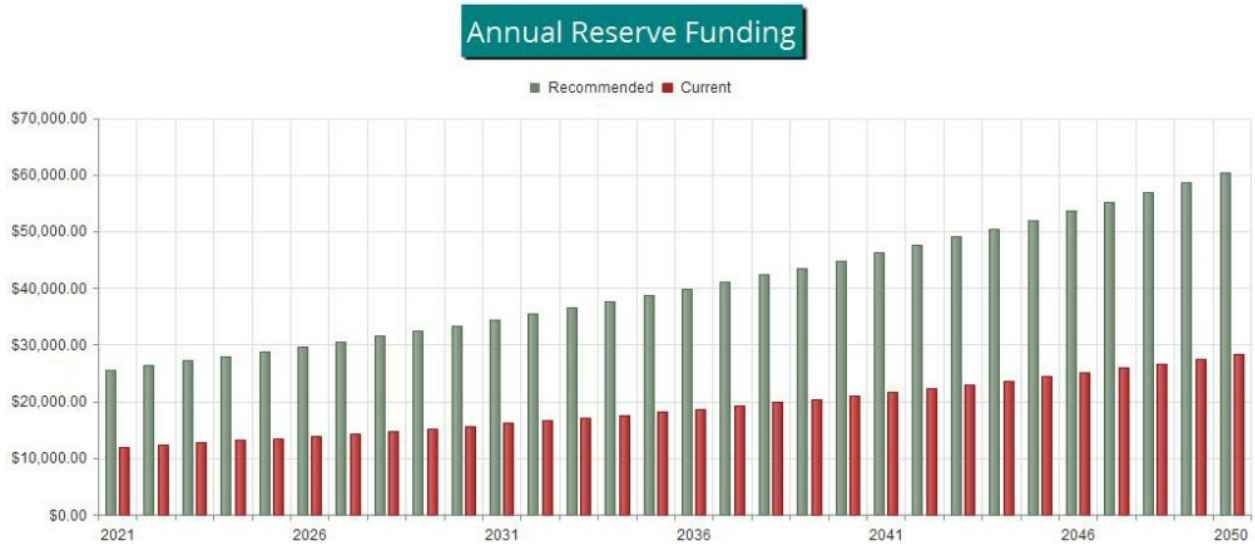


Figure 2

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.

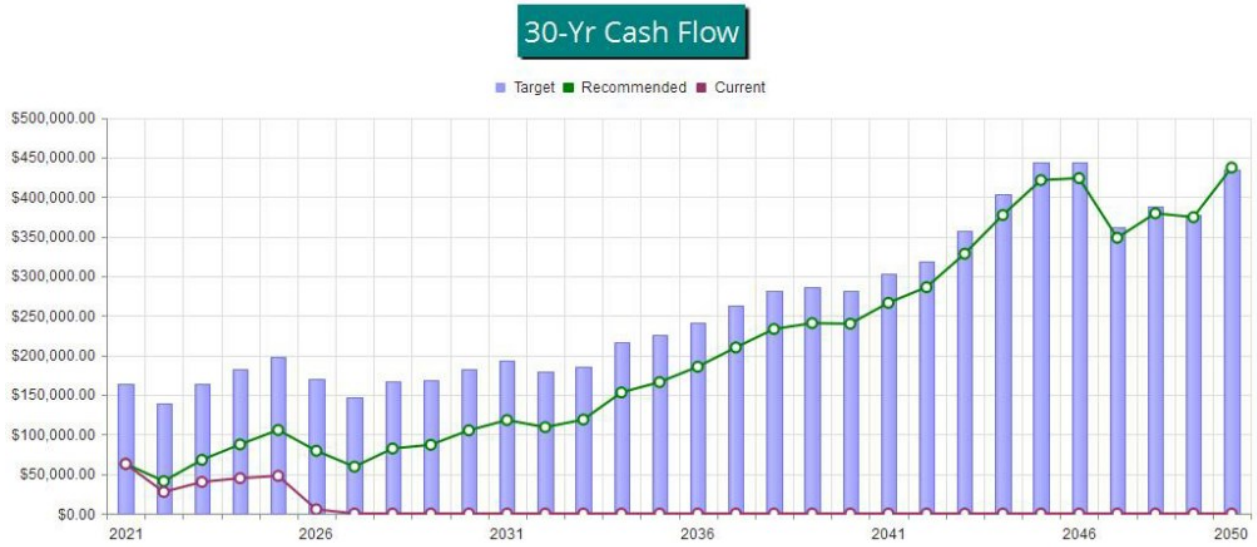


Figure 3

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.

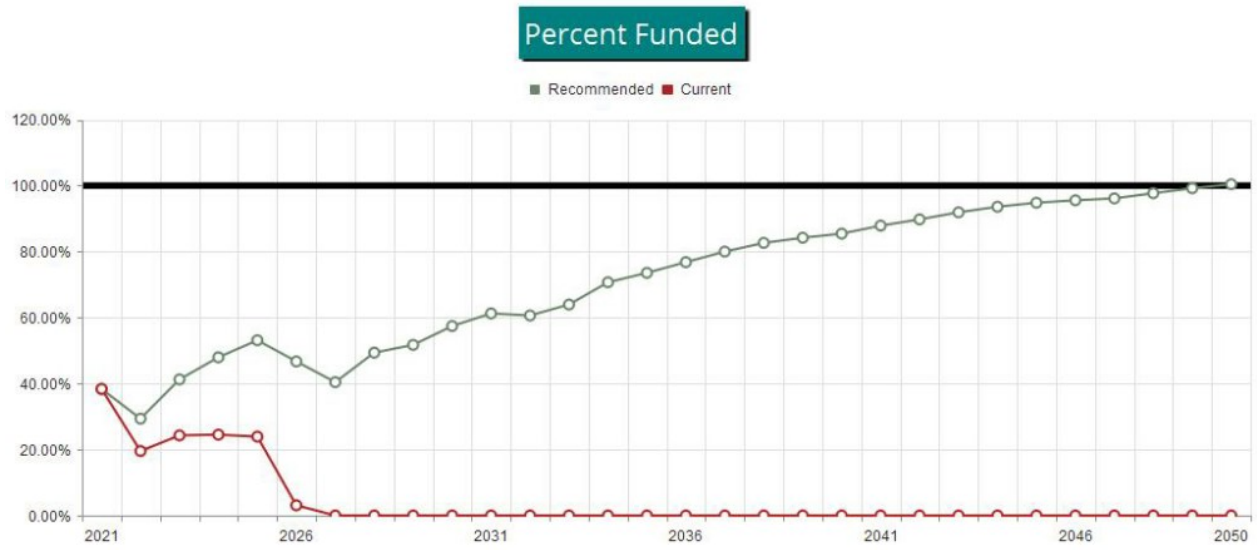


Figure 4

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 contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

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

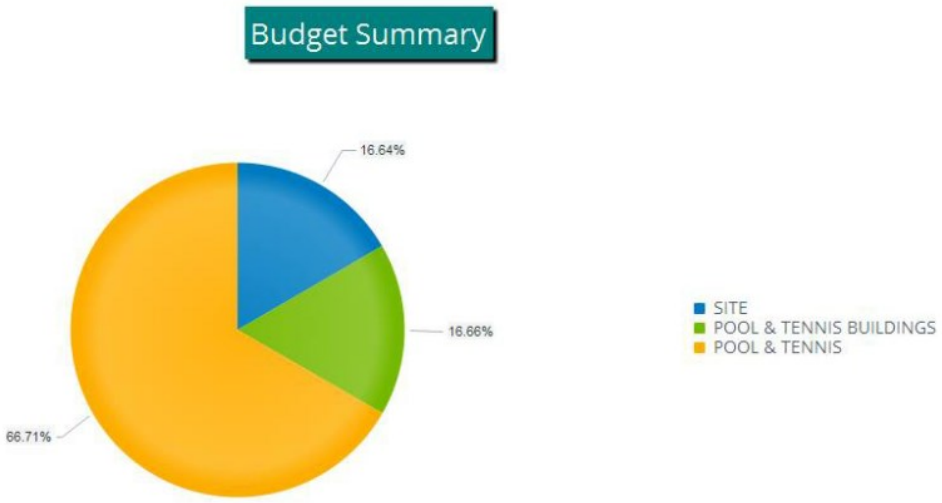
30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

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

Budget Summary

40185-0
Full

	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	01/01/2021 Current Fund Balance	01/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
	Min	Max	Min	Max						
SITE	5	30	0	10	$50,450	$3,600	$6,000	$29,872	$44,450	$5,786
POOL & TENNIS BUILDINGS	12	60	0	24	$50,520	$7,150	$7,150	$37,654	$43,370	$2,149
POOL & TENNIS	4	50	0	32	$202,290	$37,200	$49,550	$95,874	$152,740	$17,665
					$303,260	$47,950	$62,700	$163,400	$240,560	$25,600
								Percent Funded:	38.4%	



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
	SITE					
103	Sidewalks - Cut/Repair 10%	~ 23,700 GSF	5	4	$10,000	$14,000
201	Asphalt - Resurface	~ 7,900 GSF	30	5	$15,800	$23,700
202	Asphalt - Seal/Repair	~ 7,900 GSF	5	0	$1,200	$2,000
209	Stone Decking - Repair	~ 1,000 GSF	10	0	$1,500	$2,500
320	Pole Lights - Replace	(6) Lights	25	5	$3,000	$7,200
501	Stone/Retaining Walls - Repair	~ 1,400 LF	15	10	$8,000	$12,000
	POOL & TENNIS BUILDINGS					
703	Windows & Doors - Replace	(9) Windows and Doors	40	4	$4,500	$5,500
909	Restrooms - Refurbish	(2) Restrooms	20	5	$10,000	$14,000
1115	Building Exteriors - Seal/Paint	~ 3,220 GSF	12	8	$2,000	$4,000
1121	Wood Siding/Soffits - Replace	~ 934 GSF	45	8	$6,540	$11,300
1304	Tile Roof - Replace Underlayment	~ 1,430 GSF	30	0	$5,720	$8,580
1305	Roof Tiles - Replace	~ 1,430 GSF	60	24	$11,500	$17,400
	POOL & TENNIS					
305	Surveillance System - Modernize	(1) System; (8) Cameras	10	3	$1,500	$2,500
401	Shade Awning - Replace	(1) Shade; 470 GSF	10	3	$2,820	$3,760
404	Patio Furniture - Replace	(24) Pieces	15	12	$2,000	$3,000
420	Shower - Re-Tile	~ 140 GSF	20	10	$1,500	$2,500
509	Pergola - Replace	(1) Pergola; 420 GSF	25	13	$10,000	$15,000
711	FOB Entry System - Modernize	(2) FOBs	10	5	$1,000	$3,000
1107	Pool Perimeter Fence - Repaint	~ 282 LF	5	5	$2,820	$3,380
1201	Pool Deck/Coping - Replace	~ 4,120 GSF	35	32	$50,000	$60,000
1202	Pool - Replaster	(1) Pool; 3,880 GSF	10	7	$18,000	$22,000
1203	Spa - Replaster	(1) 10 Dia. Spa	6	3	$4,000	$5,000
1207	Pool/Spa Filters - Replace	(3) Sand Filters	16	0	$6,000	$9,000
1208	Sand Filters - Replace Media	(3) Filters	4	2	$1,500	$2,400
1210	Pool/Spa Pumps - Replace	(4) 2 HP Pumps	8	2	$4,000	$8,000
1216	Pool Heater - Replace		10	6	$4,000	$6,000
1216	Spa Heater - Replace	(1) Heater	10	0	$3,500	$4,500
1225	Pool Perimeter Fence - Replace	~ 282 LF	35	0	$16,000	$20,000
1230	Pool Furniture - Replace	(17) Pieces	10	7	$2,000	$3,000
1604	Tennis Court - Resurface	(2) Courts; 14,400 GSF	7	4	$19,000	$20,000
1605	Windscreens - Replace	~ 256 LF	10	0	$2,000	$3,000
1606	Tennis Light Fixtures - Replace	(8) Fixtures	25	0	$4,000	$6,400
1607	Tennis Light Poles - Replace	(8) Poles	50	25	$8,000	$12,000
1608	Tennis Chain Link Fence - Replace	~ 529 LF	40	4	$10,600	$15,900

34 Total Funded Components

Fully Funded Balance

40185-0 Full

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	SITE							
103	Sidewalks - Cut/Repair 10%	$12,000	X	1	/	5	=	$2,400
201	Asphalt - Resurface	$19,750	X	25	/	30	=	$16,458
202	Asphalt - Seal/Repair	$1,600	X	5	/	5	=	$1,600
209	Stone Decking - Repair	$2,000	X	10	/	10	=	$2,000
320	Pole Lights - Replace	$5,100	X	20	/	25	=	$4,080
501	Stone/Retaining Walls - Repair	$10,000	X	5	/	15	=	$3,333
	POOL & TENNIS BUILDINGS							
703	Windows & Doors - Replace	$5,000	X	36	/	40	=	$4,500
909	Restrooms - Refurbish	$12,000	X	15	/	20	=	$9,000
1115	Building Exteriors - Seal/Paint	$3,000	X	4	/	12	=	$1,000
1121	Wood Siding/Soffits - Replace	$8,920	X	37	/	45	=	$7,334
1304	Tile Roof - Replace Underlayment	$7,150	X	30	/	30	=	$7,150
1305	Roof Tiles - Replace	$14,450	X	36	/	60	=	$8,670
	POOL & TENNIS							
305	Surveillance System - Modernize	$2,000	X	7	/	10	=	$1,400
401	Shade Awning - Replace	$3,290	X	7	/	10	=	$2,303
404	Patio Furniture - Replace	$2,500	X	3	/	15	=	$500
420	Shower - Re-Tile	$2,000	X	10	/	20	=	$1,000
509	Pergola - Replace	$12,500	X	12	/	25	=	$6,000
711	FOB Entry System - Modernize	$2,000	X	5	/	10	=	$1,000
1107	Pool Perimeter Fence - Repaint	$3,100	X	0	/	5	=	$0
1201	Pool Deck/Coping - Replace	$55,000	X	3	/	35	=	$4,714
1202	Pool - Replaster	$20,000	X	3	/	10	=	$6,000
1203	Spa - Replaster	$4,500	X	3	/	6	=	$2,250
1207	Pool/Spa Filters - Replace	$7,500	X	16	/	16	=	$7,500
1208	Sand Filters - Replace Media	$1,950	X	2	/	4	=	$975
1210	Pool/Spa Pumps - Replace	$6,000	X	6	/	8	=	$4,500
1216	Pool Heater - Replace	$5,000	X	4	/	10	=	$2,000
1216	Spa Heater - Replace	$4,000	X	10	/	10	=	$4,000
1225	Pool Perimeter Fence - Replace	$18,000	X	35	/	35	=	$18,000
1230	Pool Furniture - Replace	$2,500	X	3	/	10	=	$750
1604	Tennis Court - Resurface	$19,500	X	3	/	7	=	$8,357
1605	Windscreens - Replace	$2,500	X	10	/	10	=	$2,500
1606	Tennis Light Fixtures - Replace	$5,200	X	25	/	25	=	$5,200
1607	Tennis Light Poles - Replace	$10,000	X	25	/	50	=	$5,000
1608	Tennis Chain Link Fence - Replace	$13,250	X	36	/	40	=	$11,925
								$163,400

Component Significance

40185-0
Full

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	SITE				
103	Sidewalks - Cut/Repair 10%	5	$12,000	$2,400	12.19 %
201	Asphalt - Resurface	30	$19,750	$658	3.34 %
202	Asphalt - Seal/Repair	5	$1,600	$320	1.63 %
209	Stone Decking - Repair	10	$2,000	$200	1.02 %
320	Pole Lights - Replace	25	$5,100	$204	1.04 %
501	Stone/Retaining Walls - Repair	15	$10,000	$667	3.39 %
	POOL & TENNIS BUILDINGS				
703	Windows & Doors - Replace	40	$5,000	$125	0.64 %
909	Restrooms - Refurbish	20	$12,000	$600	3.05 %
1115	Building Exteriors - Seal/Paint	12	$3,000	$250	1.27 %
1121	Wood Siding/Soffits - Replace	45	$8,920	$198	1.01 %
1304	Tile Roof - Replace Underlayment	30	$7,150	$238	1.21 %
1305	Roof Tiles - Replace	60	$14,450	$241	1.22 %
	POOL & TENNIS				
305	Surveillance System - Modernize	10	$2,000	$200	1.02 %
401	Shade Awning - Replace	10	$3,290	$329	1.67 %
404	Patio Furniture - Replace	15	$2,500	$167	0.85 %
420	Shower - Re-Tile	20	$2,000	$100	0.51 %
509	Pergola - Replace	25	$12,500	$500	2.54 %
711	FOB Entry System - Modernize	10	$2,000	$200	1.02 %
1107	Pool Perimeter Fence - Repaint	5	$3,100	$620	3.15 %
1201	Pool Deck/Coping - Replace	35	$55,000	$1,571	7.98 %
1202	Pool - Replaster	10	$20,000	$2,000	10.16 %
1203	Spa - Replaster	6	$4,500	$750	3.81 %
1207	Pool/Spa Filters - Replace	16	$7,500	$469	2.38 %
1208	Sand Filters - Replace Media	4	$1,950	$488	2.48 %
1210	Pool/Spa Pumps - Replace	8	$6,000	$750	3.81 %
1216	Pool Heater - Replace	10	$5,000	$500	2.54 %
1216	Spa Heater - Replace	10	$4,000	$400	2.03 %
1225	Pool Perimeter Fence - Replace	35	$18,000	$514	2.61 %
1230	Pool Furniture - Replace	10	$2,500	$250	1.27 %
1604	Tennis Court - Resurface	7	$19,500	$2,786	14.15 %
1605	Windscreens - Replace	10	$2,500	$250	1.27 %
1606	Tennis Light Fixtures - Replace	25	$5,200	$208	1.06 %
1607	Tennis Light Poles - Replace	50	$10,000	$200	1.02 %
1608	Tennis Chain Link Fence - Replace	40	$13,250	$331	1.68 %
34	Total Funded Components			$19,684	100.00 %

30-Year Reserve Plan Summary

40185-0 Full

Fiscal Year Start: 2021	Interest: 1.00 %	Inflation: 3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Contribs.	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2021	$62,700	$163,400	38.4 %	Medium	113.33 %	$25,600	$0	$518	$47,950
2022	$40,868	$139,188	29.4 %	High	3.00 %	$26,368	$0	$543	$0
2023	$67,779	$164,247	41.3 %	Medium	3.00 %	$27,159	$0	$775	$8,434
2024	$87,278	$181,996	48.0 %	Medium	3.00 %	$27,974	$0	$964	$10,698
2025	$105,518	$198,592	53.1 %	Medium	3.00 %	$28,813	$0	$924	$55,994
2026	$79,261	$169,695	46.7 %	Medium	3.00 %	$29,677	$0	$692	$50,486
2027	$59,143	$146,288	40.4 %	Medium	3.00 %	$30,568	$0	$706	$8,299
2028	$82,118	$166,338	49.4 %	Medium	3.00 %	$31,485	$0	$844	$27,672
2029	$86,775	$167,761	51.7 %	Medium	3.00 %	$32,429	$0	$959	$15,100
2030	$105,063	$182,924	57.4 %	Medium	3.00 %	$33,402	$0	$1,115	$21,529
2031	$118,052	$192,691	61.3 %	Medium	3.00 %	$34,404	$0	$1,135	$44,551
2032	$109,040	$179,832	60.6 %	Medium	3.00 %	$35,436	$0	$1,138	$26,993
2033	$118,622	$185,489	64.0 %	Medium	3.00 %	$36,499	$0	$1,357	$3,564
2034	$152,914	$216,289	70.7 %	Low	3.00 %	$37,594	$0	$1,594	$26,125
2035	$165,977	$225,642	73.6 %	Low	3.00 %	$38,722	$0	$1,756	$21,101
2036	$185,355	$241,345	76.8 %	Low	3.00 %	$39,884	$0	$1,975	$17,449
2037	$209,764	$262,200	80.0 %	Low	3.00 %	$41,080	$0	$2,213	$20,059
2038	$232,999	$281,940	82.6 %	Low	3.00 %	$42,313	$0	$2,366	$37,189
2039	$240,489	$285,604	84.2 %	Low	3.00 %	$43,582	$0	$2,400	$46,732
2040	$239,740	$280,554	85.5 %	Low	3.00 %	$44,890	$0	$2,528	$21,042
2041	$266,115	$302,849	87.9 %	Low	3.00 %	$46,236	$0	$2,759	$29,259
2042	$285,852	$318,415	89.8 %	Low	3.00 %	$47,624	$0	$3,069	$8,371
2043	$328,173	$357,062	91.9 %	Low	3.00 %	$49,052	$0	$3,524	$3,736
2044	$377,013	$402,773	93.6 %	Low	3.00 %	$50,524	$0	$3,989	$10,440
2045	$421,085	$444,117	94.8 %	Low	3.00 %	$52,040	$0	$4,222	$53,767
2046	$423,579	$443,274	95.6 %	Low	3.00 %	$53,601	$0	$3,858	$132,746
2047	$348,292	$362,294	96.1 %	Low	3.00 %	$55,209	$0	$3,636	$27,928
2048	$379,209	$388,121	97.7 %	Low	3.00 %	$56,865	$0	$3,766	$65,528
2049	$374,312	$377,306	99.2 %	Low	3.00 %	$58,571	$0	$4,055	$0
2050	$436,937	$435,012	100.4 %	Low	3.00 %	$60,328	$0	$4,550	$28,279

30-Year Income/Expense Detail

40185-0 Full

	Fiscal Year	2021	2022	2023	2024	2025
	Starting Reserve Balance	$62,700	$40,868	$67,779	$87,278	$105,518
	Annual Reserve Contribution	$25,600	$26,368	$27,159	$27,974	$28,813
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$518	$543	$775	$964	$924
	Total Income	$88,818	$67,779	$95,713	$116,216	$135,255
#	Component					
	SITE					
103	Sidewalks - Cut/Repair 10%	$0	$0	$0	$0	$13,506
201	Asphalt - Resurface	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$1,600	$0	$0	$0	$0
209	Stone Decking - Repair	$2,000	$0	$0	$0	$0
320	Pole Lights - Replace	$0	$0	$0	$0	$0
501	Stone/Retaining Walls - Repair	$0	$0	$0	$0	$0
	POOL & TENNIS BUILDINGS					
703	Windows & Doors - Replace	$0	$0	$0	$0	$5,628
909	Restrooms - Refurbish	$0	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$0	$0	$0	$0	$0
1121	Wood Siding/Soffits - Replace	$0	$0	$0	$0	$0
1304	Tile Roof - Replace Underlayment	$7,150	$0	$0	$0	$0
1305	Roof Tiles - Replace	$0	$0	$0	$0	$0
	POOL & TENNIS					
305	Surveillance System - Modernize	$0	$0	$0	$2,185	$0
401	Shade Awning - Replace	$0	$0	$0	$3,595	$0
404	Patio Furniture - Replace	$0	$0	$0	$0	$0
420	Shower - Re-Tile	$0	$0	$0	$0	$0
509	Pergola - Replace	$0	$0	$0	$0	$0
711	FOB Entry System - Modernize	$0	$0	$0	$0	$0
1107	Pool Perimeter Fence - Repaint	$0	$0	$0	$0	$0
1201	Pool Deck/Coping - Replace	$0	$0	$0	$0	$0
1202	Pool - Replaster	$0	$0	$0	$0	$0
1203	Spa - Replaster	$0	$0	$0	$4,917	$0
1207	Pool/Spa Filters - Replace	$7,500	$0	$0	$0	$0
1208	Sand Filters - Replace Media	$0	$0	$2,069	$0	$0
1210	Pool/Spa Pumps - Replace	$0	$0	$6,365	$0	$0
1216	Pool Heater - Replace	$0	$0	$0	$0	$0
1216	Spa Heater - Replace	$4,000	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$18,000	$0	$0	$0	$0
1230	Pool Furniture - Replace	$0	$0	$0	$0	$0
1604	Tennis Court - Resurface	$0	$0	$0	$0	$21,947
1605	Windscreens - Replace	$2,500	$0	$0	$0	$0
1606	Tennis Light Fixtures - Replace	$5,200	$0	$0	$0	$0
1607	Tennis Light Poles - Replace	$0	$0	$0	$0	$0
1608	Tennis Chain Link Fence - Replace	$0	$0	$0	$0	$14,913
	Total Expenses	$47,950	$0	$8,434	$10,698	$55,994
	Ending Reserve Balance	$40,868	$67,779	$87,278	$105,518	$79,261

	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$79,261	$59,143	$82,118	$86,775	$105,063
	Annual Reserve Contribution	$29,677	$30,568	$31,485	$32,429	$33,402
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$692	$706	$844	$959	$1,115
	Total Income	$109,630	$90,417	$114,447	$120,163	$139,581
#	Component					
	SITE					
103	Sidewalks - Cut/Repair 10%	$0	$0	$0	$0	$15,657
201	Asphalt - Resurface	$22,896	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$1,855	$0	$0	$0	$0
209	Stone Decking - Repair	$0	$0	$0	$0	$0
320	Pole Lights - Replace	$5,912	$0	$0	$0	$0
501	Stone/Retaining Walls - Repair	$0	$0	$0	$0	$0
	POOL & TENNIS BUILDINGS					
703	Windows & Doors - Replace	$0	$0	$0	$0	$0
909	Restrooms - Refurbish	$13,911	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$0	$0	$0	$3,800	$0
1121	Wood Siding/Soffits - Replace	$0	$0	$0	$11,300	$0
1304	Tile Roof - Replace Underlayment	$0	$0	$0	$0	$0
1305	Roof Tiles - Replace	$0	$0	$0	$0	$0
	POOL & TENNIS					
305	Surveillance System - Modernize	$0	$0	$0	$0	$0
401	Shade Awning - Replace	$0	$0	$0	$0	$0
404	Patio Furniture - Replace	$0	$0	$0	$0	$0
420	Shower - Re-Tile	$0	$0	$0	$0	$0
509	Pergola - Replace	$0	$0	$0	$0	$0
711	FOB Entry System - Modernize	$2,319	$0	$0	$0	$0
1107	Pool Perimeter Fence - Repaint	$3,594	$0	$0	$0	$0
1201	Pool Deck/Coping - Replace	$0	$0	$0	$0	$0
1202	Pool - Replaster	$0	$0	$24,597	$0	$0
1203	Spa - Replaster	$0	$0	$0	$0	$5,871
1207	Pool/Spa Filters - Replace	$0	$0	$0	$0	$0
1208	Sand Filters - Replace Media	$0	$2,328	$0	$0	$0
1210	Pool/Spa Pumps - Replace	$0	$0	$0	$0	$0
1216	Pool Heater - Replace	$0	$5,970	$0	$0	$0
1216	Spa Heater - Replace	$0	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$0	$0	$0	$0	$0
1230	Pool Furniture - Replace	$0	$0	$3,075	$0	$0
1604	Tennis Court - Resurface	$0	$0	$0	$0	$0
1605	Windscreens - Replace	$0	$0	$0	$0	$0
1606	Tennis Light Fixtures - Replace	$0	$0	$0	$0	$0
1607	Tennis Light Poles - Replace	$0	$0	$0	$0	$0
1608	Tennis Chain Link Fence - Replace	$0	$0	$0	$0	$0
	Total Expenses	$50,486	$8,299	$27,672	$15,100	$21,529
	Ending Reserve Balance	$59,143	$82,118	$86,775	$105,063	$118,052

	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$118,052	$109,040	$118,622	$152,914	$165,977
	Annual Reserve Contribution	$34,404	$35,436	$36,499	$37,594	$38,722
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$1,135	$1,138	$1,357	$1,594	$1,756
	Total Income	$153,591	$145,614	$156,478	$192,102	$206,455
#	Component					
	SITE					
103	Sidewalks - Cut/Repair 10%	$0	$0	$0	$0	$18,151
201	Asphalt - Resurface	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$2,150	$0	$0	$0	$0
209	Stone Decking - Repair	$2,688	$0	$0	$0	$0
320	Pole Lights - Replace	$0	$0	$0	$0	$0
501	Stone/Retaining Walls - Repair	$13,439	$0	$0	$0	$0
	POOL & TENNIS BUILDINGS					
703	Windows & Doors - Replace	$0	$0	$0	$0	$0
909	Restrooms - Refurbish	$0	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$0	$0	$0	$0	$0
1121	Wood Siding/Soffits - Replace	$0	$0	$0	$0	$0
1304	Tile Roof - Replace Underlayment	$0	$0	$0	$0	$0
1305	Roof Tiles - Replace	$0	$0	$0	$0	$0
	POOL & TENNIS					
305	Surveillance System - Modernize	$0	$0	$0	$2,937	$0
401	Shade Awning - Replace	$0	$0	$0	$4,831	$0
404	Patio Furniture - Replace	$0	$0	$3,564	$0	$0
420	Shower - Re-Tile	$2,688	$0	$0	$0	$0
509	Pergola - Replace	$0	$0	$0	$18,357	$0
711	FOB Entry System - Modernize	$0	$0	$0	$0	$0
1107	Pool Perimeter Fence - Repaint	$4,166	$0	$0	$0	$0
1201	Pool Deck/Coping - Replace	$0	$0	$0	$0	$0
1202	Pool - Replaster	$0	$0	$0	$0	$0
1203	Spa - Replaster	$0	$0	$0	$0	$0
1207	Pool/Spa Filters - Replace	$0	$0	$0	$0	$0
1208	Sand Filters - Replace Media	$2,621	$0	$0	$0	$2,950
1210	Pool/Spa Pumps - Replace	$8,063	$0	$0	$0	$0
1216	Pool Heater - Replace	$0	$0	$0	$0	$0
1216	Spa Heater - Replace	$5,376	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$0	$0	$0	$0	$0
1230	Pool Furniture - Replace	$0	$0	$0	$0	$0
1604	Tennis Court - Resurface	$0	$26,993	$0	$0	$0
1605	Windscreens - Replace	$3,360	$0	$0	$0	$0
1606	Tennis Light Fixtures - Replace	$0	$0	$0	$0	$0
1607	Tennis Light Poles - Replace	$0	$0	$0	$0	$0
1608	Tennis Chain Link Fence - Replace	$0	$0	$0	$0	$0
	Total Expenses	$44,551	$26,993	$3,564	$26,125	$21,101
	Ending Reserve Balance	$109,040	$118,622	$152,914	$165,977	$185,355

	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$185,355	$209,764	$232,999	$240,489	$239,740
	Annual Reserve Contribution	$39,884	$41,080	$42,313	$43,582	$44,890
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$1,975	$2,213	$2,366	$2,400	$2,528
	Total Income	$227,213	$253,057	$277,678	$286,471	$287,158
#	Component					
	SITE					
103	Sidewalks - Cut/Repair 10%	$0	$0	$0	$0	$21,042
201	Asphalt - Resurface	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$2,493	$0	$0	$0	$0
209	Stone Decking - Repair	$0	$0	$0	$0	$0
320	Pole Lights - Replace	$0	$0	$0	$0	$0
501	Stone/Retaining Walls - Repair	$0	$0	$0	$0	$0
	POOL & TENNIS BUILDINGS					
703	Windows & Doors - Replace	$0	$0	$0	$0	$0
909	Restrooms - Refurbish	$0	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$0	$0	$0	$0	$0
1121	Wood Siding/Soffits - Replace	$0	$0	$0	$0	$0
1304	Tile Roof - Replace Underlayment	$0	$0	$0	$0	$0
1305	Roof Tiles - Replace	$0	$0	$0	$0	$0
	POOL & TENNIS					
305	Surveillance System - Modernize	$0	$0	$0	$0	$0
401	Shade Awning - Replace	$0	$0	$0	$0	$0
404	Patio Furniture - Replace	$0	$0	$0	$0	$0
420	Shower - Re-Tile	$0	$0	$0	$0	$0
509	Pergola - Replace	$0	$0	$0	$0	$0
711	FOB Entry System - Modernize	$3,116	$0	$0	$0	$0
1107	Pool Perimeter Fence - Repaint	$4,830	$0	$0	$0	$0
1201	Pool Deck/Coping - Replace	$0	$0	$0	$0	$0
1202	Pool - Replaster	$0	$0	$33,057	$0	$0
1203	Spa - Replaster	$7,011	$0	$0	$0	$0
1207	Pool/Spa Filters - Replace	$0	$12,035	$0	$0	$0
1208	Sand Filters - Replace Media	$0	$0	$0	$3,320	$0
1210	Pool/Spa Pumps - Replace	$0	$0	$0	$10,215	$0
1216	Pool Heater - Replace	$0	$8,024	$0	$0	$0
1216	Spa Heater - Replace	$0	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$0	$0	$0	$0	$0
1230	Pool Furniture - Replace	$0	$0	$4,132	$0	$0
1604	Tennis Court - Resurface	$0	$0	$0	$33,197	$0
1605	Windscreens - Replace	$0	$0	$0	$0	$0
1606	Tennis Light Fixtures - Replace	$0	$0	$0	$0	$0
1607	Tennis Light Poles - Replace	$0	$0	$0	$0	$0
1608	Tennis Chain Link Fence - Replace	$0	$0	$0	$0	$0
	Total Expenses	$17,449	$20,059	$37,189	$46,732	$21,042
	Ending Reserve Balance	$209,764	$232,999	$240,489	$239,740	$266,115

	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$266,115	$285,852	$328,173	$377,013	$421,085
	Annual Reserve Contribution	$46,236	$47,624	$49,052	$50,524	$52,040
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$2,759	$3,069	$3,524	$3,989	$4,222
	Total Income	$315,111	$336,544	$380,749	$431,525	$477,346
#	Component					
	SITE					
103	Sidewalks - Cut/Repair 10%	$0	$0	$0	$0	$24,394
201	Asphalt - Resurface	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$2,890	$0	$0	$0	$0
209	Stone Decking - Repair	$3,612	$0	$0	$0	$0
320	Pole Lights - Replace	$0	$0	$0	$0	$0
501	Stone/Retaining Walls - Repair	$0	$0	$0	$0	$0
	POOL & TENNIS BUILDINGS					
703	Windows & Doors - Replace	$0	$0	$0	$0	$0
909	Restrooms - Refurbish	$0	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$5,418	$0	$0	$0	$0
1121	Wood Siding/Soffits - Replace	$0	$0	$0	$0	$0
1304	Tile Roof - Replace Underlayment	$0	$0	$0	$0	$0
1305	Roof Tiles - Replace	$0	$0	$0	$0	$29,374
	POOL & TENNIS					
305	Surveillance System - Modernize	$0	$0	$0	$3,947	$0
401	Shade Awning - Replace	$0	$0	$0	$6,493	$0
404	Patio Furniture - Replace	$0	$0	$0	$0	$0
420	Shower - Re-Tile	$0	$0	$0	$0	$0
509	Pergola - Replace	$0	$0	$0	$0	$0
711	FOB Entry System - Modernize	$0	$0	$0	$0	$0
1107	Pool Perimeter Fence - Repaint	$5,599	$0	$0	$0	$0
1201	Pool Deck/Coping - Replace	$0	$0	$0	$0	$0
1202	Pool - Replaster	$0	$0	$0	$0	$0
1203	Spa - Replaster	$0	$8,371	$0	$0	$0
1207	Pool/Spa Filters - Replace	$0	$0	$0	$0	$0
1208	Sand Filters - Replace Media	$0	$0	$3,736	$0	$0
1210	Pool/Spa Pumps - Replace	$0	$0	$0	$0	$0
1216	Pool Heater - Replace	$0	$0	$0	$0	$0
1216	Spa Heater - Replace	$7,224	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$0	$0	$0	$0	$0
1230	Pool Furniture - Replace	$0	$0	$0	$0	$0
1604	Tennis Court - Resurface	$0	$0	$0	$0	$0
1605	Windscreens - Replace	$4,515	$0	$0	$0	$0
1606	Tennis Light Fixtures - Replace	$0	$0	$0	$0	$0
1607	Tennis Light Poles - Replace	$0	$0	$0	$0	$0
1608	Tennis Chain Link Fence - Replace	$0	$0	$0	$0	$0
	Total Expenses	$29,259	$8,371	$3,736	$10,440	$53,767
	Ending Reserve Balance	$285,852	$328,173	$377,013	$421,085	$423,579

	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$423,579	$348,292	$379,209	$374,312	$436,937
	Annual Reserve Contribution	$53,601	$55,209	$56,865	$58,571	$60,328
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$3,858	$3,636	$3,766	$4,055	$4,550
	Total Income	$481,037	$407,136	$439,840	$436,937	$501,816
#	Component					
	SITE					
103	Sidewalks - Cut/Repair 10%	$0	$0	$0	$0	$28,279
201	Asphalt - Resurface	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$3,350	$0	$0	$0	$0
209	Stone Decking - Repair	$0	$0	$0	$0	$0
320	Pole Lights - Replace	$0	$0	$0	$0	$0
501	Stone/Retaining Walls - Repair	$20,938	$0	$0	$0	$0
	POOL & TENNIS BUILDINGS					
703	Windows & Doors - Replace	$0	$0	$0	$0	$0
909	Restrooms - Refurbish	$25,125	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$0	$0	$0	$0	$0
1121	Wood Siding/Soffits - Replace	$0	$0	$0	$0	$0
1304	Tile Roof - Replace Underlayment	$0	$0	$0	$0	$0
1305	Roof Tiles - Replace	$0	$0	$0	$0	$0
	POOL & TENNIS					
305	Surveillance System - Modernize	$0	$0	$0	$0	$0
401	Shade Awning - Replace	$0	$0	$0	$0	$0
404	Patio Furniture - Replace	$0	$0	$5,553	$0	$0
420	Shower - Re-Tile	$0	$0	$0	$0	$0
509	Pergola - Replace	$0	$0	$0	$0	$0
711	FOB Entry System - Modernize	$4,188	$0	$0	$0	$0
1107	Pool Perimeter Fence - Repaint	$6,491	$0	$0	$0	$0
1201	Pool Deck/Coping - Replace	$0	$0	$0	$0	$0
1202	Pool - Replaster	$0	$0	$44,426	$0	$0
1203	Spa - Replaster	$0	$0	$9,996	$0	$0
1207	Pool/Spa Filters - Replace	$0	$0	$0	$0	$0
1208	Sand Filters - Replace Media	$0	$4,205	$0	$0	$0
1210	Pool/Spa Pumps - Replace	$0	$12,940	$0	$0	$0
1216	Pool Heater - Replace	$0	$10,783	$0	$0	$0
1216	Spa Heater - Replace	$0	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$0	$0	$0	$0	$0
1230	Pool Furniture - Replace	$0	$0	$5,553	$0	$0
1604	Tennis Court - Resurface	$40,829	$0	$0	$0	$0
1605	Windscreens - Replace	$0	$0	$0	$0	$0
1606	Tennis Light Fixtures - Replace	$10,888	$0	$0	$0	$0
1607	Tennis Light Poles - Replace	$20,938	$0	$0	$0	$0
1608	Tennis Chain Link Fence - Replace	$0	$0	$0	$0	$0
	Total Expenses	$132,746	$27,928	$65,528	$0	$28,279
	Ending Reserve Balance	$348,292	$379,209	$374,312	$436,937	$473,537

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. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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

Terms and Definitions

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

Component Details

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

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

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

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

SITE

Comp #: 103 Sidewalks - Cut/Repair 10% **Quantity: ~ 23,700 GSF**

Location: Sidewalks on Los Cerritos and recreation area

Funded?: Yes.

History: $9,800

Comments: Concrete sidewalks determined to be in fair condition typically exhibit minor changes in slope and a moderate percentage of cracking and surface wear. Trip hazards may be increasing in frequency and severity and should be closely monitored to prevent further risks. Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. Although difficult to predict timing, cost and scope, we suggest a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs. Adjust as conditions, actual expense patterns dictate within future Reserve Study updates.

Useful Life:
5 years

Remaining Life:
4 years

Best Case: $ 10,000 Worst Case: $ 14,000

Cost Source: AR Cost Database

Comp #: 201 Asphalt - Resurface **Quantity: ~ 7,900 GSF**

Location: Parking lot

Funded?: Yes.

History:

Comments: Asphalt pavement determined to be in poor condition typically exhibits more substantial, consistent patterns of wear and age, including longer, wider cracks and/or patterns of cracking. Raveling is more advanced, resulting in dimpled, rougher texture over most (if not all) areas. Color has faded and curb appeal is declining. At this stage, timeline for resurfacing should be discussed and proper scope of work developed. As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:
30 years

Remaining Life:
5 years

Best Case: $ 15,800 Worst Case: $ 23,700

Cost Source: AR Cost Database

Comp #: 202 Asphalt - Seal/Repair **Quantity: ~ 7,900 GSF**

Location: Parking lot

Funded?: Yes.

History:

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

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 1,200 Worst Case: $ 2,000

Cost Source: AR Cost Database

Comp #: 209 Stone Decking - Repair **Quantity: ~ 1,000 GSF**

Location: Recreation area

Funded?: Yes.

History:

Comments: Stone deck and walls determined to be in fair condition typically exhibit some amount of minor displacement, lifting and tripping hazards, most often in high-traffic areas. Signs of wear and age are evident, but not advanced. Overall appear to be aging normally. As routine maintenance, decking should be inspected to identify any physical issues such as lifting, cracking, and excessive surface wear. We recommend maintaining a small amount of spare pavers on site for replacement in the event of breakage. At long intervals, sunlight, weather and vehicle traffic can degrade the condition of the material, requiring replacement for structural and/or aesthetic reasons. Schedule shown here may be updated based on the aesthetic preferences of the association and standards in the local area. Some associations choose to apply a sealer coat, which may help preserve and/or enhance aesthetic appeal.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 1,500 Worst Case: $ 2,500

Cost Source: AR Cost Database

Comp #: 320 Pole Lights - Replace **Quantity: (6) Lights**

Location: Recreation area

Funded?: Yes.

History:

Comments: Pole lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards. Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Association. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted.

Useful Life:
25 years

Remaining Life:
5 years

Best Case: $ 3,000 Worst Case: $ 7,200

Cost Source: AR Cost Database

Comp #: 501 Stone/Retaining Walls - Repair **Quantity: ~ 1,400 LF**

Location: Perimeter walls

Funded?: Yes.

History:

Comments: Stone walls determined to be in good condition exhibit straight alignment with no leaning/bulging sections. No reports of any unusual concerns or repair issues. Any exposed sections are properly painted or otherwise protected from the elements, and drainage appears to be sufficient. In our experience, retaining walls should have a very long useful life with minimal need for repairs and maintenance, but at long intervals, major repairs or even complete replacement may be warranted. We recommend budgeting for such projects as shown below, but this component should be further evaluated to determine proper scope of work and cost estimates. Unless otherwise noted, costs are based on replacement with comparable material/design.

Useful Life:
15 years

Remaining Life:
10 years

Best Case: $ 8,000 Worst Case: $ 12,000

Cost Source: AR Cost Database

Comp #: 1001 Backflow Devices - Replace **Quantity: (1) 2" Backflow**

Location: Common area landscape

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The backflow devices were not tested during inspection. These devices prevent water contaminants from interfering with clean water supply. Best to have these devices serviced by your landscaping vendor to ensure that they are functioning properly. Often times cold spells can cause the lines to freeze causing damage or valves begin to rust. Best to replace as a general Operating expense.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 324 Wall Lights - Replace **Quantity: (11) Fixtures**

Location: Exterior walls

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 703 Windows & Doors - Replace **Quantity: (9) Windows and Doors**

Location: Exterior locations on buildings

Funded?: Yes.

History:

Comments: Includes: (6) doors and (3) windows. Windows and doors determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available. Unless otherwise noted, this component refers only to exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:
40 years

Remaining Life:
4 years

Best Case: $ 4,500 Worst Case: $ 5,500

Cost Source: AR Cost Database

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

Location: Pool area

Funded?: Yes.

History:

Comments: Includes: 286 GSF of coated floors, 904 GSF of painted surfaces, 435 GSF of tile surfaces, (8) lights, (2) sinks, (2) toilets, (1) urinal, (2) partitions, and (2) benches. The restrooms are in fair condition at this time. No areas of concern. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Costs can vary greatly depending on scope of work involved. In general, estimates shown are based primarily on cosmetic remodeling, not necessarily total "gut" remodel projects unless otherwise noted.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 10,000 Worst Case: $ 14,000

Cost Source: AR Cost Database

Comp #: 1115 Building Exteriors - Seal/Paint **Quantity: ~ 3,220 GSF**

Location: Building exteriors of pool building and storage

Funded?: Yes.

History: 2017 for $1,200

Comments: Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including; type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:
12 years

Remaining Life:
8 years

Best Case: $ 2,000 Worst Case: $ 4,000

Cost Source: Client Cost History; Plus Inflation

Comp #: 1121 Wood Siding/Soffits - Replace **Quantity: ~ 934 GSF**

Location: Exterior surfaces

Funded?: Yes.

History:

Comments: Wood siding determined to be in good condition. Siding is free of any premature deterioration that may consist of warping, splitting, or dry rot. It's recommended that annual inspections are completed in order to identify any potential areas of premature deterioration. Those ares should be treated on an as-needed basis if small and local using general Operating funds. Exterior surfaces should be painted on a regular basis to reduce the risk of premature deterioration and protect the surfaces from outdoor weather elements (refer to #1121). Funding provided for complete replacement following the schedule below.

Useful Life:
45 years

Remaining Life:
8 years

Best Case: $ 6,540 Worst Case: $ 11,300

Cost Source: AR Cost Database

Comp #: 1304 Tile Roof - Replace Underlayment **Quantity: ~ 1,430 GSF**

Location: Pool building and storage building

Funded?: Yes.

History:

Comments: The timeline for tile roof replacement is generally estimated based on the age of the roof. Remaining useful life can also be adjusted based on inspection of any accessible areas, looking for any cracked, slipping or missing tiles, as well as consultation with the client about history of repairs and preventive maintenance. Typical replacement includes removal and replacement of tiles and underlayment, with repairs to any damaged substrate made as needed. Tile roofing is typically a long-lived component assuming it was properly installed and is properly maintained. The primary reason to replace tile roofs is not based on the condition of the tiles themselves, whose main purpose is to provide a barrier for the underlayment which is the actual waterproofing layer of the roof system. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute http://www.rci-online.org/ and the National Roofing Contractors Association (NRCA) http://www.nrca.net/. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:
30 years

Remaining Life:
0 years

Best Case: $ 5,720 Worst Case: $ 8,580

Cost Source: AR Cost Database

Comp #: 1305 Roof Tiles - Replace **Quantity: ~ 1,430 GSF**
Location: Pool building and storage building
Funded?: Yes.
History:
Comments: The roof tiles are in good condition at this time. No areas of concern. Expect a full useful life.

Useful Life:
60 years

Remaining Life:
24 years

Best Case: $ 11,500 Worst Case: $ 17,400

Cost Source: AR Cost Database

Comp #: 305 Surveillance System - Modernize **Quantity: (1) System; (8) Cameras**
Location: Exteriors of buildings
Funded?: Yes.
History: 2014
Comments: Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Costs assume that existing wiring can be re-used and only the actual equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
3 years

Best Case: $ 1,500 Worst Case: $ 2,500

Cost Source: AR Cost Database

Comp #: 401 Shade Awning - Replace **Quantity: (1) Shade; 470 GSF**
Location: Pool area
Funded?: Yes.
History:
Comments: Awning determined to be in fair condition typically exhibit more moderate signs of age, including noticeable color fading, loose/sagging material or other aesthetic problems. Attachments and hardware remain in serviceable condition. Fabric/canopy should be washed periodically to maintain appearance. Framing should be repaired and usually painted to prolong life expectancy. In most cases, existing framing can be re-used when new canopy is installed. Inspect regularly to identify any maintenance needs. Ensure that anchor points and hardware are intact and take note of any recommendations for removal during high winds or storms to prevent damage to the building structure.

Useful Life:
10 years

Remaining Life:
3 years

Best Case: $ 2,820 Worst Case: $ 3,760

Cost Source: AR Cost Database

Comp #: 404 Patio Furniture - Replace **Quantity: (24) Pieces**
Location: Pool area
Funded?: Yes.
History:
Comments: Includes: (20) chairs and (4) tables. The patio pieces are in good condition at this time. No areas of deterioration observed. We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:
15 years

Remaining Life:
12 years

Best Case: $ 2,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

Comp #: 411 Drinking Fountains - Replace **Quantity: (2) Drinking Fountains**
Location: Adjacent to tennis courts and pool
Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.
History:
Comments: The drinking fountains are in fair condition. No damage or corrosion noted. Best to replace as a general Operating expense.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 420 Shower - Re-Tile **Quantity: ~ 140 GSF**
Location: Pool area
Funded?: Yes.
History:
Comments: The showers were intact and assumed to be functional. No reported issues at this time. Normal wear and usage noted. Funding provided for periodic tile replacement.

Useful Life:
20 years

Remaining Life:
10 years

Best Case: $ 1,500 Worst Case: $ 2,500

Cost Source: AR Cost Database

Comp #: 509 Pergola - Replace **Quantity: (1) Pergola; 420 GSF**
Location: Pool area
Funded?: Yes.
History:
Comments: Pergola structures determined to be in good condition typically exhibit good, consistent finishes or coatings and all frame members and hardware appear to be strong and sturdy. As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the trellis and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
25 years

Remaining Life:
13 years

Best Case: $ 10,000 Worst Case: $ 15,000

Cost Source: AR Cost Database

Comp #: 711 FOB Entry System - Modernize **Quantity: (2) FOBs**
Location: Pool area
Funded?: Yes.
History:
Comments: Card/fob reader devices are assumed to be functional. Due to use, exposure, and advancements in technology, plan to replace devices and control systems at the approximate interval shown here. Individual readers can often be replaced as an Operating expense due to damage or localized failures. To ensure a functional, compatible system and obtain better pricing, plan on replacing all devices together as one project.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 1,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

Comp #: 1003 Irrigation Controllers - Replace **Quantity: (2) Controllers**
Location: Pool and spa equipment room
Funded?: No.
History:
Comments: In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 1107 Pool Perimeter Fence - Repaint **Quantity: ~ 282 LF**
Location: Perimeter of Pool
Funded?: Yes.
History:
Comments: Metal fencing determined to be in poor condition typically exhibits more advanced deterioration of coating or surface finish, with notable wear, possibly including corrosion and rust. In advanced cases, coating may be flaking or peeling away to expose metal structure. Poor curb appeal. Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required. Expect cycle to begin once fence is replaced.

Useful Life:
5 years

Remaining Life:
5 years

Best Case: $ 2,820 Worst Case: $ 3,380

Cost Source: AR Cost Database

Comp #: 1201 Pool Deck/Coping - Replace **Quantity: ~ 4,120 GSF**
Location: Pool deck
Funded?: Yes.
History: 2018 - $78,884 for pool, spa, and deck
Comments: Pool decking surfaces are in good condition at this time. No areas of concern. Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding, which may result in slip-and-fall hazards if not corrected.

Useful Life:
35 years

Remaining Life:
32 years

Best Case: $ 50,000 Worst Case: $ 60,000

Cost Source: Client Cost History

Comp #: 1202 Pool - Replaster **Quantity: (1) Pool; 3,880 GSF**
Location: Pool area
Funded?: Yes.
History: 2018
Comments: The surfaces are in good condition at this time. No areas of premature deterioration. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Association.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 18,000 Worst Case: $ 22,000

Cost Source: Client Cost History

Comp #: 1203 Spa - Replaster **Quantity: (1) 10 Dia. Spa**
Location: Pool area
Funded?: Yes.
History:
Comments: The spa surfaces are in fair condition at this time. Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Whenever possible, both should be done at the same time to achieve better pricing and minimize downtime. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily.

Useful Life:
6 years

Remaining Life:
3 years

Best Case: $ 4,000 Worst Case: $ 5,000

Cost Source: Client Cost History

Comp #: 1207 Pool/Spa Filters - Replace **Quantity: (3) Sand Filters**
Location: Pool equipment area; enclosed
Funded?: Yes.
History:
Comments: The filters are intact but have exceeded their predictable useful life. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
16 years

Remaining Life:
0 years

Best Case: $ 6,000 Worst Case: $ 9,000

Cost Source: AR Cost Database

Comp #: 1208 Sand Filters - Replace Media **Quantity: (3) Filters**
Location: Pool/spa equipment area; enclosed
Funded?: Yes.
History:
Comments: It is recommended that the media within the filters be inspected and replaced on a regular basis. Recommendations for timing and media type should be acquired by your service provider. Often times the media within the filter will have to be cleaned or replaced due to build-up and flow issues. This project is beneficial for the longevity of the filter system and can greatly effect the efficiency of the overall system.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 1,500 Worst Case: $ 2,400

Cost Source: AR Cost Database

Comp #: 1209 Vacuum Systems - Replace **Quantity: (4) StingL Systems**
Location: Adjacent to pool equipment
Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.
History:
Comments: These systems were not tested during inspection. No issues reported. Best to replace on an as-needed basis as an Operating expense.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 1210 Pool/Spa Pumps - Replace **Quantity: (4) 2 HP Pumps**
Location:
Funded?: Yes.
History:
Comments: The pumps are intact and assumed to be functional. No issues noted. Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted, and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
8 years

Remaining Life:
2 years

Best Case: $ 4,000 Worst Case: $ 8,000

Cost Source: AR Cost Database

Comp #: 1216 Pool Heater - Replace **Quantity:**
Location: Pool/spa equipment area; enclosed
Funded?: Yes.
History: 2017
Comments: MN: CR407AENCASME
SN: 1702439390

The heater is in good condition at this time. No issues reported. Expect a full useful life.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 4,000 Worst Case: $ 6,000

Cost Source: AR Cost Database

Comp #: 1216 Spa Heater - Replace **Quantity: (1) Heater**
Location: Pool/spa equipment area; enclosed
Funded?: Yes.
History:
Comments: MN: CR267AENCASME
SN: 0801277201

The heater is intact and reported to be functional. No issues. Based on current age anticipate the need to replace in the near future.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 3,500 Worst Case: $ 4,500

Cost Source: AR Cost Database

Comp #: 1225 Pool Perimeter Fence - Replace **Quantity: ~ 282 LF**
Location: Perimeter of Pool
Funded?: Yes.
History:
Comments: Includes: 228 LF of 6 FT fence and 54 LF of 2' fence. Metal fencing determined to be in poor condition typically exhibits more advanced or extensive surface wear and other signs of age, which may include damaged or vandalized sections, loose or missing hardware and other obvious concerns. At this stage, fencing is often an eyesore and replacement from an aesthetic standpoint should be considered, even if fencing is still technically upright and intact. In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:
35 years

Remaining Life:
0 years

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

Cost Source: AR Cost Database

Comp #: 1230 Pool Furniture - Replace **Quantity: (17) Pieces**
Location: Pool area
Funded?: Yes.
History:
Comments: Includes: (10) chaise lounges and (7) plastic chairs. Pool furniture is determined to be in good condition. Normal wear an aging noted at this time. No signs of rips or tears in fabric/straps. Best to replace all of the pieces at the same time in order to maintain a uniform appearance.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 2,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

Comp #: 1604 Tennis Court - Resurface **Quantity: (2) Courts; 14,400 GSF**
Location: Tennis courts
Funded?: Yes.
History: 2018 for $19,500
Comments: There were isolated areas of cracking on the court surfaces. Overall good to fair condition. Assuming proper maintenance and proper re-coating schedules, the court surface should have a relatively long life expectancy. Over time, exposure to UV light, wind rain and foot traffic will deteriorate the surface to the point of failure. Prior to resurfacing, consult with vendors to identify any structural problems, such as poor grade, lack of drainage, high spots, etc. Plan to resurface at the approximate interval shown below in order to preserve the appearance and usefulness of the court surface. Best practice is to coordinate with other projects, such as fencing and/or lighting replacement.

Useful Life:
7 years

Remaining Life:
4 years

Best Case: $ 19,000 Worst Case: $ 20,000

Cost Source: Client Cost History

Comp #: 1605 Windscreens - Replace **Quantity: ~ 256 LF**
Location: Perimeter of tennis courts
Funded?: Yes.
History:
Comments: Windscreens are in poor condition at this time. Looseness and tears observed in screens. Tennis court windscreens should be inspected periodically, especially where attached to the chain link to identify and repair any rips or tears. Loose/sagging/faded sections should be replaced to maintain good aesthetic appearance in the common areas. Plan to replace all areas together at the approximate interval shown here to maintain consistent appearance.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 2,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

Comp #: 1606 Tennis Light Fixtures - Replace **Quantity: (8) Fixtures**
Location: Tennis courts
Funded?: Yes.
History:
Comments: The light fixtures were not tested but assumed to be functional. Funding provided to replace fixtures with brighter, more efficient LED's. Anticiapate the need to replace following roughly the schedule below.

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 4,000 Worst Case: $ 6,400

Cost Source: AR Cost Database

Comp #: 1607 Tennis Light Poles - Replace **Quantity: (8) Poles**
Location: Tennis courts
Funded?: Yes.
History:
Comments: The poles are intact and in fair condition at this time. Moderate wear observed. Poles can be painted as a general Operating expense to enhance surface appearance. Funding provided to replace poles during every other fixture replacement cycle.

Useful Life:
50 years

Remaining Life:
25 years

Best Case: $ 8,000 Worst Case: $ 12,000

Cost Source: AR Cost Database

Comp #: 1608 Tennis Chain Link Fence - Replace **Quantity: ~ 529 LF**
Location: Tennis courts
Funded?: Yes.
History:
Comments: Chain-link fencing determined to be in fair condition typically exhibits some isolated sections of loose and/or damaged fabric, and may show minor to moderate surface wear and corrosion. If present, vinyl coating is still intact but usually faded and cracking at edges. Curb appeal is declining at this stage. Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on structural conditions, although appearance is also considered. Inspect regularly; clean and repair locally as needed as part of general maintenance/Operating funds. Assuming ordinary care and maintenance, plan to replace this fence as shown below.

Useful Life:
40 years

Remaining Life:
4 years

Best Case: $ 10,600 Worst Case: $ 15,900

Cost Source: AR Cost Database
