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Update "With-Site-Visit" Reserve Study



Hudson Trace HOA Tempe, AZ

Report #: 11438-2

For Period Beginning: January 1, 2018

Expires: December 31, 2018

Date Prepared: December 11, 2017



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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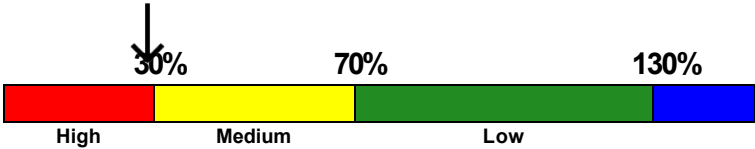
3- Minute Executive Summary

Association: Hudson Trace HOA **Assoc. #: 11438-2**
Location: Tempe, AZ **# of Units:138**
Report Period: January 1, 2018 through December 31, 2018

Findings/Recommendations as-of: January 1, 2018

Projected Starting Reserve Balance	\$212,674
Current Fully Funded Reserve Balance	\$721,135
Average Reserve Deficit (Surplus) Per Unit	\$3,685
Percent Funded	29.5 %
Recommended 2018 Monthly Reserve Contribution	\$8,000
Recommended 2018 Special Assessments for Reserves	\$207,000 (\$1,500/Unit)
Most Recent Reserve Contribution Rate	\$0

Reserves % Funded: 29.5%



Special Assessment Risk:

Economic Assumptions:

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

- This is an Update "With-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2011 Fiscal Year. We performed the site inspection on 10/26/2017.
- The Reserve expense threshold for this analysis is \$1,000, which means no expenses under that amount are funded in the Reserve Study.
- Your Reserve Fund is 29.5 % Funded. This means the Reserve Fund status is Weak, and special assessment risk is currently High.
- The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.
- Based on this starting point and anticipated future expenses, we recommend budgeting Monthly Reserve contributions of \$8,000. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).
- A special assessment of \$207,000 (\$1,500/Unit) is also recommended during 2018 to help fund repaving the asphalt and renovating the irrigation system.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
GROUNDS			
103 Concrete - Repair	4	1	\$3,500
201 Asphalt - Resurface	28	0	\$190,000
202 Asphalt - Seal/Repair	4	1	\$11,500
300 Monument - Refurbish	15	9	\$5,000
320 Pole Lights - Replace	20	9	\$102,500
325 Pole Lights - Repaint	4	0	\$7,000
404 Concrete Tables - Replace	20	0	\$12,500
520 Perimeter Walls - Paint/Repair	10	1	\$9,000
1001 Irrigation System - Refurbish	30	0	\$30,000
1005 Landscape - Refurbish	3	0	\$7,000
1020 Drywells - Inspect/Clean	5	4	\$4,000
BUILDINGS			
323 Security Lights - Replace	20	9	\$16,000
324 Wall Lights - Replace	30	8	\$22,500
360 Unit Number Tiles - Replace	30	0	\$10,000
706 Garage Door Trim - Replace	30	0	\$25,000
910 Stairwells - Refurbish	2	0	\$4,500
950 Landing Decks - Resurface	4	0	\$28,000
960 Landing Decks - Seal/Repair	1	0	\$4,000
1113 Stair Rails/Stringers - Repaint	5	3	\$11,000
1115 Stucco Surfaces - Repaint	10	2	\$115,000
1116 Wood Trim - Repaint	5	0	\$30,000
1118 Wood Trim - Repair	5	0	\$10,000
1301 Flat Roofs - Replace	18	9	\$33,500
1304 Tile Roofs - Refurbish (A)	30	20	\$185,000
1304 Tile Roofs - Refurbish (B)	30	26	\$185,000
RECREATION AREA			
303 HVAC Unit - Replace	15	4	\$5,000
503 Metal Fence - Replace	25	14	\$7,000
510 Metal Fence - Repaint	5	3	\$1,000
550 Trellis - Replace	20	11	\$7,600
560 Trellis - Repaint	5	3	\$1,200
901 Carpet Floor - Replace	12	9	\$2,100
915 Exercise Equipment - Replace	10	6	\$12,500
930 Restrooms - Remodel	25	4	\$12,500
1200 Pool Deck - Resurface	16	15	\$14,000
1201 Pool Deck - Seal/Repair	4	3	\$3,000
1202 Pools - Resurface	20	9	\$25,000
1203 Spa - Resurface	15	2	\$4,000
1204 Pool Furniture - Replace	8	0	\$3,500
1207 Pool Filter - Replace (A)	15	8	\$1,100
1207 Pool Filter - Replace (B)	15	0	\$1,100
1207 Spa Filter - Replace	15	0	\$1,100
1208 Spa Heater - Replace	10	2	\$2,750
1210 Pool/Spa Pumps - Replace	12	0	\$5,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
43 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 With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard 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?



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 the site visit on 10/26/2017, we started by meeting with Board President Mr. Evan Serie. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and are planned in the near future. After the meeting, we visually inspected the common areas.

Please see the Component Details Appendix at the end of this report for a detailed look at each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all of these expenses will take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of expenses to shift and the size of the 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 chart below summarizes the projected future expenses at your association as defined by the Reserve Component List. A summary of these components is shown in the Component Details Table, while a summary of the expenses themselves is shown in the 30-yr Expense Summary Table.

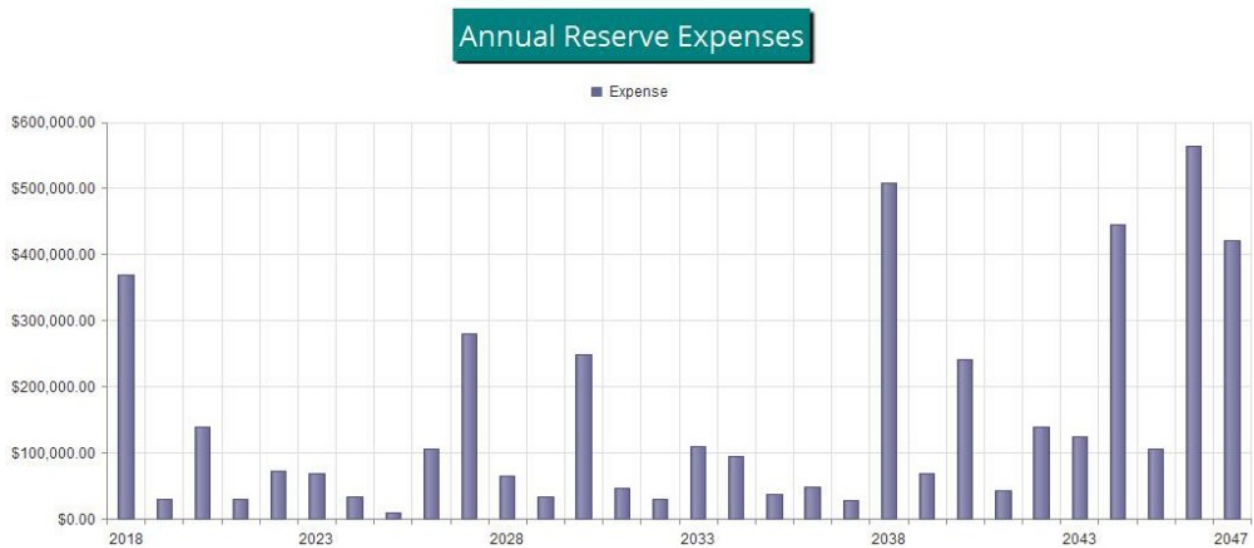


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$212,674 as-of the start of your fiscal year on 1/1/2018. This is based on your actual balance of \$212,674 on 7/31/2017 and anticipated Reserve contributions projected through the end of your Fiscal Year. As of 1/1/2018, your Fully Funded Balance is computed to be \$721,135. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 29.5 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$8,000 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

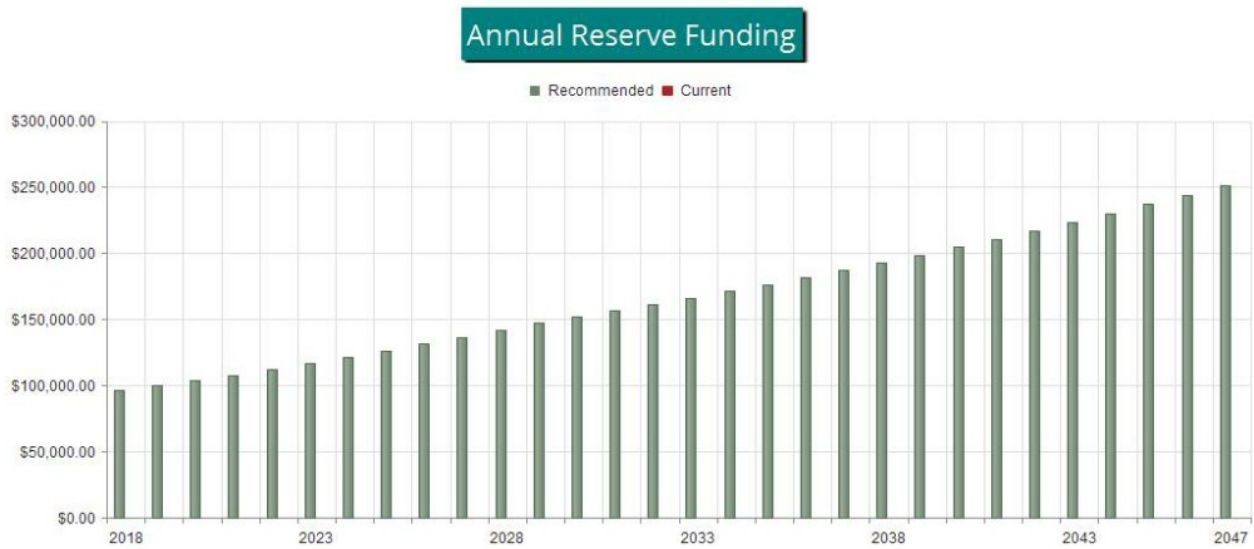


Figure 2

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

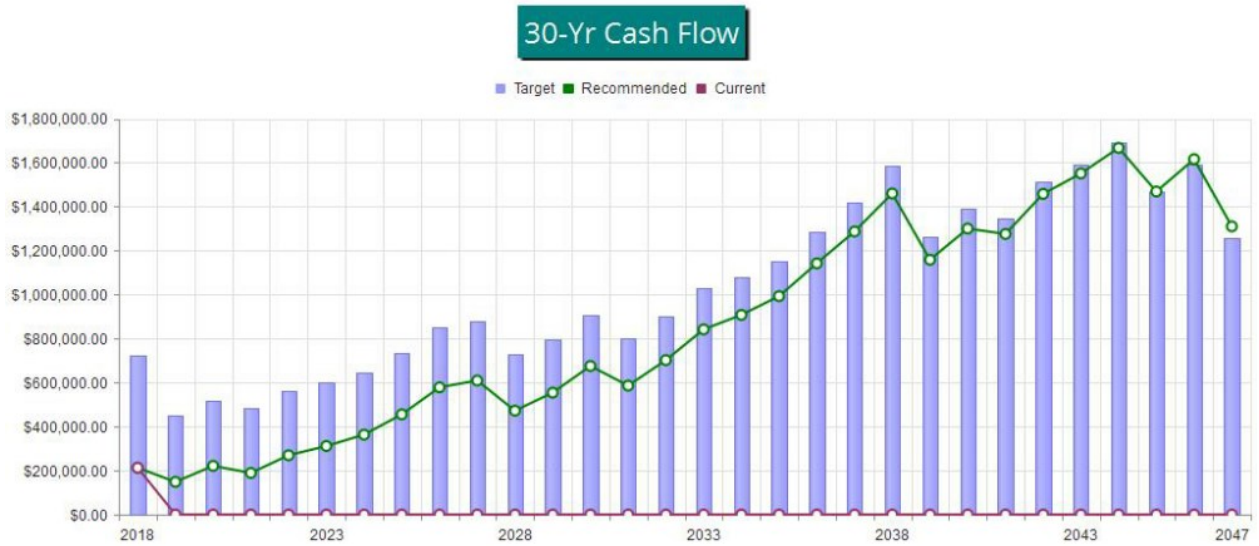


Figure 3

This chart 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-year Funding Plan.



Figure 4

Table Descriptions

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

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

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

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

Reserve Component List Detail

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# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
GROUNDS						
103	Concrete - Repair	Numerous Sq Ft	4	1	\$3,000	\$4,000
201	Asphalt - Resurface	Approx 91,200 Sq Ft	28	0	\$170,000	\$210,000
202	Asphalt - Seal/Repair	Approx 91,200 Sq Ft	4	1	\$10,000	\$13,000
300	Monument - Refurbish	(1) Monument	15	9	\$4,000	\$6,000
320	Pole Lights - Replace	(45) Pole Lights	20	9	\$90,000	\$115,000
325	Pole Lights - Repaint	(45) Pole Lights	4	0	\$6,000	\$8,000
404	Concrete Tables - Replace	(8) Sets	20	0	\$10,000	\$15,000
520	Perimeter Walls - Paint/Repair	Approx 21,300 Sq Ft	10	1	\$8,000	\$10,000
1001	Irrigation System - Refurbish	Lines, Valves, Etc.	30	0	\$26,000	\$34,000
1005	Landscape - Refurbish	Numerous Sq Ft	3	0	\$6,000	\$8,000
1020	Drywells - Inspect/Clean	(4) Drywells	5	4	\$3,000	\$5,000
BUILDINGS						
323	Security Lights - Replace	(12) Lights	20	9	\$14,000	\$18,000
324	Wall Lights - Replace	Approx (280) Lights	30	8	\$20,000	\$25,000
360	Unit Number Tiles - Replace	(138) Units	30	0	\$9,000	\$11,000
706	Garage Door Trim - Replace	(138) Garage Doors	30	0	\$22,000	\$28,000
910	Stairwells - Refurbish	(4) of (46) Stairwells	2	0	\$4,000	\$5,000
950	Landing Decks - Resurface	(64) Decks: 9,900 Sq Ft	4	0	\$25,000	\$31,000
960	Landing Decks - Seal/Repair	(64) Decks: 9,900 Sq Ft	1	0	\$3,000	\$5,000
1113	Stair Rails/Stringers - Repaint	Approx 5,300 LF	5	3	\$10,000	\$12,000
1115	Stucco Surfaces - Repaint	Approx 200,000 Sq Ft	10	2	\$100,000	\$130,000
1116	Wood Trim - Repaint	Fascia, Trellises, Doors	5	0	\$26,000	\$34,000
1118	Wood Trim - Repair	Fascia & Trellises	5	0	\$8,000	\$12,000
1301	Flat Roofs - Replace	Approx 6,700 Sq Ft	18	9	\$30,000	\$37,000
1304	Tile Roofs - Refurbish (A)	50% of 113,400 Sq Ft	30	20	\$160,000	\$210,000
1304	Tile Roofs - Refurbish (B)	50% of 113,400 Sq Ft	30	26	\$160,000	\$210,000
RECREATION AREA						
303	HVAC Unit - Replace	(1) Goodman, 3-Ton	15	4	\$4,000	\$6,000
503	Metal Fence - Replace	Approx 165 LF	25	14	\$6,000	\$8,000
510	Metal Fence - Repaint	Approx 165 LF	5	3	\$900	\$1,100
550	Trellis - Replace	Approx 400 Sq Ft	20	11	\$6,800	\$8,400
560	Trellis - Repaint	Approx 400 Sq Ft	5	3	\$1,000	\$1,400
901	Carpet Floor - Replace	Approx 60 Sq Yds	12	9	\$1,900	\$2,300
915	Exercise Equipment - Replace	(4) Assorted Pieces	10	6	\$10,000	\$15,000
930	Restrooms - Remodel	(2) Restrooms	25	4	\$10,000	\$15,000
1200	Pool Deck - Resurface	Approx 1,800 Sq Ft	16	15	\$12,000	\$16,000
1201	Pool Deck - Seal/Repair	Approx 1,800 Sq Ft	4	3	\$2,600	\$3,400
1202	Pools - Resurface	(2) Pools, ~215 LF	20	9	\$22,000	\$28,000
1203	Spa - Resurface	(1) Spa, ~35 LF	15	2	\$3,000	\$5,000
1204	Pool Furniture - Replace	(11) Assorted Pieces	8	0	\$3,000	\$4,000
1207	Pool Filter - Replace (A)	(1) TR-60	15	8	\$1,000	\$1,200
1207	Pool Filter - Replace (B)	(1) TR-60	15	0	\$1,000	\$1,200
1207	Spa Filter - Replace	(1) TR-60	15	0	\$1,000	\$1,200
1208	Spa Heater - Replace	(1) Raypak 266,000 BTU	10	2	\$2,500	\$3,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
1210	Pool/Spa Pumps - Replace	(5) Pumps	12	0	\$5,000	\$6,000
43	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
GROUNDS								
103	Concrete - Repair	\$3,500	X	3	/	4	=	\$2,625
201	Asphalt - Resurface	\$190,000	X	28	/	28	=	\$190,000
202	Asphalt - Seal/Repair	\$11,500	X	3	/	4	=	\$8,625
300	Monument - Refurbish	\$5,000	X	6	/	15	=	\$2,000
320	Pole Lights - Replace	\$102,500	X	11	/	20	=	\$56,375
325	Pole Lights - Repaint	\$7,000	X	4	/	4	=	\$7,000
404	Concrete Tables - Replace	\$12,500	X	20	/	20	=	\$12,500
520	Perimeter Walls - Paint/Repair	\$9,000	X	9	/	10	=	\$8,100
1001	Irrigation System - Refurbish	\$30,000	X	30	/	30	=	\$30,000
1005	Landscape - Refurbish	\$7,000	X	3	/	3	=	\$7,000
1020	Drywells - Inspect/Clean	\$4,000	X	1	/	5	=	\$800
BUILDINGS								
323	Security Lights - Replace	\$16,000	X	11	/	20	=	\$8,800
324	Wall Lights - Replace	\$22,500	X	22	/	30	=	\$16,500
360	Unit Number Tiles - Replace	\$10,000	X	30	/	30	=	\$10,000
706	Garage Door Trim - Replace	\$25,000	X	30	/	30	=	\$25,000
910	Stairwells - Refurbish	\$4,500	X	2	/	2	=	\$4,500
950	Landing Decks - Resurface	\$28,000	X	4	/	4	=	\$28,000
960	Landing Decks - Seal/Repair	\$4,000	X	1	/	1	=	\$4,000
1113	Stair Rails/Stringers - Repaint	\$11,000	X	2	/	5	=	\$4,400
1115	Stucco Surfaces - Repaint	\$115,000	X	8	/	10	=	\$92,000
1116	Wood Trim - Repaint	\$30,000	X	5	/	5	=	\$30,000
1118	Wood Trim - Repair	\$10,000	X	5	/	5	=	\$10,000
1301	Flat Roofs - Replace	\$33,500	X	9	/	18	=	\$16,750
1304	Tile Roofs - Refurbish (A)	\$185,000	X	10	/	30	=	\$61,667
1304	Tile Roofs - Refurbish (B)	\$185,000	X	4	/	30	=	\$24,667
RECREATION AREA								
303	HVAC Unit - Replace	\$5,000	X	11	/	15	=	\$3,667
503	Metal Fence - Replace	\$7,000	X	11	/	25	=	\$3,080
510	Metal Fence - Repaint	\$1,000	X	2	/	5	=	\$400
550	Trellis - Replace	\$7,600	X	9	/	20	=	\$3,420
560	Trellis - Repaint	\$1,200	X	2	/	5	=	\$480
901	Carpet Floor - Replace	\$2,100	X	3	/	12	=	\$525
915	Exercise Equipment - Replace	\$12,500	X	4	/	10	=	\$5,000
930	Restrooms - Remodel	\$12,500	X	21	/	25	=	\$10,500
1200	Pool Deck - Resurface	\$14,000	X	1	/	16	=	\$875
1201	Pool Deck - Seal/Repair	\$3,000	X	1	/	4	=	\$750
1202	Pools - Resurface	\$25,000	X	11	/	20	=	\$13,750
1203	Spa - Resurface	\$4,000	X	13	/	15	=	\$3,467
1204	Pool Furniture - Replace	\$3,500	X	8	/	8	=	\$3,500
1207	Pool Filter - Replace (A)	\$1,100	X	7	/	15	=	\$513
1207	Pool Filter - Replace (B)	\$1,100	X	15	/	15	=	\$1,100
1207	Spa Filter - Replace	\$1,100	X	15	/	15	=	\$1,100
1208	Spa Heater - Replace	\$2,750	X	8	/	10	=	\$2,200

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1210	Pool/Spa Pumps - Replace	\$5,500	X	12	/	12	=	\$5,500
								\$721,135

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
GROUNDS					
103	Concrete - Repair	4	\$3,500	\$875	1.05 %
201	Asphalt - Resurface	28	\$190,000	\$6,786	8.16 %
202	Asphalt - Seal/Repair	4	\$11,500	\$2,875	3.46 %
300	Monument - Refurbish	15	\$5,000	\$333	0.40 %
320	Pole Lights - Replace	20	\$102,500	\$5,125	6.16 %
325	Pole Lights - Repaint	4	\$7,000	\$1,750	2.10 %
404	Concrete Tables - Replace	20	\$12,500	\$625	0.75 %
520	Perimeter Walls - Paint/Repair	10	\$9,000	\$900	1.08 %
1001	Irrigation System - Refurbish	30	\$30,000	\$1,000	1.20 %
1005	Landscape - Refurbish	3	\$7,000	\$2,333	2.81 %
1020	Drywells - Inspect/Clean	5	\$4,000	\$800	0.96 %
BUILDINGS					
323	Security Lights - Replace	20	\$16,000	\$800	0.96 %
324	Wall Lights - Replace	30	\$22,500	\$750	0.90 %
360	Unit Number Tiles - Replace	30	\$10,000	\$333	0.40 %
706	Garage Door Trim - Replace	30	\$25,000	\$833	1.00 %
910	Stairwells - Refurbish	2	\$4,500	\$2,250	2.71 %
950	Landing Decks - Resurface	4	\$28,000	\$7,000	8.42 %
960	Landing Decks - Seal/Repair	1	\$4,000	\$4,000	4.81 %
1113	Stair Rails/Stringers - Repaint	5	\$11,000	\$2,200	2.65 %
1115	Stucco Surfaces - Repaint	10	\$115,000	\$11,500	13.83 %
1116	Wood Trim - Repaint	5	\$30,000	\$6,000	7.22 %
1118	Wood Trim - Repair	5	\$10,000	\$2,000	2.41 %
1301	Flat Roofs - Replace	18	\$33,500	\$1,861	2.24 %
1304	Tile Roofs - Refurbish (A)	30	\$185,000	\$6,167	7.42 %
1304	Tile Roofs - Refurbish (B)	30	\$185,000	\$6,167	7.42 %
RECREATION AREA					
303	HVAC Unit - Replace	15	\$5,000	\$333	0.40 %
503	Metal Fence - Replace	25	\$7,000	\$280	0.34 %
510	Metal Fence - Repaint	5	\$1,000	\$200	0.24 %
550	Trellis - Replace	20	\$7,600	\$380	0.46 %
560	Trellis - Repaint	5	\$1,200	\$240	0.29 %
901	Carpet Floor - Replace	12	\$2,100	\$175	0.21 %
915	Exercise Equipment - Replace	10	\$12,500	\$1,250	1.50 %
930	Restrooms - Remodel	25	\$12,500	\$500	0.60 %
1200	Pool Deck - Resurface	16	\$14,000	\$875	1.05 %
1201	Pool Deck - Seal/Repair	4	\$3,000	\$750	0.90 %
1202	Pools - Resurface	20	\$25,000	\$1,250	1.50 %
1203	Spa - Resurface	15	\$4,000	\$267	0.32 %
1204	Pool Furniture - Replace	8	\$3,500	\$438	0.53 %
1207	Pool Filter - Replace (A)	15	\$1,100	\$73	0.09 %
1207	Pool Filter - Replace (B)	15	\$1,100	\$73	0.09 %
1207	Spa Filter - Replace	15	\$1,100	\$73	0.09 %
1208	Spa Heater - Replace	10	\$2,750	\$275	0.33 %
1210	Pool/Spa Pumps - Replace	12	\$5,500	\$458	0.55 %

43 Total Funded Components

\$83,154

100.00 %

30-Year Reserve Plan Summary

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WSV

Fiscal Year Start: 2018

Interest:

1.00 %

Inflation:

3.00 %

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

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2018	\$212,674	\$721,135	29.5 %	High	0.00 %	\$96,000	\$207,000	\$1,804	\$369,200
2019	\$148,278	\$448,142	33.1 %	Medium	4.00 %	\$99,840	\$0	\$1,846	\$28,840
2020	\$221,124	\$520,099	42.5 %	Medium	4.00 %	\$103,834	\$0	\$2,049	\$138,182
2021	\$188,824	\$484,240	39.0 %	Medium	4.00 %	\$107,987	\$0	\$2,290	\$29,722
2022	\$269,379	\$561,744	48.0 %	Medium	4.00 %	\$112,306	\$0	\$2,903	\$73,158
2023	\$311,430	\$599,642	51.9 %	Medium	4.00 %	\$116,799	\$0	\$3,372	\$68,397
2024	\$363,204	\$646,473	56.2 %	Medium	4.00 %	\$121,471	\$0	\$4,091	\$33,433
2025	\$455,332	\$733,700	62.1 %	Medium	4.00 %	\$126,329	\$0	\$5,166	\$8,609
2026	\$578,218	\$852,181	67.9 %	Medium	4.00 %	\$131,383	\$0	\$5,935	\$106,155
2027	\$609,380	\$876,904	69.5 %	Medium	4.00 %	\$136,638	\$0	\$5,405	\$279,352
2028	\$472,071	\$727,231	64.9 %	Medium	4.00 %	\$142,103	\$0	\$5,129	\$65,180
2029	\$554,124	\$797,018	69.5 %	Medium	4.00 %	\$147,788	\$0	\$6,145	\$32,668
2030	\$675,388	\$905,839	74.6 %	Low	3.00 %	\$152,221	\$0	\$6,305	\$247,726
2031	\$586,189	\$799,971	73.3 %	Low	3.00 %	\$156,788	\$0	\$6,439	\$47,287
2032	\$702,129	\$901,043	77.9 %	Low	3.00 %	\$161,491	\$0	\$7,717	\$29,495
2033	\$841,841	\$1,027,246	82.0 %	Low	3.00 %	\$166,336	\$0	\$8,743	\$109,369
2034	\$907,551	\$1,078,851	84.1 %	Low	3.00 %	\$171,326	\$0	\$9,498	\$95,480
2035	\$992,896	\$1,150,313	86.3 %	Low	3.00 %	\$176,466	\$0	\$10,670	\$38,015
2036	\$1,142,017	\$1,287,232	88.7 %	Low	3.00 %	\$181,760	\$0	\$12,140	\$48,860
2037	\$1,287,057	\$1,421,334	90.6 %	Low	3.00 %	\$187,213	\$0	\$13,729	\$28,056
2038	\$1,459,943	\$1,585,263	92.1 %	Low	3.00 %	\$192,829	\$0	\$13,086	\$507,517
2039	\$1,158,341	\$1,264,769	91.6 %	Low	3.00 %	\$198,614	\$0	\$12,288	\$69,017
2040	\$1,300,226	\$1,390,957	93.5 %	Low	3.00 %	\$204,573	\$0	\$12,874	\$241,908
2041	\$1,275,765	\$1,347,633	94.7 %	Low	3.00 %	\$210,710	\$0	\$13,664	\$42,037
2042	\$1,458,101	\$1,513,799	96.3 %	Low	3.00 %	\$217,031	\$0	\$15,039	\$139,246
2043	\$1,550,924	\$1,589,896	97.5 %	Low	3.00 %	\$223,542	\$0	\$16,083	\$123,533
2044	\$1,667,016	\$1,689,684	98.7 %	Low	3.00 %	\$230,248	\$0	\$15,672	\$444,258
2045	\$1,468,678	\$1,467,499	100.1 %	Low	3.00 %	\$237,156	\$0	\$15,416	\$105,511
2046	\$1,615,738	\$1,593,098	101.4 %	Low	3.00 %	\$244,270	\$0	\$14,623	\$564,432
2047	\$1,310,200	\$1,255,485	104.4 %	Low	3.00 %	\$251,598	\$0	\$12,307	\$421,825

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

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WSV

Fiscal Year	2018	2019	2020	2021	2022
Starting Reserve Balance	\$212,674	\$148,278	\$221,124	\$188,824	\$269,379
Annual Reserve Contribution	\$96,000	\$99,840	\$103,834	\$107,987	\$112,306
Recommended Special Assessments	\$207,000	\$0	\$0	\$0	\$0
Interest Earnings	\$1,804	\$1,846	\$2,049	\$2,290	\$2,903
Total Income	\$517,478	\$249,964	\$327,007	\$299,101	\$384,589
# Component					
GROUPS					
103 Concrete - Repair	\$0	\$3,605	\$0	\$0	\$0
201 Asphalt - Resurface	\$190,000	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$11,845	\$0	\$0	\$0
300 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Pole Lights - Repaint	\$7,000	\$0	\$0	\$0	\$7,879
404 Concrete Tables - Replace	\$12,500	\$0	\$0	\$0	\$0
520 Perimeter Walls - Paint/Repair	\$0	\$9,270	\$0	\$0	\$0
1001 Irrigation System - Refurbish	\$30,000	\$0	\$0	\$0	\$0
1005 Landscape - Refurbish	\$7,000	\$0	\$0	\$7,649	\$0
1020 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$4,502
BUILDINGS					
323 Security Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
360 Unit Number Tiles - Replace	\$10,000	\$0	\$0	\$0	\$0
706 Garage Door Trim - Replace	\$25,000	\$0	\$0	\$0	\$0
910 Stairwells - Refurbish	\$4,500	\$0	\$4,774	\$0	\$5,065
950 Landing Decks - Resurface	\$28,000	\$0	\$0	\$0	\$31,514
960 Landing Decks - Seal/Repair	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502
1113 Stair Rails/Stringers - Repair	\$0	\$0	\$0	\$12,020	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$122,004	\$0	\$0
1116 Wood Trim - Repaint	\$30,000	\$0	\$0	\$0	\$0
1118 Wood Trim - Repair	\$10,000	\$0	\$0	\$0	\$0
1301 Flat Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish (B)	\$0	\$0	\$0	\$0	\$0
RECREATION AREA					
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$5,628
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Repaint	\$0	\$0	\$0	\$1,093	\$0
550 Trellis - Replace	\$0	\$0	\$0	\$0	\$0
560 Trellis - Repaint	\$0	\$0	\$0	\$1,311	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
915 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
930 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$14,069
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$3,278	\$0
1202 Pools - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$4,244	\$0	\$0
1204 Pool Furniture - Replace	\$3,500	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace (B)	\$1,100	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$1,100	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$2,917	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$5,500	\$0	\$0	\$0	\$0
Total Expenses	\$369,200	\$28,840	\$138,182	\$29,722	\$73,158
Ending Reserve Balance	\$148,278	\$221,124	\$188,824	\$269,379	\$311,430

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$311,430	\$363,204	\$455,332	\$578,218	\$609,380
Annual Reserve Contribution	\$116,799	\$121,471	\$126,329	\$131,383	\$136,638
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,372	\$4,091	\$5,166	\$5,935	\$5,405
Total Income	\$431,601	\$488,765	\$586,827	\$715,536	\$751,423
# Component					
GROUNDS					
103 Concrete - Repair	\$4,057	\$0	\$0	\$0	\$4,567
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$13,332	\$0	\$0	\$0	\$15,005
300 Monument - Refurbish	\$0	\$0	\$0	\$0	\$6,524
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$133,739
325 Pole Lights - Repaint	\$0	\$0	\$0	\$8,867	\$0
404 Concrete Tables - Replace	\$0	\$0	\$0	\$0	\$0
520 Perimeter Walls - Paint/Repair	\$0	\$0	\$0	\$0	\$0
1001 Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0
1005 Landscape - Refurbish	\$0	\$8,358	\$0	\$0	\$9,133
1020 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$5,219
BUILDINGS					
323 Security Lights - Replace	\$0	\$0	\$0	\$0	\$20,876
324 Wall Lights - Replace	\$0	\$0	\$0	\$28,502	\$0
360 Unit Number Tiles - Replace	\$0	\$0	\$0	\$0	\$0
706 Garage Door Trim - Replace	\$0	\$0	\$0	\$0	\$0
910 Stairwells - Refurbish	\$0	\$5,373	\$0	\$5,700	\$0
950 Landing Decks - Resurface	\$0	\$0	\$0	\$35,470	\$0
960 Landing Decks - Seal/Repair	\$4,637	\$4,776	\$4,919	\$5,067	\$5,219
1113 Stair Rails/Stringers - Repaint	\$0	\$0	\$0	\$13,934	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trim - Repaint	\$34,778	\$0	\$0	\$0	\$0
1118 Wood Trim - Repair	\$11,593	\$0	\$0	\$0	\$0
1301 Flat Roofs - Replace	\$0	\$0	\$0	\$0	\$43,710
1304 Tile Roofs - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish (B)	\$0	\$0	\$0	\$0	\$0
RECREATION AREA					
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Repaint	\$0	\$0	\$0	\$1,267	\$0
550 Trellis - Replace	\$0	\$0	\$0	\$0	\$0
560 Trellis - Repaint	\$0	\$0	\$0	\$1,520	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$2,740
915 Exercise Equipment - Replace	\$0	\$14,926	\$0	\$0	\$0
930 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$3,690	\$0	\$0
1202 Pools - Resurface	\$0	\$0	\$0	\$0	\$32,619
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$4,434	\$0
1207 Pool Filter - Replace (A)	\$0	\$0	\$0	\$1,393	\$0
1207 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$68,397	\$33,433	\$8,609	\$106,155	\$279,352
Ending Reserve Balance	\$363,204	\$455,332	\$578,218	\$609,380	\$472,071

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$472,071	\$554,124	\$675,388	\$586,189	\$702,129
Annual Reserve Contribution	\$142,103	\$147,788	\$152,221	\$156,788	\$161,491
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,129	\$6,145	\$6,305	\$6,439	\$7,717
Total Income	\$619,304	\$708,056	\$833,915	\$749,415	\$871,337
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$0	\$0	\$5,140	\$0
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$16,888	\$0
300 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Pole Lights - Repaint	\$0	\$0	\$9,980	\$0	\$0
404 Concrete Tables - Replace	\$0	\$0	\$0	\$0	\$0
520 Perimeter Walls - Paint/Repair	\$0	\$12,458	\$0	\$0	\$0
1001 Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0
1005 Landscape - Refurbish	\$0	\$0	\$9,980	\$0	\$0
1020 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$6,050
BUILDINGS					
323 Security Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
360 Unit Number Tiles - Replace	\$0	\$0	\$0	\$0	\$0
706 Garage Door Trim - Replace	\$0	\$0	\$0	\$0	\$0
910 Stairwells - Refurbish	\$6,048	\$0	\$6,416	\$0	\$6,807
950 Landing Decks - Resurface	\$0	\$0	\$39,921	\$0	\$0
960 Landing Decks - Seal/Repair	\$5,376	\$5,537	\$5,703	\$5,874	\$6,050
1113 Stair Rails/Stringers - Repaint	\$0	\$0	\$0	\$16,154	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$163,963	\$0	\$0
1116 Wood Trim - Repaint	\$40,317	\$0	\$0	\$0	\$0
1118 Wood Trim - Repair	\$13,439	\$0	\$0	\$0	\$0
1301 Flat Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish (B)	\$0	\$0	\$0	\$0	\$0
RECREATION AREA					
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$10,588
510 Metal Fence - Repaint	\$0	\$0	\$0	\$1,469	\$0
550 Trellis - Replace	\$0	\$10,520	\$0	\$0	\$0
560 Trellis - Repaint	\$0	\$0	\$0	\$1,762	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
915 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
930 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$4,153	\$0	\$0	\$0
1202 Pools - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$3,921	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$7,842	\$0	\$0
Total Expenses	\$65,180	\$32,668	\$247,726	\$47,287	\$29,495
Ending Reserve Balance	\$554,124	\$675,388	\$586,189	\$702,129	\$841,841

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$841,841	\$907,551	\$992,896	\$1,142,017	\$1,287,057
Annual Reserve Contribution	\$166,336	\$171,326	\$176,466	\$181,760	\$187,213
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,743	\$9,498	\$10,670	\$12,140	\$13,729
Total Income	\$1,016,921	\$1,088,376	\$1,180,032	\$1,335,917	\$1,487,999
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$0	\$5,785	\$0	\$0
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$19,008	\$0	\$0
300 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Pole Lights - Repaint	\$0	\$11,233	\$0	\$0	\$0
404 Concrete Tables - Replace	\$0	\$0	\$0	\$0	\$0
520 Perimeter Walls - Paint/Repair	\$0	\$0	\$0	\$0	\$0
1001 Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0
1005 Landscape - Refurbish	\$10,906	\$0	\$0	\$11,917	\$0
1020 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$7,014
BUILDINGS					
323 Security Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
360 Unit Number Tiles - Replace	\$0	\$0	\$0	\$0	\$0
706 Garage Door Trim - Replace	\$0	\$0	\$0	\$0	\$0
910 Stairwells - Refurbish	\$0	\$7,221	\$0	\$7,661	\$0
950 Landing Decks - Resurface	\$0	\$44,932	\$0	\$0	\$0
960 Landing Decks - Seal/Repair	\$6,232	\$6,419	\$6,611	\$6,810	\$7,014
1113 Stair Rails/Stringers - Repaint	\$0	\$0	\$0	\$18,727	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trim - Repaint	\$46,739	\$0	\$0	\$0	\$0
1118 Wood Trim - Repair	\$15,580	\$0	\$0	\$0	\$0
1301 Flat Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish (B)	\$0	\$0	\$0	\$0	\$0
RECREATION AREA					
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$8,768
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Repaint	\$0	\$0	\$0	\$1,702	\$0
550 Trellis - Replace	\$0	\$0	\$0	\$0	\$0
560 Trellis - Repaint	\$0	\$0	\$0	\$2,043	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
915 Exercise Equipment - Replace	\$0	\$20,059	\$0	\$0	\$0
930 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$21,812	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$4,674	\$0	\$0	\$0	\$5,261
1202 Pools - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$6,611	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$5,616	\$0	\$0	\$0
1207 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace (B)	\$1,714	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$1,714	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$109,369	\$95,480	\$38,015	\$48,860	\$28,056
Ending Reserve Balance	\$907,551	\$992,896	\$1,142,017	\$1,287,057	\$1,459,943

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$1,459,943	\$1,158,341	\$1,300,226	\$1,275,765	\$1,458,101
Annual Reserve Contribution	\$192,829	\$198,614	\$204,573	\$210,710	\$217,031
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,086	\$12,288	\$12,874	\$13,664	\$15,039
Total Income	\$1,665,858	\$1,369,243	\$1,517,673	\$1,500,138	\$1,690,170
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$6,511	\$0	\$0	\$0
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$21,393	\$0	\$0	\$0
300 Monument - Refurbish	\$0	\$0	\$0	\$0	\$10,164
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Pole Lights - Repaint	\$12,643	\$0	\$0	\$0	\$14,230
404 Concrete Tables - Replace	\$22,576	\$0	\$0	\$0	\$0
520 Perimeter Walls - Paint/Repair	\$0	\$16,743	\$0	\$0	\$0
1001 Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0
1005 Landscape - Refurbish	\$0	\$13,022	\$0	\$0	\$14,230
1020 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$8,131
BUILDINGS					
323 Security Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
360 Unit Number Tiles - Replace	\$0	\$0	\$0	\$0	\$0
706 Garage Door Trim - Replace	\$0	\$0	\$0	\$0	\$0
910 Stairwells - Refurbish	\$8,128	\$0	\$8,622	\$0	\$9,148
950 Landing Decks - Resurface	\$50,571	\$0	\$0	\$0	\$56,918
960 Landing Decks - Seal/Repair	\$7,224	\$7,441	\$7,664	\$7,894	\$8,131
1113 Stair Rails/Stringers - Repaint	\$0	\$0	\$0	\$21,709	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$220,352	\$0	\$0
1116 Wood Trim - Repaint	\$54,183	\$0	\$0	\$0	\$0
1118 Wood Trim - Repair	\$18,061	\$0	\$0	\$18,061	\$0
1301 Flat Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish (A)	\$334,131	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish (B)	\$0	\$0	\$0	\$0	\$0
RECREATION AREA					
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Repaint	\$0	\$0	\$0	\$1,974	\$0
550 Trellis - Replace	\$0	\$0	\$0	\$0	\$0
560 Trellis - Repaint	\$0	\$0	\$0	\$2,368	\$0
901 Carpet Floor - Replace	\$0	\$3,907	\$0	\$0	\$0
915 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
930 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$5,921	\$0
1202 Pools - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$7,115
1207 Pool Filter - Replace (A)	\$0	\$0	\$0	\$2,171	\$0
1207 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$5,269	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$11,180
Total Expenses	\$507,517	\$69,017	\$241,908	\$42,037	\$139,246
Ending Reserve Balance	\$1,158,341	\$1,300,226	\$1,275,765	\$1,458,101	\$1,550,924

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$1,550,924	\$1,667,016	\$1,468,678	\$1,615,738	\$1,310,200
Annual Reserve Contribution	\$223,542	\$230,248	\$237,156	\$244,270	\$251,598
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,083	\$15,672	\$15,416	\$14,623	\$12,307
Total Income	\$1,790,549	\$1,912,936	\$1,721,249	\$1,874,632	\$1,574,106
# Component					
GROUNDS					
103 Concrete - Repair	\$7,328	\$0	\$0	\$0	\$8,248
201 Asphalt - Resurface	\$0	\$0	\$0	\$434,706	\$0
202 Asphalt - Seal/Repair	\$24,078	\$0	\$0	\$0	\$27,101
300 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$241,548
325 Pole Lights - Repaint	\$0	\$0	\$0	\$16,015	\$0
404 Concrete Tables - Replace	\$0	\$0	\$0	\$0	\$0
520 Perimeter Walls - Paint/Repair	\$0	\$0	\$0	\$0	\$0
1001 Irrigation System - Refurbish	\$0	\$0	\$0	\$0	\$0
1005 Landscape - Refurbish	\$0	\$0	\$15,549	\$0	\$0
1020 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$9,426
BUILDINGS					
323 Security Lights - Replace	\$0	\$0	\$0	\$0	\$37,705
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
360 Unit Number Tiles - Replace	\$0	\$0	\$0	\$0	\$0
706 Garage Door Trim - Replace	\$0	\$0	\$0	\$0	\$0
910 Stairwells - Refurbish	\$0	\$9,705	\$0	\$10,296	\$0
950 Landing Decks - Resurface	\$0	\$0	\$0	\$64,062	\$0
960 Landing Decks - Seal/Repair	\$8,375	\$8,626	\$8,885	\$9,152	\$9,426
1113 Stair Rails/Stringers - Repaint	\$0	\$0	\$0	\$25,167	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trim - Repaint	\$62,813	\$0	\$0	\$0	\$0
1118 Wood Trim - Repair	\$20,938	\$0	\$0	\$0	\$0
1301 Flat Roofs - Replace	\$0	\$0	\$74,413	\$0	\$0
1304 Tile Roofs - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish (B)	\$0	\$398,969	\$0	\$0	\$0
RECREATION AREA					
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Repaint	\$0	\$0	\$0	\$2,288	\$0
550 Trellis - Replace	\$0	\$0	\$0	\$0	\$0
560 Trellis - Repaint	\$0	\$0	\$0	\$2,746	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
915 Exercise Equipment - Replace	\$0	\$26,957	\$0	\$0	\$0
930 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$29,457
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$6,664	\$0	\$0
1202 Pools - Resurface	\$0	\$0	\$0	\$0	\$58,914
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$123,533	\$444,258	\$105,511	\$564,432	\$421,825
Ending Reserve Balance	\$1,667,016	\$1,468,678	\$1,615,738	\$1,310,200	\$1,152,281

Accuracy, Limitations, and Disclosures

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings for funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters.

Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help to prepare for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

Association Reserves – AZ, LLC and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). All work done by Association Reserves is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation.

We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

Component quantities indicated in this Report were derived from the prior Reserve Study, unless otherwise noted in our “Site Inspection Notes” comments. No destructive or intrusive testing was performed, nor should the site inspection be assumed to be anything other than for budget purposes.

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 the 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 of 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.

GROUNDS

Comp #: 103 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Curbs, gutters and walkways throughout community; Driveway swales; Unit Building stair steps

Funded?: Yes.

History:

Evaluation: There is no expectancy to completely replace the concrete. This component provides an allowance for periodic repairs and/or partial replacements.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Allowance for repairs and/or partial replacement

Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 201 Asphalt - Resurface

Quantity: Approx 91,200 Sq Ft

Location: Driveways & parking areas

Funded?: Yes.

History: The asphalt is still original from around 1984-85.

Evaluation: Observed to be in poor shape. Heavy cracking, alligating, and deterioration evident. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
28 years

Remaining Life:
0 years



Best Case: \$ 170,000

Worst Case: \$ 210,000

Estimate to resurface

Higher estimate

Cost Source: ARI Cost Database

Comp #: 202 Asphalt - Seal/Repair

Quantity: Approx 91,200 Sq Ft

Location: Driveways & parking areas

Funded?: Yes.

History:

Evaluation: Expect to seal the asphalt ~12-18 months after resurfacing is completed. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 10,000

Worst Case: \$ 13,000

Estimate to seal/repair

Higher estimate

Cost Source: ARI Cost Database

Comp #: 300 Monument - Refurbish

Quantity: (1) Monument

Location: Community entrance

Funded?: Yes.

History: Refurbished around 2012.

Evaluation: This is a double-sided lighted sign with the address number. Appears modern and in nice shape.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 310 Fountain - Replace

Quantity: (1) Concrete Fountain

Location: In-front of the Clubhouse

Funded?: No. There is no expectancy to replace the fountain in the foreseeable future. The pump is inexpensive and should be replaced with Operating funds when needed.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 320 Pole Lights - Replace

Quantity: (45) Pole Lights

Location: Bordering driveways & walkways throughout community

Funded?: Yes.

History: Street lights and globe lights were replaced throughout the community during 2006-2007.

Evaluation: Poles exposed to sprinklers exhibit rust issues at the base. Funding is provided for future replacement of the poles and fixtures.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 90,000

Worst Case: \$ 115,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 325 Pole Lights - Repaint

Quantity: (45) Pole Lights

Location: Bordering driveways & walkways throughout community

Funded?: Yes.

History:

Evaluation: Rust issues noted. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 403 Mailboxes - Replace

Quantity: (11) Clusters

Location: In-front of the Clubhouse

Funded?: No. Mailboxes are the responsibility of the Post Office, not the HOA.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 404 Concrete Tables - Replace

Quantity: (8) Sets

Location: (4) greenbelt areas throughout community

Funded?: Yes.

History:

Evaluation: Cracks, erosion, and wear evident. Complete replacement is expected to be completed soon.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 405 Umbrellas - Replace

Quantity: Approx (5) Umbrellas

Location: (4) greenbelt areas throughout community

Funded?: No. The HOA plans to eventually remove these umbrellas. There is no expectancy for replacement.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 407 BBQ Grills - Replace

Quantity: (8) Grills

Location: Greenbelt areas & in-front of Building 2

Funded?: No. Recommend replacing individually as-needed using Operating funds.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 408 Pet Stations - Replace

Quantity: (3) Stations

Location: Greenbelt areas

Funded?: No. Recommend replacing individually as-needed using Operating funds.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 510 Metal Fence - Repaint

Quantity: Approx 235 LF

Location: Mounted to perimeter walls that border the Hawthorne Suites property

Funded?: No. Repainting is not the HOA's responsibility, so no Reserve funding has been allocated.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 520 Perimeter Walls - Paint/Repair

Quantity: Approx 21,300 Sq Ft

Location: Perimeter of community

Funded?: Yes.

History: Repainted during 2009 with the buildings.

Evaluation: Useful life is scheduled to coincide with repainting the building exteriors.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Estimate to paint/repair

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1001 Irrigation System - Refurbish

Quantity: Lines, Valves, Etc.

Location: Common areas throughout community

Funded?: Yes.

History: Irrigation drip system reportedly needs to be refurbished soon for ~\$30,000.

Evaluation: Cost reportedly involves replacing the poly drip lines with PVC. Useful life and cost reflect replacing with PVC.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 26,000

Worst Case: \$ 34,000

Estimate to refurbish

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 1005 Landscape - Refurbish

Quantity: Numerous Sq Ft

Location: Common areas throughout community

Funded?: Yes.

History:

Evaluation: This component provides an allowance to periodically replenish various areas of granite throughout the community as well as install or replace trees and plants. Areas bordering Southern Ave appear bare and should be top-dressed soon.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Allowance to partially replenish granite and/or plants

Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 1008 Trees - Trim/Remove

Quantity: Numerous Trees

Location: Common areas throughout community

Funded?: No. Tree maintenance should be treated as an annual landscape Operating expense.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1020 Drywells - Inspect/Clean

Quantity: (4) Drywells

Location: (4) greenbelt areas throughout community

Funded?: Yes.

History: Reportedly inspected and cleaned during 2017.

Evaluation: Periodic inspection and cleaning should be planned to ensure proper function and longevity.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Estimate to inspect/clean

Higher estimate

Cost Source: ARI Cost Database

BUILDINGS

Comp #: 323 Security Lights - Replace

Quantity: (12) Lights

Location: Garage side of Unit Buildings 2, 4, 5, 6, 7, 8, 9, 10, 13 & 18

Funded?: Yes.

History: Installed during 2006-2007.

Evaluation: Still appear functional and in fair shape. Complete replacement should be anticipated eventually.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 324 Wall Lights - Replace

Quantity: Approx (280) Lights

Location: Adjacent to Unit Building front doors & garage doors; Clubhouse exterior

Funded?: Yes.

History:

Evaluation: Long life component under normal circumstances. The HOA should still be prepared for replacement eventually to maintain uniformity and to modernize the appearance.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 360 Unit Number Tiles - Replace

Quantity: (138) Units

Location: Mounted to Unit Building exteriors

Funded?: Yes.

History:

Evaluation: Replacement is expected to occur soon. Missing and damaged tiles noted.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 401 Awnings - Replace

Quantity: Numerous Awnings

Location: Unit Building exteriors

Funded?: No. Awnings are reportedly the responsibility of each owner, not the HOA.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 701 Garage Doors - Replace

Quantity: (138) Garage Doors

Location: Unit Building exteriors

Funded?: No. Garage doors are reportedly the responsibility of each owner, not the HOA.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 706 Garage Door Trim - Replace

Quantity: (138) Garage Doors

Location: Unit Building exteriors

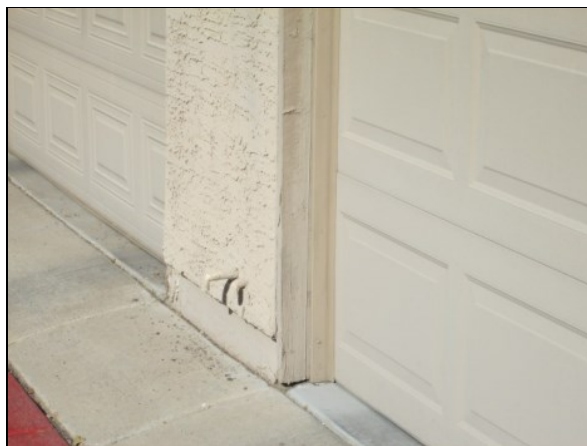
Funded?: Yes.

History:

Evaluation: Wood trim exhibits weathering and warping. Although the garage doors are each owner's responsibility, the HOA is reportedly responsible for the wood trim surrounding the garage doors. The HOA reports current cost is around \$150-\$300/garage door, depending on the level of damage. Majority of the wood trim reportedly needs repairs and replacement.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 22,000

Worst Case: \$ 28,000

Estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 910 Stairwells - Refurbish

Quantity: (4) of (46) Stairwells

Location: Unit Building interior stairwells (from 2nd floor units down to garages)

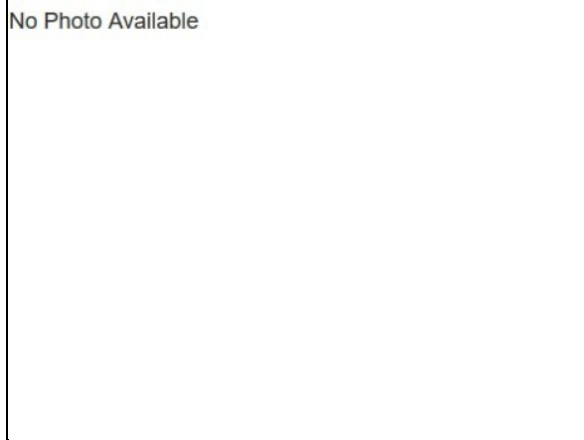
Funded?: Yes.

History:

Evaluation: This allocation is for refurbishing shared stairwells that lead from the garages to the upper units. There is no access to inspect the stairwells, and there is no expectancy to refurbish all of them at the same time. This component provides an allowance to refurbish periodically as-needed.

Useful Life:
2 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Estimate for new carpet and paint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 950 Landing Decks - Resurface

Quantity: (64) Decks: 9,900 Sq Ft

Location: Unit Building exterior upper decks

Funded?: Yes.

History: (5) decks were resurfaced during 2016.

Evaluation: The HOA reportedly resurfaces landing decks as-needed. Varying conditions noted throughout, including some decks that have a tiled surface. There is no expectancy to resurface all the decks at one time. This component provides funding to periodically resurface approximately 1/5th of the decks. Current price is reportedly around \$1,500/single deck and \$2,800/double deck.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 25,000

Worst Case: \$ 31,000

Estimate to resurface ~1/5th of decks

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 960 Landing Decks - Seal/Repair

Quantity: (64) Decks: 9,900 Sq Ft

Location: Unit Building exterior upper decks

Funded?: Yes.

History:

Evaluation: Periodic maintenance of the decks should be expected. This should include cleaning and sealing the decks. There is no expectancy to seal all the decks at one time, since they vary in age, conditions, and material. Funding is provided annually to seal approximately 1/8th of the decks.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Estimate to seal/repair ~1/8th of the decks

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1113 Stair Rails/Stringers - Repaint

Quantity: Approx 5,300 LF

Location: Unit Building exterior stairways

Funded?: Yes.

History: Repainted during 2016 for ~\$11,000. Cost included repainting the pool fence.

Evaluation: Paint project reportedly has a 5-year warranty. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 10,000

Worst Case: \$ 12,000

Estimate to repaint

Higher estimate

Cost Source: Client Cost History

Comp #: 1115 Stucco Surfaces - Repaint

Quantity: Approx 200,000 Sq Ft

Location: Unit Building & Clubhouse exteriors

Funded?: Yes.

History: Repainted during 2009 for ~\$86,000. The HOA received an extremely good price, which should not be expected again in the future.

Evaluation: Fair conditions evident. Normal fading and discoloration noted. Repaint periodically to maintain the appearance and to keep the surfaces properly sealed.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 100,000

Worst Case: \$ 130,000

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1116 Wood Trim - Repaint

Quantity: Fascia, Trellises, Doors

Location: Unit Building & Clubhouse exteriors

Funded?: Yes.

History: Repainted during 2009.

Evaluation: Weathering and wear evident. Paint looks better in some areas where trim was replaced recently. Repaint surfaces periodically to maintain the appearance and to properly protect the wood.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 26,000

Worst Case: \$ 34,000

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1118 Wood Trim - Repair

Quantity: Fascia & Trellises

Location: Unit Building & Clubhouse exteriors

Funded?: Yes.

History: ~\$9,300 was spent during 2009 for repairs.

Evaluation: Rotted and weathered wood noted. Repairs are scheduled to coincide with repainting. Repair allowance includes replacing and repairing trellises.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Allowance for repairs

Higher allowance

Cost Source: Client Cost History

Comp #: 1301 Flat Roofs - Replace

Quantity: Approx 6,700 Sq Ft

Location: Rooftop of Unit Buildings

Funded?: Yes.

History: Primarily replaced during 2009.

Evaluation: No access to closely inspect. Assumed to be in decent shape with no problems reported. Funding is provided for future replacement.

Useful Life:
18 years

Remaining Life:
9 years



Best Case: \$ 30,000

Worst Case: \$ 37,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1304 Tile Roofs - Refurbish (A)

Quantity: 50% of 113,400 Sq Ft

Location: Rooftop of Unit Buildings & Clubhouse

Funded?: Yes.

History: Refurbished during 2007-2016 for ~\$336,000.

Evaluation: There is no expectancy to refurbish all the tile roofs at the same time in the future. We have split refurbishing into (2) equal phases, to ease the cash flow burden. No problems observed or reported.

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 160,000

Worst Case: \$ 210,000

Estimate to refurbish ~50% of 113,400 Sq Ft

Higher estimate

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Refurbish (B)

Quantity: 50% of 113,400 Sq Ft

Location: Rooftop of Unit Buildings & Clubhouse

Funded?: Yes.

History: Refurbished during 2007-2016 for ~\$336,000.

Evaluation: There is no expectancy to refurbish all the tile roofs at the same time in the future. We have split refurbishing into (2) equal phases, to ease the cash flow burden. No problems observed or reported.

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 160,000

Worst Case: \$ 210,000

Estimate to refurbish ~50% of 113,400 Sq Ft

Higher estimate

Cost Source: Client Cost History

Comp #: 1310 Gutters/Downspouts - Repair

Quantity: Approx 2,900 LF

Location: Unit Building exteriors

Funded?: No. There is no expectancy to replace all of the gutters and downspouts. Repair and replace individual sections as-needed with Operating funds.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

RECREATION AREA

Comp #: 303 HVAC Unit - Replace

Quantity: (1) Goodman, 3-Ton

Location: Clubhouse exterior

Funded?: Yes.

History: The condenser was replaced during 2006 for ~\$2,600. The air handler is expected to still be original.

Evaluation: This component provides funding for replacement of both the condenser and air handler together going forward, to maximize efficiency and effectiveness. Model: CKPRT36-1, Serial: 0604672042.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 503 Metal Fence - Replace

Quantity: Approx 165 LF

Location: Pool area

Funded?: Yes.

History: Replaced during 2007 for ~\$5,500.

Evaluation: Still appears stable and secure. Funding is provided for future replacement.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 510 Metal Fence - Repaint

Quantity: Approx 165 LF

Location: Pool area

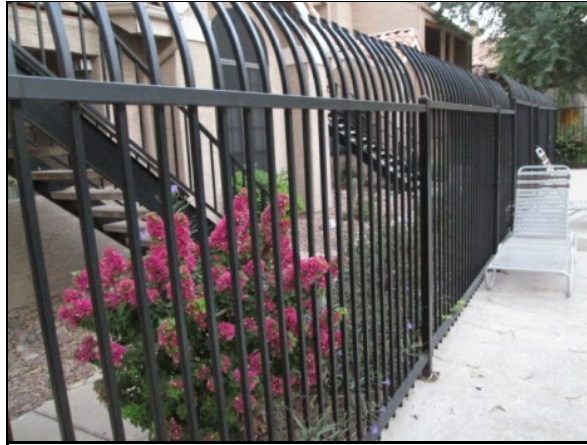
Funded?: Yes.

History: Repainted during 2016.

Evaluation: Paint project reportedly has a 5-year warranty. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 900

Worst Case: \$ 1,100

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 550 Trellis - Replace

Quantity: Approx 400 Sq Ft

Location: Pool area

Funded?: Yes.

History: Repairs were completed during 2009.

Evaluation: Observed to be in fair shape. Funding is provided for future replacement.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 6,800

Worst Case: \$ 8,400

Estimate to replace/rebuild

Higher estimate

Cost Source: ARI Cost Database

Comp #: 560 Trellis - Repaint

Quantity: Approx 400 Sq Ft

Location: Pool area

Funded?: Yes.

History: Repainted during 2016 for ~\$1,100.

Evaluation: Repaint periodically to maintain the appearance and to properly protect the wood.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 1,000

Worst Case: \$ 1,400

Estimate to repaint

Higher estimate

Cost Source: Client Cost History

Comp #: 801 Drinking Fountain - Replace

Quantity: (1) Haws

Location: Pool area - adjacent to the restrooms

Funded?: No. Replacement cost is relatively inexpensive and should be treated as an Operating expense.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 901 Carpet Floor - Replace

Quantity: Approx 60 Sq Yds

Location: Clubhouse interior

Funded?: Yes.

History:

Evaluation: The Exercise Room carpet appears newer and in nice shape, while the Meeting Room carpet appears old and worn. Funding is provided for complete replacement in the future, to maintain uniformity.

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$ 1,900

Worst Case: \$ 2,300

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 907 Furniture - Replace

Quantity: (12) Pieces

Location: Clubhouse interior

Funded?: No. Folding furniture is inexpensive and should be replaced as-needed with Operating funds.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 912 Window Blinds - Replace

Quantity: (5) Blinds

Location: Clubhouse interior

Funded?: No. Replace blinds individually as-needed with Operating funds.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 915 Exercise Equipment - Replace

Quantity: (4) Assorted Pieces

Location: Clubhouse interior

Funded?: Yes.

History:

Evaluation: Pieces include (1) Matrix elliptical, (1) Matrix treadmill, (1) StarTrac bike, and (1) Body Solid strength machine. Some pieces are newer, and some are older. This component provides funding for complete replacement eventually, to maintain consistency with the equipment.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 930 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Pool area

Funded?: Yes.

History:

Evaluation: Remodel involves replacing the tile floors, toilets, partitions, sinks, etc. Observed to be dated and worn. Remodeling does not appear to be a high priority at this time, but should still be expected eventually.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Estimate to remodel

Higher allowance

Cost Source: ARI Cost Database

Comp #: 1100 Interior Surfaces - Repaint

Quantity: Approx 2,600 Sq Ft

Location: Clubhouse interior & restrooms

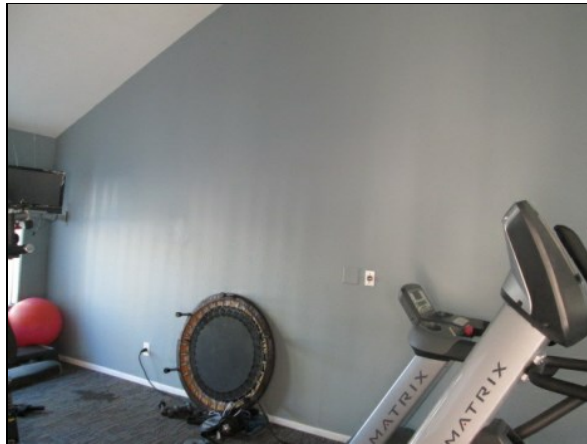
Funded?: No. Recommend repainting as-needed using Operating funds.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 1,800 Sq Ft

Location: Pool area

Funded?: Yes.

History: Resurfaced during 2017. Cost was ~\$17,000, which included replacing the pool waterline tiles.

Evaluation: Good conditions noted. Life span is based on periodically sealing and maintaining the deck.

Useful Life:
16 years

Remaining Life:
15 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Estimate to resurface

Higher estimate

Cost Source: Client Cost History

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 1,800 Sq Ft

Location: Pool area

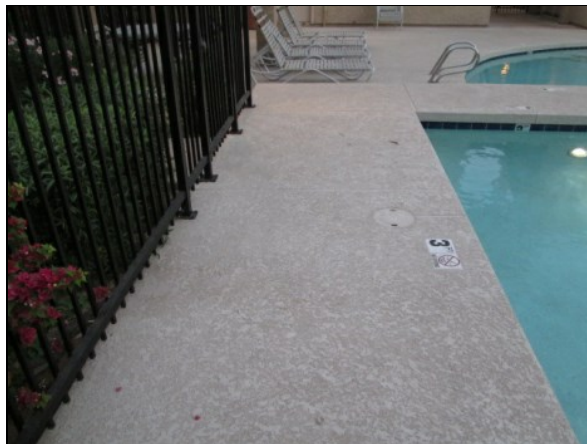
Funded?: Yes.

History:

Evaluation: This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance.

Useful Life:
4 years

Remaining Life:
3 years



Best Case: \$ 2,600

Worst Case: \$ 3,400

Estimate to seal/repair

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1202 Pools - Resurface

Quantity: (2) Pools, ~215 LF

Location: Pool area

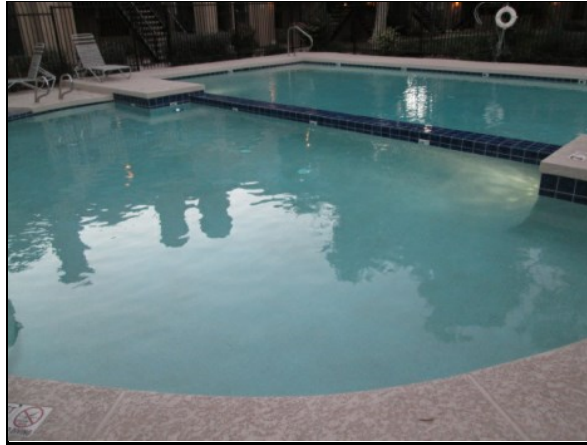
Funded?: Yes.

History: Resurfaced during 2007 for ~\$21,600. Waterline tiles were replaced during 2017.

Evaluation: Surfaces are pebble with normal discoloration noted.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 22,000

Worst Case: \$ 28,000

Estimate to resurface and retile

Higher estimate

Cost Source: Client Cost History

Comp #: 1203 Spa - Resurface

Quantity: (1) Spa, ~35 LF

Location: Pool area

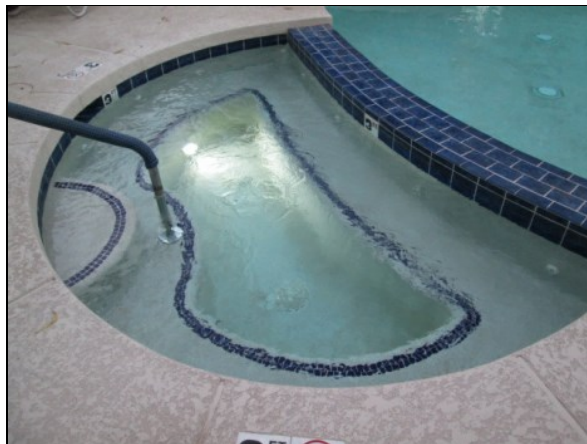
Funded?: Yes.

History: Resurfaced with pebble around 2004.

Evaluation: Spa surfaces typically do not last as long as pool surfaces due to higher heat and chemical levels. Discoloration and wear evident.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Estimate to resurface and retile

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1204 Pool Furniture - Replace

Quantity: (11) Assorted Pieces

Location: Pool area

Funded?: Yes.

History: Purchased during 2007 for ~\$2,700.

Evaluation: Pieces include (6) lounges, (4) chairs, and (1) table. Observed to be weathered and worn. Recommend planning for replacement soon.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 1207 Pool Filter - Replace (A)

Quantity: (1) TR-60

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed around 2011.

Evaluation: Appears functional with no problems reported. Serial: 0101266100026L, Mfg. Date: 08/2010.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 1,000

Worst Case: \$ 1,200

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1207 Pool Filter - Replace (B)

Quantity: (1) TR-60

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed during 2003.

Evaluation: Appears weathered and older. Based on age and appearance, it would be prudent to plan for replacement soon.

Serial: 03G.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 1,000

Worst Case: \$ 1,200

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1207 Spa Filter - Replace

Quantity: (1) TR-60

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed around 2001.

Evaluation: Appears weathered and older. Based on age and appearance, it would be prudent to plan for replacement soon.

Serial: 01B.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 1,000

Worst Case: \$ 1,200

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1208 Spa Heater - Replace

Quantity: (1) Raypak 266,000 BTU

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed during 2010.

Evaluation: No problems reported. Future replacement should be anticipated. Model: CR266A, Serial: 1010315461.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 2,500

Worst Case: \$ 3,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1210 Pool/Spa Pumps - Replace

Quantity: (5) Pumps

Location: Pool/spa equipment area

Funded?: Yes.

History: Primarily installed during 2003.

Evaluation: There are (4) Pentair pumps and (1) Sta-Rite pump. Appear older and worn. Based on age and appearance, it would be prudent to plan for replacement soon.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1230 Irrigation Controller - Replace

Quantity: (1) Total Control

Location: Pool/spa equipment area

Funded?: No. Replacement cost is relatively inexpensive and should be treated as an Operating expense.

History:

Evaluation: Model: TC-24EX-R, Serial: 106034, Date Code: J1234.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:
