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Terrace Village
San Diego, CA



Report #: 18589-2
Beginning: January 1, 2022
Expires: December 31, 2022

RESERVE STUDY
Update "No-Site-Visit"

October 29, 2021

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



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**Terrace Village**

San Diego, CA

Level of Service: **Update "No-Site-Visit"**Report #: **18589-2**

of Units: 30

January 1, 2022 through December 31, 2022**Findings & Recommendations****as of January 1, 2022**

Projected Starting Reserve Balance	\$125,333
Currently Fully Funded Reserve Balance	\$476,193
Average Reserve Deficit (Surplus) Per Unit	\$11,695
Percent Funded	26.3 %
Recommended 2022 Monthly Full Funding Contribution	\$4,850
Alternate minimum contributions to keep Reserve above \$0	\$4,510
Recommended 2022 Special Assessments for Reserves	\$49,500
Most Recent Reserve Contribution Rate	\$1,080

Reserve Fund Strength: 26.3%**Weak****Fair****Strong**

< 30%

< 70%

> 130%

**Risk of Special Assessment:****High****Medium****Low****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **1.00 %**Annual Inflation Rate **3.00 %**

This is an Update "No-Site-Visit", based on a prior Report prepared by Association Reserves for your 2021 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS).

Because your Reserve Fund is at 26.3 % Funded, this means the association's special assessment and deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where associations enjoy a low risk of Reserve cash-flow problems.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to significantly increase your Reserve contribution rate to more-closely match the annual rate of deterioration occurring to your Reserve components and enact a special assessment to help fund near-term projects.

No assets appropriate for Reserve designation were excluded.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
SITE & GROUNDS				
201	Asphalt - Resurface	30	13	\$7,745
202	Asphalt - Seal/Repair	5	0	\$1,102
506	Pool Fence/Trellis - Replace	40	0	\$11,275
1109	Pool Fence/Trellis - Repaint	5	0	\$2,210
1503	Landscape Lights - Replace	10	3	\$3,740
BUILDING EXTERIORS				
503	Metal Fence/Rail- Replace	40	13	\$43,650
603	Tile Entry Walkway - Replace	20	3	\$8,425
603	Tile Patio Flooring - Replace	40	8	\$19,250
701	Lobby Entry Doors / SideLts-Replace	40	18	\$11,805
702	Utility Doors - Replace (A)	30	0	\$2,390
702	Utility Doors - Replace (B)	30	13	\$13,270
705	Garage Door - Replace	20	9	\$16,150
1105	Garage Walls/Ceiling - Repaint	15	0	\$14,550
1107	Metal Fence/Railings - Repaint	5	0	\$4,905
1115	Stucco - Repaint/Repair	12	0	\$16,600
1116	Wood Surfaces - Repaint	6	0	\$4,185
1166	Entry Stairs/Landings - Repair	20	8	\$32,200
1199	Elevated Structures - Inspection	9	0	\$13,500
1301	Building Roof - Replace	18	1	\$106,000
1312	Gutters/Downspouts - Replace	30	13	\$3,535
1314	Skylights - Replace	20	1	\$5,615
1506	Common Exterior Lights - Replace	20	8	\$3,640
1515	Garage Lights - Replace	20	17	\$1,250
BUILDING INTERIORS				
601	Carpet - Replace	10	0	\$19,750
603	Entry Tile Floor - Replace	30	8	\$16,100
904	Furniture - Replace	20	0	\$18,200
992	Mailboxes - Replace	30	18	\$2,290
1110	Corridor Ceilings/Walls - Repaint	10	0	\$9,705
1118	Interior Stairwell - Repaint	20	8	\$4,055
1507	Interior Lights - Replace	20	8	\$9,860
1704	Elevator Cab - Remodel	15	11	\$9,995
RECREATION & FITNESS				
903	Fitness Equipment - Replace	10	0	\$5,615
912	Fitness/Bathroom - Remodel	20	0	\$7,280
996	Patio Furniture - Replace	10	8	\$4,370

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1201	Pool Deck - Repair	10	0	\$5,875
1202	Pool - Resurface	12	0	\$8,840
1206	Pool Filter - Replace	12	0	\$1,159
1208	Pool Heater - Replace	10	6	\$2,860
1210	Pool Pump - Replace	8	0	\$1,240
1225	Pool Coping/Tile - Replace	30	8	\$5,615
1226	Salt Cell - Replace	8	1	\$884
SYSTEMS/EQUIPMENT				
340	Plumbing - Replace/Reline/Repair	10	3	\$43,150
343	Plumbing & Drains - Hydrojetting	2	1	\$2,200
354	Water Heater - Replace (A)	10	8	\$8,000
354	Water Heater - Replace (B)	10	6	\$8,000
1001	Backflow Device w/Cage- Replace	20	0	\$2,960
1552	Intercom - Replace	12	7	\$4,520
1553	Gate Operator - Replace	12	1	\$4,315
1585	Solar PV System - Replace	25	18	\$60,850
1701	Elevator - Modernize	30	26	\$102,500
1711	Fire Alarm System - Modernize	20	3	\$8,320
1714	Fire Hoses - Replace	10	3	\$4,885

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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



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

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

What is our Recommended Funding Goal?

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



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

Projected Expenses

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

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

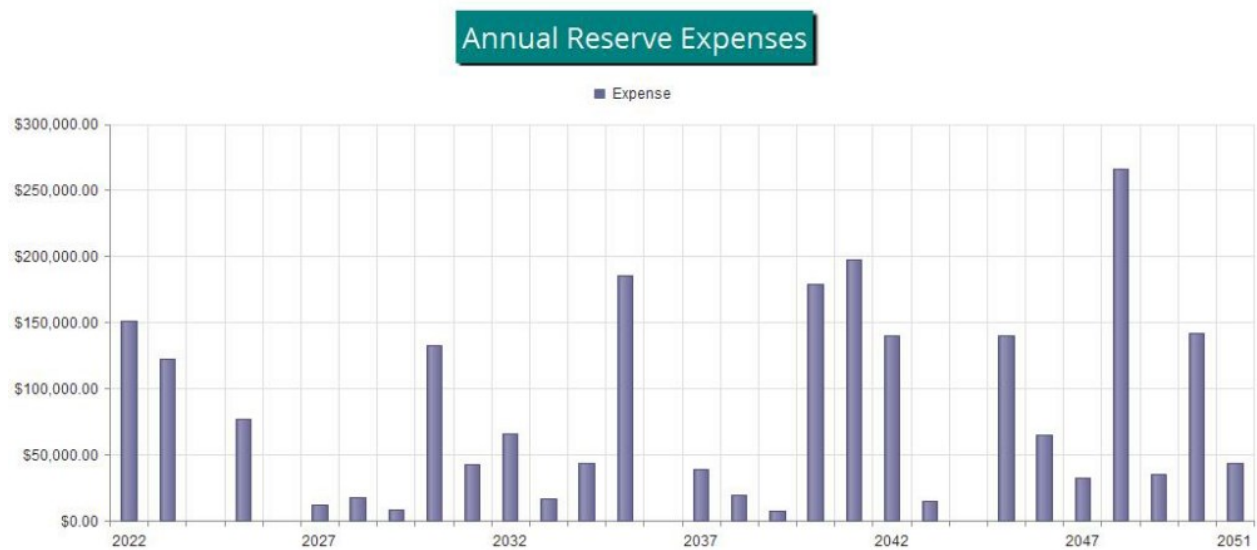


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$125,333 as-of the start of your Fiscal Year on 1/1/2022. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$476,193. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 26.3 % 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 \$4,850 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

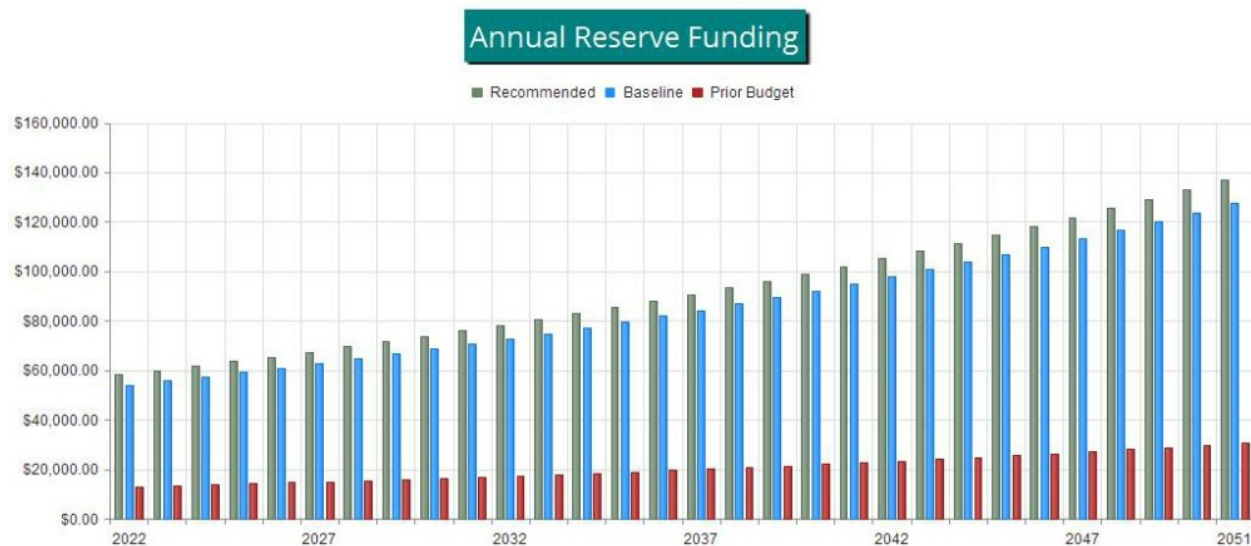


Figure 2

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

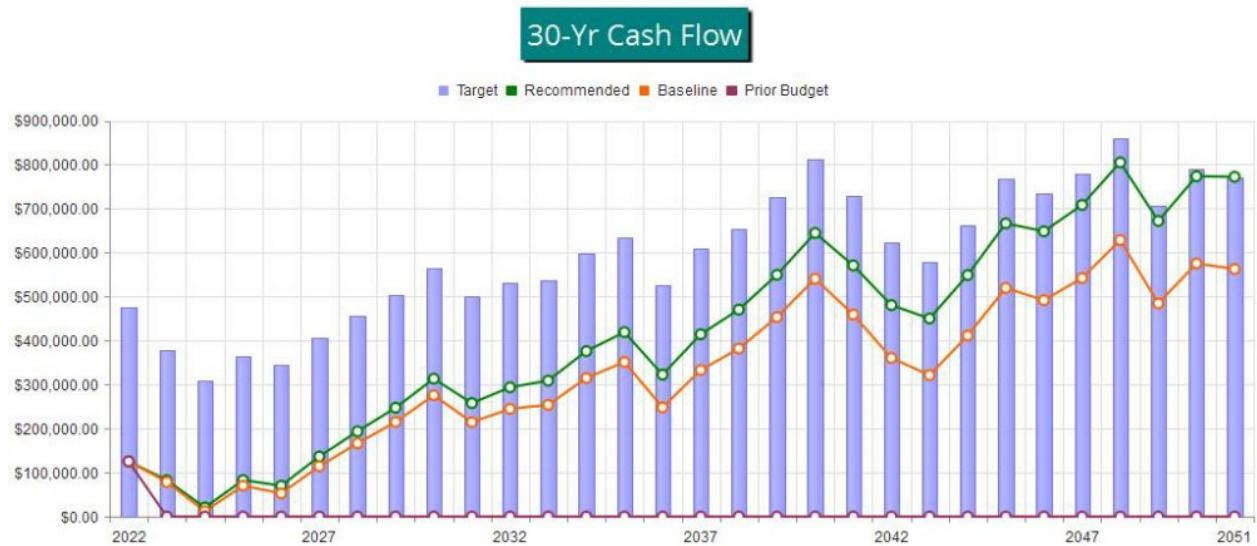


Figure 3

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

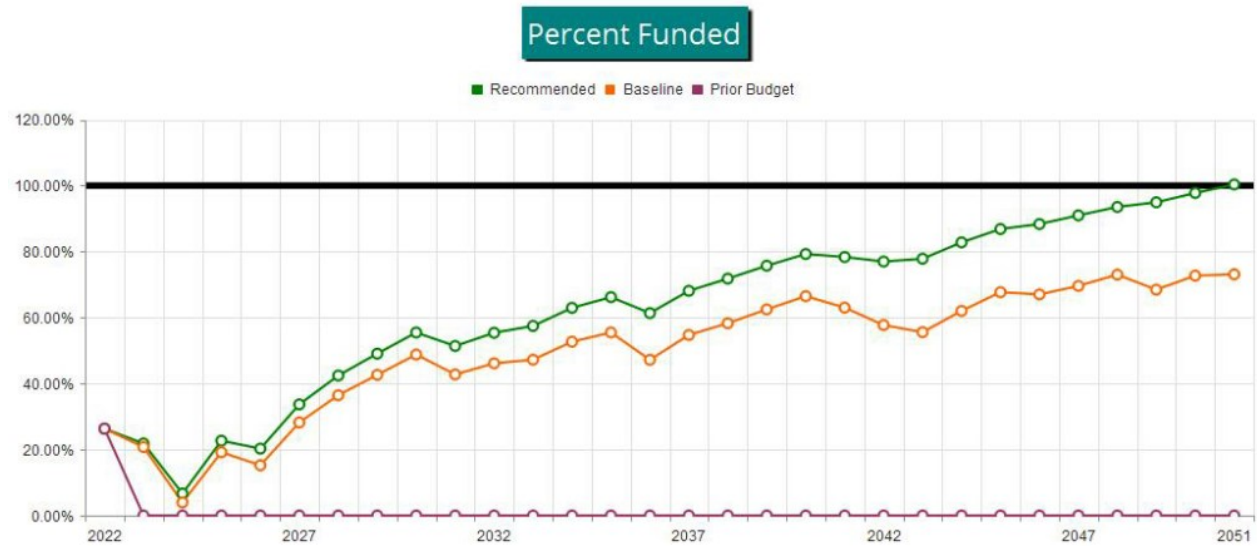


Figure 4



Table Descriptions

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.

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 contribution shown is a portion of the total current contribution 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.



Budget Summary

Report # 18589-2
No-Site-Visit

	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	01/01/2022 Current Fund Balance	01/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max						
SITE & GROUNDS	5	40	0	13	\$26,072	\$14,587	\$3,312	\$21,593	\$22,760	\$2,140
BUILDING EXTERIORS	5	40	0	18	\$320,920	\$56,130	\$53,740	\$260,190	\$267,180	\$23,473
BUILDING INTERIORS	10	30	0	18	\$89,955	\$47,655	\$35,313	\$71,392	\$54,642	\$7,915
RECREATION & FITNESS	8	30	0	8	\$43,738	\$30,009	\$30,009	\$36,918	\$13,729	\$4,781
SYSTEMS/EQUIPMENT	2	30	0	26	\$249,700	\$2,960	\$2,960	\$86,100	\$246,740	\$19,892
					\$730,384	\$151,340	\$125,333	\$476,193	\$605,051	\$58,200
Percent Funded:									26.3%	

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
SITE & GROUNDS					
201	Asphalt - Resurface	~ 1,800 GSF	30	13	\$7,745
202	Asphalt - Seal/Repair	~ 1,800 GSF	5	0	\$1,102
506	Pool Fence/Trellis - Replace	~ 90 LF, 144 GSF	40	0	\$11,275
1109	Pool Fence/Trellis - Repaint	~ 90 LF, 144 GSF	5	0	\$2,210
1503	Landscape Lights - Replace	~ (6) Fixtures	10	3	\$3,740
BUILDING EXTERIORS					
503	Metal Fence/Rail- Replace	~ 610 LF	40	13	\$43,650
603	Tile Entry Walkway - Replace	~ 400 GSF	20	3	\$8,425
603	Tile Patio Flooring - Replace	~ 560 GSF	40	8	\$19,250
701	Lobby Entry Doors / SideLts-Replace	(1) Set	40	18	\$11,805
702	Utility Doors - Replace (A)	~ (2)/(13) Doors	30	0	\$2,390
702	Utility Doors - Replace (B)	~ (11)/(13) Doors	30	13	\$13,270
705	Garage Door - Replace	(1) Commercial Rollup	20	9	\$16,150
1105	Garage Walls/Ceiling - Repaint	~ 14,300 GSF	15	0	\$14,550
1107	Metal Fence/Railings - Repaint	~ 610 LF	5	0	\$4,905
1115	Stucco - Repaint/Repair	~ 22,200 GSF	12	0	\$16,600
1116	Wood Surfaces - Repaint	Moderate GSF	6	0	\$4,185
1166	Entry Stairs/Landings - Repair	(2) Sets, (3) Flights/Set	20	8	\$32,200
1199	Elevated Structures - Inspection	CA Civil Code 5551	9	0	\$13,500
1301	Building Roof - Replace	~ 10,600 GSF	18	1	\$106,000
1312	Gutters/Downspouts - Replace	~ 300 LF	30	13	\$3,535
1314	Skylights - Replace	~ (5) Skylights	20	1	\$5,615
1506	Common Exterior Lights - Replace	~ (17) Fixtures	20	8	\$3,640
1515	Garage Lights - Replace	~ (15) Fixtures	20	17	\$1,250
BUILDING INTERIORS					
601	Carpet - Replace	~ 285 GSY	10	0	\$19,750
603	Entry Tile Floor - Replace	~ 710 GSF	30	8	\$16,100
904	Furniture - Replace	~ (27) Pieces	20	0	\$18,200
992	Mailboxes - Replace	(1) Set, wall-mount	30	18	\$2,290
1110	Corridor Ceilings/Walls - Repaint	~ 8,850 GSF	10	0	\$9,705
1118	Interior Stairwell - Repaint	~ 3,320 GSF, + 52 LF	20	8	\$4,055
1507	Interior Lights - Replace	~ (44) Fixtures	20	8	\$9,860
1704	Elevator Cab - Remodel	(1) Cab	15	11	\$9,995
RECREATION & FITNESS					
903	Fitness Equipment - Replace	~ (4) Pieces	10	0	\$5,615
912	Fitness/Bathroom - Remodel	~ 216 GSF Room	20	0	\$7,280
996	Patio Furniture - Replace	~ (25) Pieces	10	8	\$4,370
1201	Pool Deck - Repair	~ 1,220 GSF	10	0	\$5,875
1202	Pool - Resurface	~ 520 GSF	12	0	\$8,840
1206	Pool Filter - Replace	(1) Pentair FNSP 60	12	0	\$1,159
1208	Pool Heater - Replace	(1) 266k BTU Raypak	10	6	\$2,860
1210	Pool Pump - Replace	(1) Variable Speed Pump	8	0	\$1,240
1225	Pool Coping/Tile - Replace	~ 91 LF	30	8	\$5,615

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1226	Salt Cell - Replace	(1) Pentair	8	1	\$884
SYSTEMS/EQUIPMENT					
340	Plumbing - Replace/Reline/Repair	Extensive System	10	3	\$43,150
343	Plumbing & Drains - Hydrojetting	Plumbing Lines	2	1	\$2,200
354	Water Heater - Replace (A)	(1) 275k BTU, 100 gal	10	8	\$8,000
354	Water Heater - Replace (B)	(1) 199k BTU, 100 gal	10	6	\$8,000
1001	Backflow Device w/Cage- Replace	(1) 2-in Backflow w/cage	20	0	\$2,960
1552	Intercom - Replace	(1) DKS	12	7	\$4,520
1553	Gate Operator - Replace	(1) LiftMaster Operator	12	1	\$4,315
1585	Solar PV System - Replace	~ (48) Panels	25	18	\$60,850
1701	Elevator - Modernize	(1) Hydraulic	30	26	\$102,500
1711	Fire Alarm System - Modernize	~ (2) Panels	20	3	\$8,320
1714	Fire Hoses - Replace	~ (7) Hoses	10	3	\$4,885
52	Total Funded Components				



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
SITE & GROUNDS								
201	Asphalt - Resurface	\$7,745	X	17	/	30	=	\$4,389
202	Asphalt - Seal/Repair	\$1,102	X	5	/	5	=	\$1,102
506	Pool Fence/Trellis - Replace	\$11,275	X	40	/	40	=	\$11,275
1109	Pool Fence/Trellis - Repaint	\$2,210	X	5	/	5	=	\$2,210
1503	Landscape Lights - Replace	\$3,740	X	7	/	10	=	\$2,618
BUILDING EXTERIORS								
503	Metal Fence/Rail- Replace	\$43,650	X	27	/	40	=	\$29,464
603	Tile Entry Walkway - Replace	\$8,425	X	17	/	20	=	\$7,161
603	Tile Patio Flooring - Replace	\$19,250	X	32	/	40	=	\$15,400
701	Lobby Entry Doors / SideLts-Replace	\$11,805	X	22	/	40	=	\$6,493
702	Utility Doors - Replace (A)	\$2,390	X	30	/	30	=	\$2,390
702	Utility Doors - Replace (B)	\$13,270	X	17	/	30	=	\$7,520
705	Garage Door - Replace	\$16,150	X	11	/	20	=	\$8,883
1105	Garage Walls/Ceiling - Repaint	\$14,550	X	15	/	15	=	\$14,550
1107	Metal Fence/Railings - Repaint	\$4,905	X	5	/	5	=	\$4,905
1115	Stucco - Repaint/Repair	\$16,600	X	12	/	12	=	\$16,600
1116	Wood Surfaces - Repaint	\$4,185	X	6	/	6	=	\$4,185
1166	Entry Stairs/Landings - Repair	\$32,200	X	12	/	20	=	\$19,320
1199	Elevated Structures - Inspection	\$13,500	X	9	/	9	=	\$13,500
1301	Building Roof - Replace	\$106,000	X	17	/	18	=	\$100,111
1312	Gutters/Downspouts - Replace	\$3,535	X	17	/	30	=	\$2,003
1314	Skylights - Replace	\$5,615	X	19	/	20	=	\$5,334
1506	Common Exterior Lights - Replace	\$3,640	X	12	/	20	=	\$2,184
1515	Garage Lights - Replace	\$1,250	X	3	/	20	=	\$188
BUILDING INTERIORS								
601	Carpet - Replace	\$19,750	X	10	/	10	=	\$19,750
603	Entry Tile Floor - Replace	\$16,100	X	22	/	30	=	\$11,807
904	Furniture - Replace	\$18,200	X	20	/	20	=	\$18,200
992	Mailboxes - Replace	\$2,290	X	12	/	30	=	\$916
1110	Corridor Ceilings/Walls - Repaint	\$9,705	X	10	/	10	=	\$9,705
1118	Interior Stairwell - Repaint	\$4,055	X	12	/	20	=	\$2,433
1507	Interior Lights - Replace	\$9,860	X	12	/	20	=	\$5,916
1704	Elevator Cab - Remodel	\$9,995	X	4	/	15	=	\$2,665
RECREATION & FITNESS								
903	Fitness Equipment - Replace	\$5,615	X	10	/	10	=	\$5,615
912	Fitness/Bathroom - Remodel	\$7,280	X	20	/	20	=	\$7,280
996	Patio Furniture - Replace	\$4,370	X	2	/	10	=	\$874
1201	Pool Deck - Repair	\$5,875	X	10	/	10	=	\$5,875
1202	Pool - Resurface	\$8,840	X	12	/	12	=	\$8,840
1206	Pool Filter - Replace	\$1,159	X	12	/	12	=	\$1,159
1208	Pool Heater - Replace	\$2,860	X	4	/	10	=	\$1,144
1210	Pool Pump - Replace	\$1,240	X	8	/	8	=	\$1,240
1225	Pool Coping/Tile - Replace	\$5,615	X	22	/	30	=	\$4,118
1226	Salt Cell - Replace	\$884	X	7	/	8	=	\$774

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
SYSTEMS/EQUIPMENT								
340	Plumbing - Replace/Reline/Repair	\$43,150	X	7	/	10	=	\$30,205
343	Plumbing & Drains - Hydrojetting	\$2,200	X	1	/	2	=	\$1,100
354	Water Heater - Replace (A)	\$8,000	X	2	/	10	=	\$1,600
354	Water Heater - Replace (B)	\$8,000	X	4	/	10	=	\$3,200
1001	Backflow Device w/Cage- Replace	\$2,960	X	20	/	20	=	\$2,960
1552	Intercom - Replace	\$4,520	X	5	/	12	=	\$1,883
1553	Gate Operator - Replace	\$4,315	X	11	/	12	=	\$3,955
1585	Solar PV System - Replace	\$60,850	X	7	/	25	=	\$17,038
1701	Elevator - Modernize	\$102,500	X	4	/	30	=	\$13,667
1711	Fire Alarm System - Modernize	\$8,320	X	17	/	20	=	\$7,072
1714	Fire Hoses - Replace	\$4,885	X	7	/	10	=	\$3,420
								\$476,193



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
SITE & GROUNDS				
201 Asphalt - Resurface	30	\$7,745	\$258	0.60 %
202 Asphalt - Seal/Repair	5	\$1,102	\$220	0.51 %
506 Pool Fence/Trellis - Replace	40	\$11,275	\$282	0.66 %
1109 Pool Fence/Trellis - Repaint	5	\$2,210	\$442	1.03 %
1503 Landscape Lights - Replace	10	\$3,740	\$374	0.87 %
BUILDING EXTERIORS				
503 Metal Fence/Rail- Replace	40	\$43,650	\$1,091	2.55 %
603 Tile Entry Walkway - Replace	20	\$8,425	\$421	0.98 %
603 Tile Patio Flooring - Replace	40	\$19,250	\$481	1.12 %
701 Lobby Entry Doors / SideLts-Replace	40	\$11,805	\$295	0.69 %
702 Utility Doors - Replace (A)	30	\$2,390	\$80	0.19 %
702 Utility Doors - Replace (B)	30	\$13,270	\$442	1.03 %
705 Garage Door - Replace	20	\$16,150	\$808	1.88 %
1105 Garage Walls/Ceiling - Repaint	15	\$14,550	\$970	2.26 %
1107 Metal Fence/Railings - Repaint	5	\$4,905	\$981	2.29 %
1115 Stucco - Repaint/Repair	12	\$16,600	\$1,383	3.23 %
1116 Wood Surfaces - Repaint	6	\$4,185	\$698	1.63 %
1166 Entry Stairs/Landings - Repair	20	\$32,200	\$1,610	3.76 %
1199 Elevated Structures - Inspection	9	\$13,500	\$1,500	3.50 %
1301 Building Roof - Replace	18	\$106,000	\$5,889	13.73 %
1312 Gutters/Downspouts - Replace	30	\$3,535	\$118	0.27 %
1314 Skylights - Replace	20	\$5,615	\$281	0.65 %
1506 Common Exterior Lights - Replace	20	\$3,640	\$182	0.42 %
1515 Garage Lights - Replace	20	\$1,250	\$63	0.15 %
BUILDING INTERIORS				
601 Carpet - Replace	10	\$19,750	\$1,975	4.61 %
603 Entry Tile Floor - Replace	30	\$16,100	\$537	1.25 %
904 Furniture - Replace	20	\$18,200	\$910	2.12 %
992 Mailboxes - Replace	30	\$2,290	\$76	0.18 %
1110 Corridor Ceilings/Walls - Repaint	10	\$9,705	\$971	2.26 %
1118 Interior Stairwell - Repaint	20	\$4,055	\$203	0.47 %
1507 Interior Lights - Replace	20	\$9,860	\$493	1.15 %
1704 Elevator Cab - Remodel	15	\$9,995	\$666	1.55 %
RECREATION & FITNESS				
903 Fitness Equipment - Replace	10	\$5,615	\$562	1.31 %
912 Fitness/Bathroom - Remodel	20	\$7,280	\$364	0.85 %
996 Patio Furniture - Replace	10	\$4,370	\$437	1.02 %
1201 Pool Deck - Repair	10	\$5,875	\$588	1.37 %
1202 Pool - Resurface	12	\$8,840	\$737	1.72 %
1206 Pool Filter - Replace	12	\$1,159	\$97	0.23 %
1208 Pool Heater - Replace	10	\$2,860	\$286	0.67 %
1210 Pool Pump - Replace	8	\$1,240	\$155	0.36 %
1225 Pool Coping/Tile - Replace	30	\$5,615	\$187	0.44 %
1226 Salt Cell - Replace	8	\$884	\$111	0.26 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
SYSTEMS/EQUIPMENT					
340	Plumbing - Replace/Reline/Repair	10	\$43,150	\$4,315	10.06 %
343	Plumbing & Drains - Hydrojetting	2	\$2,200	\$1,100	2.57 %
354	Water Heater - Replace (A)	10	\$8,000	\$800	1.87 %
354	Water Heater - Replace (B)	10	\$8,000	\$800	1.87 %
1001	Backflow Device w/Cage- Replace	20	\$2,960	\$148	0.35 %
1552	Intercom - Replace	12	\$4,520	\$377	0.88 %
1553	Gate Operator - Replace	12	\$4,315	\$360	0.84 %
1585	Solar PV System - Replace	25	\$60,850	\$2,434	5.68 %
1701	Elevator - Modernize	30	\$102,500	\$3,417	7.97 %
1711	Fire Alarm System - Modernize	20	\$8,320	\$416	0.97 %
1714	Fire Hoses - Replace	10	\$4,885	\$489	1.14 %
52	Total Funded Components			\$42,875	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
SITE & GROUNDS							
201	Asphalt - Resurface	30	13	\$7,745	\$4,389	\$0	\$29.20
202	Asphalt - Seal/Repair	5	0	\$1,102	\$1,102	\$1,102	\$24.92
506	Pool Fence/Trellis - Replace	40	0	\$11,275	\$11,275	\$0	\$31.89
1109	Pool Fence/Trellis - Repaint	5	0	\$2,210	\$2,210	\$2,210	\$50.00
1503	Landscape Lights - Replace	10	3	\$3,740	\$2,618	\$0	\$42.31
BUILDING EXTERIORS							
503	Metal Fence/Rail- Replace	40	13	\$43,650	\$29,464	\$0	\$123.44
603	Tile Entry Walkway - Replace	20	3	\$8,425	\$7,161	\$0	\$47.65
603	Tile Patio Flooring - Replace	40	8	\$19,250	\$15,400	\$0	\$54.44
701	Lobby Entry Doors / Sidelts-Replace	40	18	\$11,805	\$6,493	\$0	\$33.38
702	Utility Doors - Replace (A)	30	0	\$2,390	\$2,390	\$0	\$9.01
702	Utility Doors - Replace (B)	30	13	\$13,270	\$7,520	\$0	\$50.04
705	Garage Door - Replace	20	9	\$16,150	\$8,883	\$0	\$91.34
1105	Garage Walls/Ceiling - Repaint	15	0	\$14,550	\$14,550	\$14,550	\$109.72
1107	Metal Fence/Railings - Repaint	5	0	\$4,905	\$4,905	\$4,905	\$110.97
1115	Stucco - Repaint/Repair	12	0	\$16,600	\$16,600	\$16,600	\$156.48
1116	Wood Surfaces - Repaint	6	0	\$4,185	\$4,185	\$4,185	\$78.90
1166	Entry Stairs/Landings - Repair	20	8	\$32,200	\$19,320	\$0	\$182.12
1199	Elevated Structures - Inspection	9	0	\$13,500	\$13,500	\$13,500	\$169.68
1301	Building Roof - Replace	18	1	\$106,000	\$100,111	\$0	\$666.14
1312	Gutters/Downspouts - Replace	30	13	\$3,535	\$2,003	\$0	\$13.33
1314	Skylights - Replace	20	1	\$5,615	\$5,334	\$0	\$31.76
1506	Common Exterior Lights - Replace	20	8	\$3,640	\$2,184	\$0	\$20.59
1515	Garage Lights - Replace	20	17	\$1,250	\$188	\$0	\$7.07
BUILDING INTERIORS							
601	Carpet - Replace	10	0	\$19,750	\$19,750	\$19,750	\$223.41
603	Entry Tile Floor - Replace	30	8	\$16,100	\$11,807	\$0	\$60.71
904	Furniture - Replace	20	0	\$18,200	\$18,200	\$5,858	\$102.94
992	Mailboxes - Replace	30	18	\$2,290	\$916	\$0	\$8.63
1110	Corridor Ceilings/Walls - Repaint	10	0	\$9,705	\$9,705	\$9,705	\$109.78
1118	Interior Stairwell - Repaint	20	8	\$4,055	\$2,433	\$0	\$22.93
1507	Interior Lights - Replace	20	8	\$9,860	\$5,916	\$0	\$55.77
1704	Elevator Cab - Remodel	15	11	\$9,995	\$2,665	\$0	\$75.37
RECREATION & FITNESS							
903	Fitness Equipment - Replace	10	0	\$5,615	\$5,615	\$5,615	\$63.52
912	Fitness/Bathroom - Remodel	20	0	\$7,280	\$7,280	\$7,280	\$41.18
996	Patio Furniture - Replace	10	8	\$4,370	\$874	\$0	\$49.43
1201	Pool Deck - Repair	10	0	\$5,875	\$5,875	\$5,875	\$66.46
1202	Pool - Resurface	12	0	\$8,840	\$8,840	\$8,840	\$83.33
1206	Pool Filter - Replace	12	0	\$1,159	\$1,159	\$1,159	\$10.92
1208	Pool Heater - Replace	10	6	\$2,860	\$1,144	\$0	\$32.35
1210	Pool Pump - Replace	8	0	\$1,240	\$1,240	\$1,240	\$17.53
1225	Pool Coping/Tile - Replace	30	8	\$5,615	\$4,118	\$0	\$21.17

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
1226	Salt Cell - Replace	8	1	\$884	\$774	\$0	\$12.50
SYSTEMS/EQUIPMENT							
340	Plumbing - Replace/Reline/Repair	10	3	\$43,150	\$30,205	\$0	\$488.11
343	Plumbing & Drains - Hydrojetting	2	1	\$2,200	\$1,100	\$0	\$124.43
354	Water Heater - Replace (A)	10	8	\$8,000	\$1,600	\$0	\$90.49
354	Water Heater - Replace (B)	10	6	\$8,000	\$3,200	\$0	\$90.49
1001	Backflow Device w/Cage- Replace	20	0	\$2,960	\$2,960	\$2,960	\$16.74
1552	Intercom - Replace	12	7	\$4,520	\$1,883	\$0	\$42.61
1553	Gate Operator - Replace	12	1	\$4,315	\$3,955	\$0	\$40.68
1585	Solar PV System - Replace	25	18	\$60,850	\$17,038	\$0	\$275.33
1701	Elevator - Modernize	30	26	\$102,500	\$13,667	\$0	\$386.49
1711	Fire Alarm System - Modernize	20	3	\$8,320	\$7,072	\$0	\$47.06
1714	Fire Hoses - Replace	10	3	\$4,885	\$3,420	\$0	\$55.26
52	Total Funded Components				\$476,193	\$125,333	\$4,850



30-Year Reserve Plan Summary

Report # 18589-2
No-Site-Visit

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Contribs.	Reserve Contribs.			
2022	\$125,333	\$476,193	26.3 %		High	348.94 %	\$58,200	\$49,500	\$1,040	\$151,340
2023	\$82,732	\$378,760	21.8 %		High	3.00 %	\$59,946	\$0	\$516	\$122,584
2024	\$20,611	\$309,347	6.7 %		High	3.00 %	\$61,744	\$0	\$517	\$0
2025	\$82,872	\$365,479	22.7 %		High	3.00 %	\$63,597	\$0	\$764	\$77,278
2026	\$69,955	\$345,104	20.3 %		High	3.00 %	\$65,505	\$0	\$1,032	\$0
2027	\$136,491	\$405,161	33.7 %		Medium	3.00 %	\$67,470	\$0	\$1,649	\$12,076
2028	\$193,535	\$456,074	42.4 %		Medium	3.00 %	\$69,494	\$0	\$2,203	\$17,965
2029	\$247,267	\$503,984	49.1 %		Medium	3.00 %	\$71,579	\$0	\$2,802	\$8,265
2030	\$313,383	\$564,904	55.5 %		Medium	3.00 %	\$73,726	\$0	\$2,855	\$132,162
2031	\$257,802	\$501,667	51.4 %		Medium	3.00 %	\$75,938	\$0	\$2,757	\$42,710
2032	\$293,786	\$530,346	55.4 %		Medium	3.00 %	\$78,216	\$0	\$3,012	\$66,069
2033	\$308,945	\$537,555	57.5 %		Medium	3.00 %	\$80,562	\$0	\$3,424	\$16,881
2034	\$376,051	\$597,425	62.9 %		Medium	3.00 %	\$82,979	\$0	\$3,974	\$43,890
2035	\$419,114	\$633,105	66.2 %		Medium	3.00 %	\$85,469	\$0	\$3,707	\$185,755
2036	\$322,535	\$525,623	61.4 %		Medium	3.00 %	\$88,033	\$0	\$3,682	\$0
2037	\$414,250	\$608,190	68.1 %		Medium	3.00 %	\$90,674	\$0	\$4,422	\$38,897
2038	\$470,448	\$655,175	71.8 %		Low	3.00 %	\$93,394	\$0	\$5,098	\$19,417
2039	\$549,523	\$725,697	75.7 %		Low	3.00 %	\$96,196	\$0	\$5,968	\$7,163
2040	\$644,523	\$813,082	79.3 %		Low	3.00 %	\$99,082	\$0	\$6,075	\$178,755
2041	\$570,923	\$728,539	78.4 %		Low	3.00 %	\$102,054	\$0	\$5,255	\$197,655
2042	\$480,578	\$624,248	77.0 %		Low	3.00 %	\$105,116	\$0	\$4,652	\$140,157
2043	\$450,188	\$578,374	77.8 %		Low	3.00 %	\$108,269	\$0	\$4,993	\$14,538
2044	\$548,913	\$662,905	82.8 %		Low	3.00 %	\$111,517	\$0	\$6,075	\$0
2045	\$666,504	\$767,410	86.9 %		Low	3.00 %	\$114,863	\$0	\$6,572	\$139,572
2046	\$648,366	\$733,830	88.4 %		Low	3.00 %	\$118,309	\$0	\$6,781	\$65,097
2047	\$708,359	\$778,567	91.0 %		Low	3.00 %	\$121,858	\$0	\$7,564	\$32,695
2048	\$805,085	\$860,712	93.5 %		Low	3.00 %	\$125,514	\$0	\$7,382	\$266,026
2049	\$671,955	\$707,765	94.9 %		Low	3.00 %	\$129,279	\$0	\$7,225	\$34,874
2050	\$773,584	\$791,173	97.8 %		Low	3.00 %	\$133,157	\$0	\$7,726	\$142,138
2051	\$772,330	\$769,546	100.4 %		Low	3.00 %	\$137,152	\$0	\$8,231	\$43,243

30-Year Income/Expense Detail

Report # 18589-2
No-Site-Visit

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$125,333	\$82,732	\$20,611	\$82,872	\$69,955
Annual Reserve Contribution	\$58,200	\$59,946	\$61,744	\$63,597	\$65,505
Recommended Special Assessments	\$49,500	\$0	\$0	\$0	\$0
Interest Earnings	\$1,040	\$516	\$517	\$764	\$1,032
Total Income	\$234,072	\$143,195	\$82,872	\$147,233	\$136,491
# Component					
SITE & GROUNDS					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$1,102	\$0	\$0	\$0	\$0
506 Pool Fence/Trellis - Replace	\$11,275	\$0	\$0	\$0	\$0
1109 Pool Fence/Trellis - Repaint	\$2,210	\$0	\$0	\$0	\$0
1503 Landscape Lights - Replace	\$0	\$0	\$0	\$4,087	\$0
BUILDING EXTERIORS					
503 Metal Fence/Rail- Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Entry Walkway - Replace	\$0	\$0	\$0	\$9,206	\$0
603 Tile Patio Flooring - Replace	\$0	\$0	\$0	\$0	\$0
701 Lobby Entry Doors / SideLts-Replace	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Replace (A)	\$2,390	\$0	\$0	\$0	\$0
702 Utility Doors - Replace (B)	\$0	\$0	\$0	\$0	\$0
705 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
1105 Garage Walls/Ceiling - Repaint	\$14,550	\$0	\$0	\$0	\$0
1107 Metal Fence/Railings - Repaint	\$4,905	\$0	\$0	\$0	\$0
1115 Stucco - Repaint/Repair	\$16,600	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$4,185	\$0	\$0	\$0	\$0
1166 Entry Stairs/Landings - Repair	\$0	\$0	\$0	\$0	\$0
1199 Elevated Structures - Inspection	\$13,500	\$0	\$0	\$0	\$0
1301 Building Roof - Replace	\$0	\$109,180	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1314 Skylights - Replace	\$0	\$5,783	\$0	\$0	\$0
1506 Common Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1515 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING INTERIORS					
601 Carpet - Replace	\$19,750	\$0	\$0	\$0	\$0
603 Entry Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Furniture - Replace	\$18,200	\$0	\$0	\$0	\$0
992 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
1110 Corridor Ceilings/Walls - Repaint	\$9,705	\$0	\$0	\$0	\$0
1118 Interior Stairwell - Repaint	\$0	\$0	\$0	\$0	\$0
1507 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1704 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
RECREATION & FITNESS					
903 Fitness Equipment - Replace	\$5,615	\$0	\$0	\$0	\$0
912 Fitness/Bathroom - Remodel	\$7,280	\$0	\$0	\$0	\$0
996 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Repair	\$5,875	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$8,840	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$1,159	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$1,240	\$0	\$0	\$0	\$0
1225 Pool Coping/Tile - Replace	\$0	\$0	\$0	\$0	\$0
1226 Salt Cell - Replace	\$0	\$911	\$0	\$0	\$0
SYSTEMS/EQUIPMENT					
340 Plumbing - Replace/Reline/Repair	\$0	\$0	\$0	\$47,151	\$0
343 Plumbing & Drains - Hydrojetting	\$0	\$2,266	\$0	\$2,404	\$0
354 Water Heater - Replace (A)	\$0	\$0	\$0	\$0	\$0
354 Water Heater - Replace (B)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Device w/Cage- Replace	\$2,960	\$0	\$0	\$0	\$0
1552 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
1553 Gate Operator - Replace	\$0	\$4,444	\$0	\$0	\$0
1585 Solar PV System - Replace	\$0	\$0	\$0	\$0	\$0
1701 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
1711 Fire Alarm System - Modernize	\$0	\$0	\$0	\$9,091	\$0
1714 Fire Hoses - Replace	\$0	\$0	\$0	\$5,338	\$0
Total Expenses	\$151,340	\$122,584	\$0	\$77,278	\$0
Ending Reserve Balance	\$82,732	\$20,611	\$82,872	\$69,955	\$136,491

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$136,491	\$193,535	\$247,267	\$313,383	\$257,802
Annual Reserve Contribution	\$67,470	\$69,494	\$71,579	\$73,726	\$75,938
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,649	\$2,203	\$2,802	\$2,855	\$2,757
Total Income	\$205,611	\$265,232	\$321,648	\$389,964	\$336,497
# Component					
SITE & GROUNDS					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$1,277	\$0	\$0	\$0	\$0
506 Pool Fence/Trellis - Replace	\$0	\$0	\$0	\$0	\$0
1109 Pool Fence/Trellis - Repaint	\$2,562	\$0	\$0	\$0	\$0
1503 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING EXTERIORS					
503 Metal Fence/Rail- Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Entry Walkway - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Patio Flooring - Replace	\$0	\$0	\$0	\$24,385	\$0
701 Lobby Entry Doors / SideLts-Replace	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Replace (A)	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Replace (B)	\$0	\$0	\$0	\$0	\$0
705 Garage Door - Replace	\$0	\$0	\$0	\$0	\$21,072
1105 Garage Walls/Ceiling - Repaint	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Railings - Repaint	\$5,686	\$0	\$0	\$0	\$0
1115 Stucco - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$4,997	\$0	\$0	\$0
1166 Entry Stairs/Landings - Repair	\$0	\$0	\$0	\$40,790	\$0
1199 Elevated Structures - Inspection	\$0	\$0	\$0	\$0	\$17,614
1301 Building Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1314 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1506 Common Exterior Lights - Replace	\$0	\$0	\$0	\$4,611	\$0
1515 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING INTERIORS					
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Entry Tile Floor - Replace	\$0	\$0	\$0	\$20,395	\$0
904 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
992 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
1110 Corridor Ceilings/Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1118 Interior Stairwell - Repaint	\$0	\$0	\$0	\$5,137	\$0
1507 Interior Lights - Replace	\$0	\$0	\$0	\$12,490	\$0
1704 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
RECREATION & FITNESS					
903 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
912 Fitness/Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
996 Patio Furniture - Replace	\$0	\$0	\$0	\$5,536	\$0
1201 Pool Deck - Repair	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$3,415	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$1,571	\$0
1225 Pool Coping/Tile - Replace	\$0	\$0	\$0	\$7,113	\$0
1226 Salt Cell - Replace	\$0	\$0	\$0	\$0	\$1,153
SYSTEMS/EQUIPMENT					
340 Plumbing - Replace/Reline/Repair	\$0	\$0	\$0	\$0	\$0
343 Plumbing & Drains - Hydrojetting	\$2,550	\$0	\$2,706	\$0	\$2,871
354 Water Heater - Replace (A)	\$0	\$0	\$0	\$10,134	\$0
354 Water Heater - Replace (B)	\$0	\$9,552	\$0	\$0	\$0
1001 Backflow Device w/Cage- Replace	\$0	\$0	\$0	\$0	\$0
1552 Intercom - Replace	\$0	\$0	\$5,559	\$0	\$0
1553 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
1585 Solar PV System - Replace	\$0	\$0	\$0	\$0	\$0
1701 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1711 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1714 Fire Hoses - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$12,076	\$17,965	\$8,265	\$132,162	\$42,710
Ending Reserve Balance	\$193,535	\$247,267	\$313,383	\$257,802	\$293,786

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$293,786	\$308,945	\$376,051	\$419,114	\$322,535
Annual Reserve Contribution	\$78,216	\$80,562	\$82,979	\$85,469	\$88,033
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,012	\$3,424	\$3,974	\$3,707	\$3,682
Total Income	\$375,014	\$392,931	\$463,004	\$508,289	\$414,250
# Component					
SITE & GROUNDS					
201 Asphalt - Resurface	\$0	\$0	\$0	\$11,374	\$0
202 Asphalt - Seal/Repair	\$1,480	\$0	\$0	\$0	\$0
506 Pool Fence/Trellis - Replace	\$0	\$0	\$0	\$0	\$0
1109 Pool Fence/Trellis - Repaint	\$2,970	\$0	\$0	\$0	\$0
1503 Landscape Lights - Replace	\$0	\$0	\$0	\$5,492	\$0
BUILDING EXTERIORS					
503 Metal Fence/Rail- Replace	\$0	\$0	\$0	\$64,101	\$0
603 Tile Entry Walkway - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Patio Flooring - Replace	\$0	\$0	\$0	\$0	\$0
701 Lobby Entry Doors / SideLts-Replace	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Replace (A)	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Replace (B)	\$0	\$0	\$0	\$19,487	\$0
705 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
1105 Garage Walls/Ceiling - Repaint	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Railings - Repaint	\$6,592	\$0	\$0	\$0	\$0
1115 Stucco - Repaint/Repair	\$0	\$0	\$23,668	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$5,967	\$0	\$0
1166 Entry Stairs/Landings - Repair	\$0	\$0	\$0	\$0	\$0
1199 Elevated Structures - Inspection	\$0	\$0	\$0	\$0	\$0
1301 Building Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$5,191	\$0
1314 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1506 Common Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1515 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING INTERIORS					
601 Carpet - Replace	\$26,542	\$0	\$0	\$0	\$0
603 Entry Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
992 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
1110 Corridor Ceilings/Walls - Repaint	\$13,043	\$0	\$0	\$0	\$0
1118 Interior Stairwell - Repaint	\$0	\$0	\$0	\$0	\$0
1507 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1704 Elevator Cab - Remodel	\$0	\$13,835	\$0	\$0	\$0
RECREATION & FITNESS					
903 Fitness Equipment - Replace	\$7,546	\$0	\$0	\$0	\$0
912 Fitness/Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
996 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Repair	\$7,896	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$12,604	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$1,652	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Coping/Tile - Replace	\$0	\$0	\$0	\$0	\$0
1226 Salt Cell - Replace	\$0	\$0	\$0	\$0	\$0
SYSTEMS/EQUIPMENT					
340 Plumbing - Replace/Reline/Repair	\$0	\$0	\$0	\$63,367	\$0
343 Plumbing & Drains - Hydrojetting	\$0	\$3,045	\$0	\$3,231	\$0
354 Water Heater - Replace (A)	\$0	\$0	\$0	\$0	\$0
354 Water Heater - Replace (B)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Device w/Cage- Replace	\$0	\$0	\$0	\$0	\$0
1552 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
1553 Gate Operator - Replace	\$0	\$0	\$0	\$6,337	\$0
1585 Solar PV System - Replace	\$0	\$0	\$0	\$0	\$0
1701 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1711 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1714 Fire Hoses - Replace	\$0	\$0	\$0	\$7,174	\$0
Total Expenses	\$66,069	\$16,881	\$43,890	\$185,755	\$0
Ending Reserve Balance	\$308,945	\$376,051	\$419,114	\$322,535	\$414,250

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$414,250	\$470,448	\$549,523	\$644,523	\$570,923
Annual Reserve Contribution	\$90,674	\$93,394	\$96,196	\$99,082	\$102,054
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,422	\$5,098	\$5,968	\$6,075	\$5,255
Total Income	\$509,345	\$568,940	\$651,686	\$749,679	\$678,233
# Component					
SITE & GROUNDS					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$1,716	\$0	\$0	\$0	\$0
506 Pool Fence/Trellis - Replace	\$0	\$0	\$0	\$0	\$0
1109 Pool Fence/Trellis - Repaint	\$3,443	\$0	\$0	\$0	\$0
1503 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING EXTERIORS					
503 Metal Fence/Rail- Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Entry Walkway - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Patio Flooring - Replace	\$0	\$0	\$0	\$0	\$0
701 Lobby Entry Doors / SideLts-Replace	\$0	\$0	\$0	\$20,097	\$0
702 Utility Doors - Replace (A)	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Replace (B)	\$0	\$0	\$0	\$0	\$0
705 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
1105 Garage Walls/Ceiling - Repaint	\$22,668	\$0	\$0	\$0	\$0
1107 Metal Fence/Railings - Repaint	\$7,642	\$0	\$0	\$0	\$0
1115 Stucco - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$7,125	\$0
1166 Entry Stairs/Landings - Repair	\$0	\$0	\$0	\$0	\$0
1199 Elevated Structures - Inspection	\$0	\$0	\$0	\$22,983	\$0
1301 Building Roof - Replace	\$0	\$0	\$0	\$0	\$185,872
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1314 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1506 Common Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1515 Garage Lights - Replace	\$0	\$0	\$2,066	\$0	\$0
BUILDING INTERIORS					
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Entry Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
992 Mailboxes - Replace	\$0	\$0	\$0	\$3,899	\$0
1110 Corridor Ceilings/Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1118 Interior Stairwell - Repaint	\$0	\$0	\$0	\$0	\$0
1507 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1704 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
RECREATION & FITNESS					
903 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
912 Fitness/Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
996 Patio Furniture - Replace	\$0	\$0	\$0	\$7,440	\$0
1201 Pool Deck - Repair	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$4,589	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$1,990	\$0	\$0	\$0
1225 Pool Coping/Tile - Replace	\$0	\$0	\$0	\$0	\$0
1226 Salt Cell - Replace	\$0	\$0	\$1,461	\$0	\$0
SYSTEMS/EQUIPMENT					
340 Plumbing - Replace/Reline/Repair	\$0	\$0	\$0	\$0	\$0
343 Plumbing & Drains - Hydrojetting	\$3,428	\$0	\$3,636	\$0	\$3,858
354 Water Heater - Replace (A)	\$0	\$0	\$0	\$13,619	\$0
354 Water Heater - Replace (B)	\$0	\$12,838	\$0	\$0	\$0
1001 Backflow Device w/Cage- Replace	\$0	\$0	\$0	\$0	\$0
1552 Intercom - Replace	\$0	\$0	\$0	\$0	\$7,926
1553 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
1585 Solar PV System - Replace	\$0	\$0	\$0	\$103,593	\$0
1701 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1711 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1714 Fire Hoses - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$38,897	\$19,417	\$7,163	\$178,755	\$197,655
Ending Reserve Balance	\$470,448	\$549,523	\$644,523	\$570,923	\$480,578

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$480,578	\$450,188	\$548,913	\$666,504	\$648,366
Annual Reserve Contribution	\$105,116	\$108,269	\$111,517	\$114,863	\$118,309
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,652	\$4,993	\$6,075	\$6,572	\$6,781
Total Income	\$590,345	\$563,451	\$666,504	\$787,939	\$773,456
# Component					
SITE & GROUNDS					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$1,989	\$0	\$0	\$0	\$0
506 Pool Fence/Trellis - Replace	\$0	\$0	\$0	\$0	\$0
1109 Pool Fence/Trellis - Repaint	\$3,992	\$0	\$0	\$0	\$0
1503 Landscape Lights - Replace	\$0	\$0	\$0	\$7,381	\$0
BUILDING EXTERIORS					
503 Metal Fence/Rail- Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Entry Walkway - Replace	\$0	\$0	\$0	\$16,627	\$0
603 Tile Patio Flooring - Replace	\$0	\$0	\$0	\$0	\$0
701 Lobby Entry Doors / SideLts-Replace	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Replace (A)	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Replace (B)	\$0	\$0	\$0	\$0	\$0
705 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
1105 Garage Walls/Ceiling - Repaint	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Railings - Repaint	\$8,859	\$0	\$0	\$0	\$0
1115 Stucco - Repaint/Repair	\$0	\$0	\$0	\$0	\$33,744
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$8,507
1166 Entry Stairs/Landings - Repair	\$0	\$0	\$0	\$0	\$0
1199 Elevated Structures - Inspection	\$0	\$0	\$0	\$0	\$0
1301 Building Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1314 Skylights - Replace	\$0	\$10,446	\$0	\$0	\$0
1506 Common Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1515 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING INTERIORS					
601 Carpet - Replace	\$35,671	\$0	\$0	\$0	\$0
603 Entry Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Furniture - Replace	\$32,871	\$0	\$0	\$0	\$0
992 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
1110 Corridor Ceilings/Walls - Repaint	\$17,528	\$0	\$0	\$0	\$0
1118 Interior Stairwell - Repaint	\$0	\$0	\$0	\$0	\$0
1507 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1704 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
RECREATION & FITNESS					
903 Fitness Equipment - Replace	\$10,141	\$0	\$0	\$0	\$0
912 Fitness/Bathroom - Remodel	\$13,148	\$0	\$0	\$0	\$0
996 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Repair	\$10,611	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$17,970
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$2,355
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$2,521
1225 Pool Coping/Tile - Replace	\$0	\$0	\$0	\$0	\$0
1226 Salt Cell - Replace	\$0	\$0	\$0	\$0	\$0
SYSTEMS/EQUIPMENT					
340 Plumbing - Replace/Reline/Repair	\$0	\$0	\$0	\$85,160	\$0
343 Plumbing & Drains - Hydrojetting	\$0	\$4,093	\$0	\$4,342	\$0
354 Water Heater - Replace (A)	\$0	\$0	\$0	\$0	\$0
354 Water Heater - Replace (B)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Device w/Cage- Replace	\$5,346	\$0	\$0	\$0	\$0
1552 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
1553 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
1585 Solar PV System - Replace	\$0	\$0	\$0	\$0	\$0
1701 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1711 Fire Alarm System - Modernize	\$0	\$0	\$0	\$16,420	\$0
1714 Fire Hoses - Replace	\$0	\$0	\$0	\$9,641	\$0
Total Expenses	\$140,157	\$14,538	\$0	\$139,572	\$65,097
Ending Reserve Balance	\$450,188	\$548,913	\$666,504	\$648,366	\$708,359

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$708,359	\$805,085	\$671,955	\$773,584	\$772,330
Annual Reserve Contribution	\$121,858	\$125,514	\$129,279	\$133,157	\$137,152
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,564	\$7,382	\$7,225	\$7,726	\$8,231
Total Income	\$837,781	\$937,981	\$808,458	\$914,468	\$917,713
# Component					
SITE & GROUNDS					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$2,306	\$0	\$0	\$0	\$0
506 Pool Fence/Trellis - Replace	\$0	\$0	\$0	\$0	\$0
1109 Pool Fence/Trellis - Repaint	\$4,627	\$0	\$0	\$0	\$0
1503 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING EXTERIORS					
503 Metal Fence/Rail- Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Entry Walkway - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Patio Flooring - Replace	\$0	\$0	\$0	\$0	\$0
701 Lobby Entry Doors / SideLts-Replace	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Replace (A)	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Replace (B)	\$0	\$0	\$0	\$0	\$0
705 Garage Door - Replace	\$0	\$0	\$0	\$0	\$38,059
1105 Garage Walls/Ceiling - Repaint	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Railings - Repaint	\$10,270	\$0	\$0	\$0	\$0
1115 Stucco - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1166 Entry Stairs/Landings - Repair	\$0	\$0	\$0	\$73,671	\$0
1199 Elevated Structures - Inspection	\$0	\$0	\$29,987	\$0	\$0
1301 Building Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1314 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1506 Common Exterior Lights - Replace	\$0	\$0	\$0	\$8,328	\$0
1515 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING INTERIORS					
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Entry Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
992 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
1110 Corridor Ceilings/Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1118 Interior Stairwell - Repaint	\$0	\$0	\$0	\$9,278	\$0
1507 Interior Lights - Replace	\$0	\$0	\$0	\$22,559	\$0
1704 Elevator Cab - Remodel	\$0	\$21,555	\$0	\$0	\$0
RECREATION & FITNESS					
903 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
912 Fitness/Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
996 Patio Furniture - Replace	\$0	\$0	\$0	\$9,998	\$0
1201 Pool Deck - Repair	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$6,168	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Coping/Tile - Replace	\$0	\$0	\$0	\$0	\$0
1226 Salt Cell - Replace	\$1,851	\$0	\$0	\$0	\$0
SYSTEMS/EQUIPMENT					
340 Plumbing - Replace/Reline/Repair	\$0	\$0	\$0	\$0	\$0
343 Plumbing & Drains - Hydrojetting	\$4,606	\$0	\$4,887	\$0	\$5,184
354 Water Heater - Replace (A)	\$0	\$0	\$0	\$18,303	\$0
354 Water Heater - Replace (B)	\$0	\$17,253	\$0	\$0	\$0
1001 Backflow Device w/Cage- Replace	\$0	\$0	\$0	\$0	\$0
1552 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
1553 Gate Operator - Replace	\$9,035	\$0	\$0	\$0	\$0
1585 Solar PV System - Replace	\$0	\$0	\$0	\$0	\$0
1701 Elevator - Modernize	\$0	\$221,051	\$0	\$0	\$0
1711 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1714 Fire Hoses - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$32,695	\$266,026	\$34,874	\$142,138	\$43,243
Ending Reserve Balance	\$805,085	\$671,955	\$773,584	\$772,330	\$874,470



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. Matthew Swain, R.S., company President, is a credentialed Reserve Specialist (#134). 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

SITE & GROUNDS

Comp #: 201 Asphalt - Resurface**Quantity: ~ 1,800 GSF**

Location: Section of alley adjacent to building

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 5,820

Worst Case: \$9,670

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 202 Asphalt - Seal/Repair**Quantity: ~ 1,800 GSF**

Location: Section of alley adjacent to building

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 853

Worst Case: \$1,350

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 506 Pool Fence/Trellis - Replace**Quantity: ~ 90 LF, 144 GSF**

Location: Surrounding pool, wood & metal mixed material construction

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 9,050

Worst Case: \$13,500

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1109 Pool Fence/Trellis - Repaint**Quantity: ~ 90 LF, 144 GSF**

Location: Surrounding pool, wood & metal mixed material construction

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 1,880

Worst Case: \$2,540

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1503 Landscape Lights - Replace**Quantity: ~ (6) Fixtures**

Location: Within landscaping

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 2,700

Worst Case: \$4,780

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

BUILDING EXTERIORS

Comp #: 503 Metal Fence/Rail- Replace**Quantity: ~ 610 LF**

Location: Exterior stairs, balcony railings & garage openings

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 40 years

Remaining Life: 13 years

Best Case: \$ 37,400

Worst Case: \$49,900

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 603 Tile Entry Walkway - Replace**Quantity: ~ 400 GSF**

Location: Entry walkway: sidewalk to lobby door

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 6,450

Worst Case: \$10,400

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 603 Tile Patio Flooring - Replace**Quantity: ~ 560 GSF**

Location: Ground floor patios adjacent to entry

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 40 years

Remaining Life: 8 years

Best Case: \$ 14,600

Worst Case: \$23,900

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 701 Lobby Entry Doors / SideLts-Replace**Quantity: (1) Set**

Location: Entry to lobby

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 40 years

Remaining Life: 18 years

Best Case: \$ 8,010

Worst Case: \$15,600

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 702 Utility Doors - Replace (A)**Quantity: ~ (2)/(13) Doors**

Location: Exterior access, including stairs, pool equipment, etc.

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 1,560

Worst Case: \$3,220

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 702 Utility Doors - Replace (B)**Quantity: ~ (11)/(13) Doors**

Location: Exterior access, including stairs, pool equipment, etc.

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 8,840

Worst Case: \$17,700

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 703 Windows / Glass Doors - Replace**Quantity: ~ (71) Frames**

Location: Common area walls (~ 50 Windows, 21 sliding glass)

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 705 Garage Door - Replace**Quantity: (1) Commercial Rollup**

Location: Parking Garage along alley

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 12,500

Worst Case: \$19,800

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1105 Garage Walls/Ceiling - Repaint**Quantity: ~ 14,300 GSF**

Location: Garage walls & ceiling

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 12,500

Worst Case: \$16,600

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1107 Metal Fence/Railings - Repaint**Quantity: ~ 610 LF**

Location: Exterior stairs, balcony railings & garage openings

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 3,560

Worst Case: \$6,250

Lower allowance

Higher allowance

Cost Source: 2020 Estimate Provided by Client,
inflated

Comp #: 1115 Stucco - Repaint/Repair**Quantity: ~ 22,200 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 13,200

Worst Case: \$20,000

Lower allowance

Higher allowance

Cost Source: 2020 Estimate provided by Client,
inflated

Comp #: 1116 Wood Surfaces - Repaint**Quantity: Moderate GSF**

Location: Local surfaces of trim, fascia

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 6 years

Remaining Life: 0 years

Best Case: \$ 3,250

Worst Case: \$5,120

Lower allowance

Higher allowance

Cost Source: 2020 Estimate provided by Client,
inflated

Comp #: 1163 Balcony Surfaces - Seal/Repair**Quantity: ~ (31) Balconies**

Location: LCE at above-grade units

Funded?: No. No access, not predictable at this time

History:

Comments: Decking systems vary in scope & schedule. No access provided to inspect decks. Anticipate funding to be incorporated once CA Civil Code 5550 inspection is completed. Provide copy of report & findings to your RS for review.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1166 Entry Stairs/Landings - Repair**Quantity: (2) Sets, (3) Flights/Set**

Location: Building exteriors along First Ave & Pennsylvania Ave

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 21,800

Worst Case: \$42,600

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1199 Elevated Structures - Inspection**Quantity: CA Civil Code 5551**

Location: Throughout site

Funded?: Yes.

History:

Comments: CA Legislation requires inspection by architect or structural engineer of load-bearing components (six feet above ground, supported entirely or substantially by wood) and associated waterproofing systems every nine years for buildings with three or more multifamily dwelling units. First inspection must be completed by 1/1/2025 with a host of requirement regarding report, notifications, sample size etc. As each property will have a different degree of time & investigation required and this is a new requirement (signed into law 8/30/2019), so general cost estimate is incorporated at this time. We encourage the association to pursue estimates for this work & report to us so actual estimates can be updated below. Once the report is prepared, we also recommend submitting copy to us for review so we can incorporate any findings on conditions of common area assets into your Reserve Study, as may be appropriate.

Costs below are for inspection only. Anticipate additional expenses to arise due to observations/findings made during inspection.

Discuss work necessary with your Reserve Specialist once report is complete to determine appropriate funding method.

Useful Life: 9 years

Remaining Life: 0 years

Best Case: \$ 12,000

Worst Case: \$15,000

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1301 Building Roof - Replace**Quantity: ~ 10,600 GSF**

Location: Rooftop of building

Funded?: Yes.

History: ~ 2003/04 installation

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 18 years

Remaining Life: 1 years

Best Case: \$ 84,800

Worst Case: \$127,200

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1312 Gutters/Downspouts - Replace**Quantity: ~ 300 LF**

Location: Perimeter of roofing

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 2,600

Worst Case: \$4,470

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1314 Skylights - Replace**Quantity: ~ (5) Skylights**

Location: Rooftop of building

Funded?: Yes.

History: ~ 2003/04 installation

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 4,260

Worst Case: \$6,970

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1506 Common Exterior Lights - Replace**Quantity: ~ (17) Fixtures**

Location: Throughout building exteriors

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 2,700

Worst Case: \$4,580

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1506 LCE Exterior Lights - Replace**Quantity: ~ (33) Fixtures**

Location: Throughout building exteriors: Limited Common Element areas

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

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1515 Garage Lights - Replace**Quantity: ~ (15) Fixtures**

Location: Throughout Garage

Funded?: Yes.

History: Replaced in 2019

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 1,040

Worst Case: \$1,460

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

BUILDING INTERIORS

Comp #: 503 Stair Railings - Replace**Quantity: ~ 52 LF**

Location: Interior Stairs

Funded?: No. The useful life of this component extends past the scope of this report. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 601 Carpet - Replace**Quantity: ~ 285 GSY**

Location: Corridors on floors 1 - 3

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 15,600

Worst Case: \$23,900

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 603 Entry Tile Floor - Replace**Quantity: ~ 710 GSF**

Location: Lobby & accents within corridors

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 30 years

Remaining Life: 8 years

Best Case: \$ 13,500

Worst Case: \$18,700

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 704 Interior Doors - Replace**Quantity: ~ (7) Doors**

Location: Stairs & Trash chute rooms

Funded?: No. The useful life of this component extends past the scope of this report. No Reserve funding allocated.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 904 Furniture - Replace**Quantity: ~ (27) Pieces**

Location: Clubhouse

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 15,600

Worst Case: \$20,800

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 992 Mailboxes - Replace**Quantity: (1) Set, wall-mount**

Location: Within common interiors

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 1,980

Worst Case: \$2,600

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1110 Corridor Ceilings/Walls - Repaint**Quantity: ~ 8,850 GSF**

Location: Doors, Trim, Hallways & Stairs

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 8,010

Worst Case: \$11,400

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1118 Interior Stairwell - Repaint**Quantity: ~ 3,320 GSF, + 52 LF**

Location: Flooring, Walls, ceilings, Railings

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 3,430

Worst Case: \$4,680

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1507 Interior Lights - Replace**Quantity: ~ (44) Fixtures**

Location: Throughout common corridors & stairs

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 8,320

Worst Case: \$11,400

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1704 Elevator Cab - Remodel**Quantity: (1) Cab**

Location: Interiors of Elevator

Funded?: Yes.

History: Modernized in 2018

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 7,490

Worst Case: \$12,500

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

RECREATION & FITNESS

Comp #: 903 Fitness Equipment - Replace**Quantity: ~ (4) Pieces**

Location: Fitness Studio

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 4,260

Worst Case: \$6,970

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 912 Fitness/Bathroom - Remodel**Quantity: ~ 216 GSF Room**

Location: Garage level

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 5,410

Worst Case: \$9,150

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 957 Outdoor Grill - Replace**Quantity: (1) Charbroil Advantage**

Location: Pool Deck

Funded?: No. The project cost estimate is below a minimum threshold. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 996 Patio Furniture - Replace**Quantity: ~ (25) Pieces**

Location: Pool Deck

Funded?: Yes.

History: Replaced in 2020, \$4,200

Comments: Cost updated to reflect amount paid for new set in 2020, life cycle reset based on reports of replacement.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 4,160

Worst Case: \$4,580

Lower allowance

Higher allowance

Cost Source: Client Cost History

Comp #: 1201 Pool Deck - Repair**Quantity: ~ 1,220 GSF**

Location: Deck surrounding pool

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 5,200

Worst Case: \$6,550

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1202 Pool - Resurface**Quantity: ~ 520 GSF**

Location: Recreation Deck

Funded?: Yes.

History: ~ 2008/09 resurface

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 7,280

Worst Case: \$10,400

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1206 Pool Filter - Replace**Quantity: (1) Pentair FNSP 60**

Location: Pool Equipment Room

Funded?: Yes.

History: 2008 date noted

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 967

Worst Case: \$1,350

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1208 Pool Heater - Replace**Quantity: (1) 266k BTU Raypak**

Location: Pool Equipment Room

Funded?: Yes.

History: 2018 replacement reported

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 2,600

Worst Case: \$3,120

Lower allowance

Higher allowance

Cost Source: Client Cost History (\$2,650 in 2018)

Comp #: 1210 Pool Pump - Replace**Quantity: (1) Variable Speed Pump**

Location: Pool Equipment Room

Funded?: Yes.

History: 2010 Date noted

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 1,020

Worst Case: \$1,460

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1214 Pool Deck Mastic - Replace**Quantity: ~ 91 LF**

Location: Perimeter of pool

Funded?: No. Too small for Reserve designation.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1225 Pool Coping/Tile - Replace**Quantity: ~ 91 LF**

Location: Perimeter of pool

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 8 years

Best Case: \$ 4,370

Worst Case: \$6,860

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1226 Salt Cell - Replace**Quantity: (1) Pentair**

Location: Pool Equipment Room

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 801

Worst Case: \$967

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

SYSTEMS/EQUIPMENT

Comp #: 340 Plumbing - Replace/Reline/Repair

Quantity: Extensive System

Location: Throughout association

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 32,200

Worst Case: \$54,100

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 342 Circulation Pumps - Replace

Quantity: (1) Circulation pump

Location: Utility room within fitness area of garage

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 343 Plumbing & Drains - Hydrojetting

Quantity: Plumbing Lines

Location: Throughout site

Funded?: Yes.

History:

Comments:

Useful Life: 2 years

Remaining Life: 1 years

Best Case: \$ 2,000

Worst Case: \$2,400

Lower allowance

Higher allowance

Cost Source: Client Cost History

Comp #: 354 Water Heater - Replace (A)

Quantity: (1) 275k BTU, 100 gal

Location: Utility room within fitness area of garage

Funded?: Yes.

History: Replaced in 2020, \$7,689

Comments: Cost increased to reflect current market pricing, life cycle reset based on reports of replacement.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 7,280

Worst Case: \$8,720

Lower allowance

Higher allowance

Cost Source: Client Cost History

Comp #: 354 Water Heater - Replace (B)

Quantity: (1) 199k BTU, 100 gal

Location: Utility room within fitness area of garage

Funded?: Yes.

History: 2018 build date noted

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 7,280

Worst Case: \$8,720

Lower allowance

Higher allowance

Cost Source: Client Cost History

Comp #: 1001 Backflow Device w/Cage- Replace

Quantity: (1) 2-in Backflow w/cage

Location: Within landscaping along First Ave

Funded?: Yes.

History: ~ 2003/04 installation

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 2,180

Worst Case: \$3,740

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1005 Irrigation System - Repair/Replace**Quantity: Moderate System**

Location: Local areas throughout association

Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1552 Intercom - Replace**Quantity: (1) DKS**

Location: Entry Lobby

Funded?: Yes.

History: Replaced in 2017

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 12 years

Remaining Life: 7 years

Best Case: \$ 3,740

Worst Case: \$5,300

Lower allowance

Higher allowance

Cost Source: Client Cost History, plus Inflation
(\$3,992 in 2017)

Comp #: 1553 Gate Operator - Replace**Quantity: (1) LiftMaster Operator**

Location: Garage Entry/Exit Gate

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 3,220

Worst Case: \$5,410

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1585 Solar PV System - Replace**Quantity: ~ (48) Panels**

Location: Rooftop panels

Funded?: Yes.

History: 2015 installation reported

Comments:

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 52,000

Worst Case: \$69,700

Lower allowance

Higher allowance

Cost Source: Client Cost History plus Inflation
(\$50,508 in 2015)

Comp #: 1701 Elevator - Modernize**Quantity: (1) Hydraulic**

Location: Adjacent to Entry Lobby

Funded?: Yes.

History: Modernized in 2018

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 30 years

Remaining Life: 26 years

Best Case: \$ 87,000

Worst Case: \$118,000

Lower allowance

Higher allowance

Cost Source: Client Cost History plus Inflation

Comp #: 1711 Fire Alarm System - Modernize**Quantity: ~ (2) Panels**

Location: Devices throughout building, Main Panel in Mechanical Room

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 6,970

Worst Case: \$9,670

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1714 Fire Hoses - Replace**Quantity: ~ (7) Hoses**

Location: Throughout building within interior corridors, garage

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 3,740

Worst Case: \$6,030

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1715 Fire Extinguishers - Inspect/Replc**Quantity: ~ (3) Extinguishers**

Location: Throughout common corridors

Funded?: No. Too small for Reserve designation.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:
