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Stream House Community Association

Orange, CA

SEAN ANDERSEN CAI-RS 00068 DESIGNATION RESERVE SPECIALIST

Report #: 4702-10
Beginning: January 1, 2023
Expires: December 31, 2023

RESERVE STUDY
Update "With-Site-Visit"

August 11, 2022

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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Table of Contents

Reserve Study Executive Summary — With-Site-Visit

Stream House Community Association
Orange, CA
Level of Service: **Update "With-Site-Visit"**

Report #: **4702-10**
# of Units: 166
January 1, 2023 through **December 31, 2023**

Findings & Recommendations — as of January 1, 2023

Projected Starting Reserve Balance	**$441,334**
Current Full Funding Reserve Balance	**$2,682,400**
Average Reserve Deficit (Surplus) Per Unit	**$13,500**
Percent Funded	**16.5 %**
Recommended 2023 "Monthly Full Funding Contributions"	**$20,500**
Alternate minimum contributions to keep Reserve above $0	**$16,700**
Recommended 2023 Special Assessments for Reserves	**$1,577,000**
Most Recent Reserve Contribution Rate	**$11,390**
Annual Deterioration Rate	**$259,963**

Reserve Fund Strength: 16.5%

Weak	Fair	Strong
	< 30%	< 70% > 130%
X		

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 "With-Site-Visit", and is based on a prior Report prepared by Association Reserves for your 2022 Fiscal Year. We performed the site inspection on 8/11/2022.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen RS #68.

The Association is a Townhouse Association.

The Reserve Fund is below the 30% funded level at 16.5 % funded, which is a weak position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently high. The objective of this multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems. Due to this weak position a one-time Special Assessment of $1,577,000 is needed.

The Annual Deterioration rate for your Reserve Components is $259,963.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to $20,500.

*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above $0. This figure for your association is $16,700.

To receive a copy of the full Reserve Study, contact the Association.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Paved Surfaces			
106	Concrete - Repair/Replace	1	0	$11,000
201	Asphalt - Resurface	24	0	$225,000
202	Asphalt - Seal/Repair	4	0	$25,000
	Roofing			
1302	Flat Roof - Replace	20	0	$770,000
1303	Comp Shingle Roof - Replace	22	0	$385,000
2495	Roof Maintenance Program	1	0	$22,000
	Buildings			
104	Deck - Seal/Repair	4	0	$97,500
105	Deck - Resurface	16	0	$325,000
702	Utility Doors - Replace	5	1	$21,500
1117	Wood Surfaces - Repair	5	1	$46,500
2510	Elevated Structure Evaluation	9	2	$130,000
	Lighting			
320	Globe Pole Lights - Replace	20	1	$30,500
320	Street Pole Lights - Replace	20	1	$31,500
322	Bollard Lights - Replace	20	1	$32,500
325	Wall Lights - Replace	20	7	$48,500
	Fencing			
503	Iron Fence/Rail - Replace	24	4	$29,000
504	Latticework Railing - Replace	20	6	$72,500
	Painting Projects			
1113	Iron Fence & Railing - Repaint	5	1	$5,500
1115	Stucco - Repaint	10	6	$175,000
1116	Wood Surfaces - Repaint	5	1	$40,000
	Pool Area			
332	Water Heater - Replace	18	0	$1,300
404	Patio Furniture - Replace	8	0	$6,800
909	Bathroom - Refurbish	20	5	$7,550
951	Shower - Retile	20	0	$1,200
1117	Pool Area Trellis - Repair/Replace	25	5	$13,000
1200	Pool Deck - Repair	25	5	$28,000
1202	Pool - Resurface	12	0	$17,500
1203	Spa - Resurface	8	0	$7,450
1207	Pool Filter - Replace	10	0	$2,150
1207	Spa Filter - Replace	10	2	$2,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1208	Spa Heater - Replace	10	0	$4,000
1210	Pool/Spa Pumps - Replace	3	0	$1,650
1212	Solar Panels - Replace	15	5	$10,200
1213	Pool Area Mastic - Replace	4	0	$1,600
	Streams			
1902	#1 Stream Pump - Rebuild/Replace	25	18	$19,500
1902	#2 Stream Pump - Rebuild/Replace	25	2	$19,500
1902	#3 Stream Pump - Rebuild/Replace	25	2	$19,500
1902	#4 Stream Pump - Rebuild/Replace	25	2	$19,500
1902	#5 Stream Pump - Rebuild/Replace	25	24	$19,500
1902	#6 Stream Pump - Rebuild/Replace	25	24	$19,500
1902	#7 Stream Pump - Rebuild/Replace	25	20	$19,500
1902	#8 Stream Pump - Rebuild/Replace	25	2	$19,500
1902	(2014) Check Valves - Replace	25	16	$11,000
1902	(2022) Check Valves - Replace	25	23	$11,000
1902	(Old) Check Valves - Replace	25	0	$22,000
1902	Bridge - Repair/Seal	25	10	$12,500
1902	Fill Valve - Replace	25	2	$9,000
1902	Streams - Clean/Repair	1	0	$11,500
1903	Stream Bed Liner - Repair	10	2	$85,000
	Landscape & Irrigation			
1001	Backflow Devices - Replace	25	5	$33,200
1001	Controller Enclosures - Replace	30	17	$30,000
1003	Irrigation Controllers- Replace	12	5	$19,800
	Grounds & Miscellaneous			
403	Mailboxes - Replace	1	0	$2,350
704	Trash Access Gates - Replace	15	0	$15,000
54	**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?

RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we contribute?

RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

FUNDING OBJECTIVES

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.

Site Inspection Notes

During our site visit on 8/11/2022, we walked the entire property and visually inspected the buildings and common areas. We were able to most areas. We were not able to inspect the pool equipment.

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. Note the significant expenses throughout the next 30 years and plan to fund Reserves accordingly.

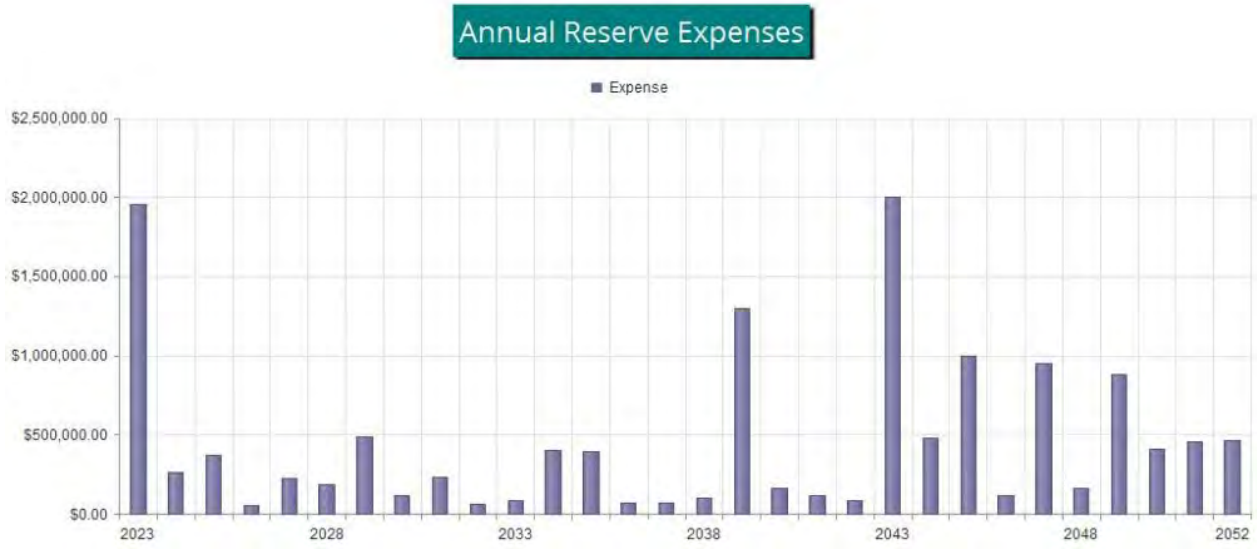


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, minus the "Due from Operating" amount, projected to be $441,334 as-of the start of your Fiscal Year on 1/1/2023.

This is based on your actual balance on 5/31/2022 of $392,664 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year.

As of your Fiscal Year Start, your Fully Funded Balance is computed to be $2,682,400. This figure represents the deteriorated value of your common area components.

Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 16.5 % Funded.

Across the country approximately 48% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $20,500 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.

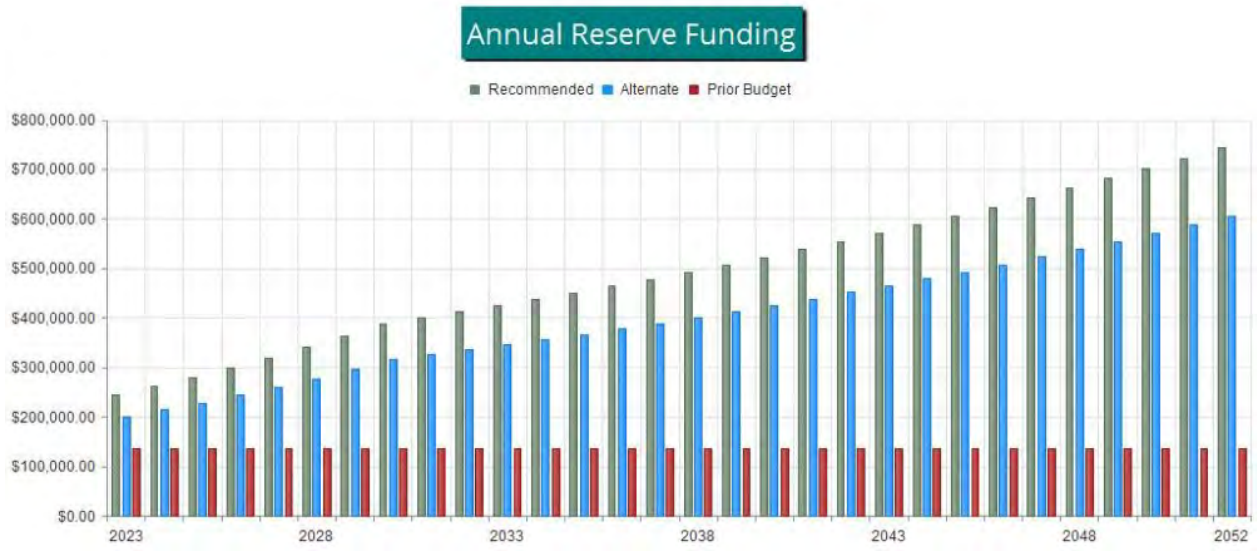


Figure 2

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.

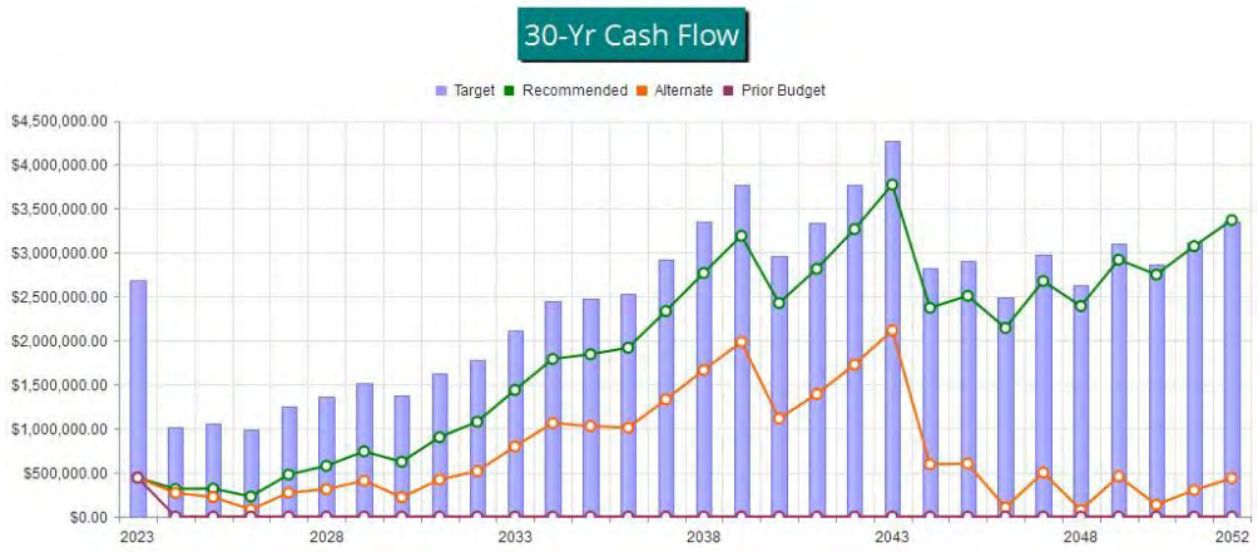


Figure 3

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.

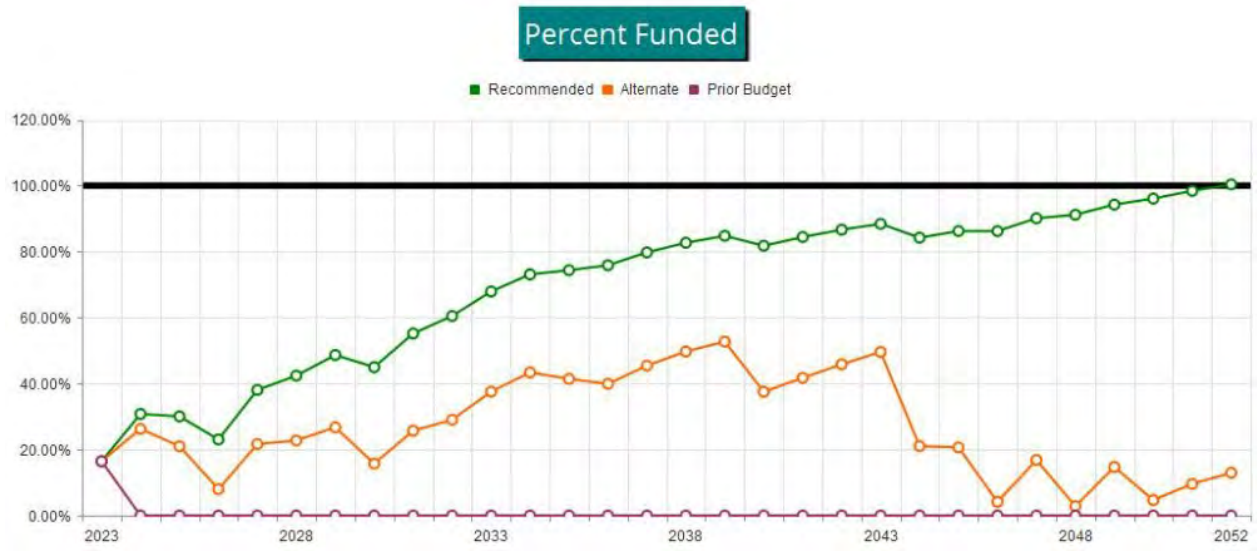


Figure 4

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.

	Useful Life		2023 Rem. Useful Life		Estimated Replacement Cost in 2023	2023 Expenditures	01/01/2023 Current Fund Balance	01/01/2023 Fully Funded Balance	Remaining Bal. to be Funded	2023 Contributions
	Min	Max	Min	Max						
Paved Surfaces	1	24	0	0	$261,000	$261,000	$36,000	$261,000	$225,000	$25,195
Roofing	1	22	0	0	$1,177,000	$1,177,000	$22,000	$1,177,000	$1,155,000	$73,811
Buildings	4	16	0	2	$620,500	$422,500	$313,334	$578,011	$307,166	$68,826
Lighting	20	20	1	7	$143,000	$0	$0	$121,300	$143,000	$6,766
Fencing	20	24	4	6	$101,500	$0	$0	$74,917	$101,500	$4,574
Painting Projects	5	10	1	6	$220,500	$0	$0	$106,400	$220,500	$25,171
Pool Area	3	25	0	5	$104,400	$43,650	$41,150	$90,513	$63,250	$7,414
Streams	1	25	0	24	$318,000	$33,500	$11,500	$204,800	$306,500	$27,310
Landscape & Irrigation	12	30	5	17	$83,000	$0	$0	$51,110	$83,000	$3,764
Grounds & Miscellaneous	1	15	0	0	$17,350	$17,350	$17,350	$17,350	$0	$3,170
					$3,046,250	$1,955,000	$441,334	$2,682,400	$2,604,916	$246,000

Percent Funded: 16.5%

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
	Paved Surfaces				
106	Concrete - Repair/Replace	Extensive GSF	1	0	$11,000
201	Asphalt - Resurface	Approx 69,100 GSF	24	0	$225,000
202	Asphalt - Seal/Repair	Approx 69,100 GSF	4	0	$25,000
	Roofing				
1302	Flat Roof - Replace	Approx 110,000 GSF	20	0	$770,000
1303	Comp Shingle Roof - Replace	Approx 51,100 GSF	22	0	$385,000
2495	Roof Maintenance Program	(1) Provision	1	0	$22,000
	Buildings				
104	Deck - Seal/Repair	Approx 26,600 GSF	4	0	$97,500
105	Deck - Resurface	Approx 26,600 GSF	16	0	$325,000
702	Utility Doors - Replace	(208) Doors	5	1	$21,500
1117	Wood Surfaces - Repair	Extensive GSF	5	1	$46,500
2510	Elevated Structure Evaluation	(1) Provision	9	2	$130,000
	Lighting				
320	Globe Pole Lights - Replace	(25) 6' Pole Fixtures	20	1	$30,500
320	Street Pole Lights - Replace	(13) 20' Pole Fixtures	20	1	$31,500
322	Bollard Lights - Replace	(25) Ground Fixtures	20	1	$32,500
325	Wall Lights - Replace	(312) Wall Lights	20	7	$48,500
	Fencing				
503	Iron Fence/Rail - Replace	Approx 340 LF	24	4	$29,000
504	Latticework Railing - Replace	Approx 13,230 GSF	20	6	$72,500
	Painting Projects				
1113	Iron Fence & Railing - Repaint	Approx 340 LF	5	1	$5,500
1115	Stucco - Repaint	Extensive GSF	10	6	$175,000
1116	Wood Surfaces - Repaint	Approx 86,300 GSF	5	1	$40,000
	Pool Area				
332	Water Heater - Replace		18	0	$1,300
404	Patio Furniture - Replace	(26) Assorted Pieces	8	0	$6,800
909	Bathroom - Refurbish	(2) Bathrooms	20	5	$7,550
951	Shower - Retile	(1) Approx 30 GSF	20	0	$1,200
1117	Pool Area Trellis - Repair/Replace	(1) 330 GSF Trellis	25	5	$13,000
1200	Pool Deck - Repair	Moderate GSF	25	5	$28,000
1202	Pool - Resurface	(1) Pool	12	0	$17,500
1203	Spa - Resurface	(1) Spa	8	0	$7,450
1207	Pool Filter - Replace	(1) Pentair 58 sq. ft.	10	0	$2,150
1207	Spa Filter - Replace	(1) Pentair 47 sq. ft.	10	2	$2,000
1208	Spa Heater - Replace	(1) 403K BTU	10	0	$4,000
1210	Pool/Spa Pumps - Replace	(3) Pumps	3	0	$1,650
1212	Solar Panels - Replace	Numerous Panels	15	5	$10,200
1213	Pool Area Mastic - Replace	Approx 175 LF	4	0	$1,600
	Streams				
1902	#1 Stream Pump - Rebuild/Replace	(1) 7.5hpPump	25	18	$19,500
1902	#2 Stream Pump - Rebuild/Replace	(1) 7.5hp Pump	25	2	$19,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1902	#3 Stream Pump - Rebuild/Replace	(1) 7.5hp Pump	25	2	$19,500
1902	#4 Stream Pump - Rebuild/Replace	(1) 7.5hp Pump	25	2	$19,500
1902	#5 Stream Pump - Rebuild/Replace	(1) 7.5hp Pump	25	24	$19,500
1902	#6 Stream Pump - Rebuild/Replace	(1) 7.5hp Pump	25	24	$19,500
1902	#7 Stream Pump - Rebuild/Replace	(1) 7.5hp Pump	25	20	$19,500
1902	#8 Stream Pump - Rebuild/Replace	(1) 7.5hp Pump	25	2	$19,500
1902	(2014) Check Valves - Replace	(2) Valves	25	16	$11,000
1902	(2022) Check Valves - Replace	(2) Valves	25	23	$11,000
1902	(Old) Check Valves - Replace	(4) Valves	25	0	$22,000
1902	Bridge - Repair/Seal	(8) Bridges	25	10	$12,500
1902	Fill Valve - Replace	(4) Valves	25	2	$9,000
1902	Streams - Clean/Repair	(12) Streams	1	0	$11,500
1903	Stream Bed Liner - Repair	(12) Streams	10	2	$85,000
	Landscape & Irrigation				
1001	Backflow Devices - Replace	(6) Devices	25	5	$33,200
1001	Controller Enclosures - Replace	(6) Enclosures	30	17	$30,000
1003	Irrigation Controllers- Replace	(6) Hunter units.	12	5	$19,800
	Grounds & Miscellaneous				
403	Mailboxes - Replace	(185) Cluster Mailboxes	1	0	$2,350
704	Trash Access Gates - Replace	(20) Wood Gates	15	0	$15,000
54	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Paved Surfaces							
106	Concrete - Repair/Replace	$11,000	X	1	/	1	=	$11,000
201	Asphalt - Resurface	$225,000	X	24	/	24	=	$225,000
202	Asphalt - Seal/Repair	$25,000	X	4	/	4	=	$25,000
	Roofing							
1302	Flat Roof - Replace	$770,000	X	20	/	20	=	$770,000
1303	Comp Shingle Roof - Replace	$385,000	X	22	/	22	=	$385,000
2495	Roof Maintenance Program	$22,000	X	1	/	1	=	$22,000
	Buildings							
104	Deck - Seal/Repair	$97,500	X	4	/	4	=	$97,500
105	Deck - Resurface	$325,000	X	16	/	16	=	$325,000
702	Utility Doors - Replace	$21,500	X	4	/	5	=	$17,200
1117	Wood Surfaces - Repair	$46,500	X	4	/	5	=	$37,200
2510	Elevated Structure Evaluation	$130,000	X	7	/	9	=	$101,111
	Lighting							
320	Globe Pole Lights - Replace	$30,500	X	19	/	20	=	$28,975
320	Street Pole Lights - Replace	$31,500	X	19	/	20	=	$29,925
322	Bollard Lights - Replace	$32,500	X	19	/	20	=	$30,875
325	Wall Lights - Replace	$48,500	X	13	/	20	=	$31,525
	Fencing							
503	Iron Fence/Rail - Replace	$29,000	X	20	/	24	=	$24,167
504	Latticework Railing - Replace	$72,500	X	14	/	20	=	$50,750
	Painting Projects							
1113	Iron Fence & Railing - Repaint	$5,500	X	4	/	5	=	$4,400
1115	Stucco - Repaint	$175,000	X	4	/	10	=	$70,000
1116	Wood Surfaces - Repaint	$40,000	X	4	/	5	=	$32,000
	Pool Area							
332	Water Heater - Replace	$1,300	X	18	/	18	=	$1,300
404	Patio Furniture - Replace	$6,800	X	8	/	8	=	$6,800
909	Bathroom - Refurbish	$7,550	X	15	/	20	=	$5,663
951	Shower - Retile	$1,200	X	20	/	20	=	$1,200
1117	Pool Area Trellis - Repair/Replace	$13,000	X	20	/	25	=	$10,400
1200	Pool Deck - Repair	$28,000	X	20	/	25	=	$22,400
1202	Pool - Resurface	$17,500	X	12	/	12	=	$17,500
1203	Spa - Resurface	$7,450	X	8	/	8	=	$7,450
1207	Pool Filter - Replace	$2,150	X	10	/	10	=	$2,150
1207	Spa Filter - Replace	$2,000	X	8	/	10	=	$1,600
1208	Spa Heater - Replace	$4,000	X	10	/	10	=	$4,000
1210	Pool/Spa Pumps - Replace	$1,650	X	3	/	3	=	$1,650
1212	Solar Panels - Replace	$10,200	X	10	/	15	=	$6,800
1213	Pool Area Mastic - Replace	$1,600	X	4	/	4	=	$1,600
	Streams							
1902	#1 Stream Pump - Rebuild/Replace	$19,500	X	7	/	25	=	$5,460
1902	#2 Stream Pump - Rebuild/Replace	$19,500	X	23	/	25	=	$17,940
1902	#3 Stream Pump - Rebuild/Replace	$19,500	X	23	/	25	=	$17,940

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1902	#4 Stream Pump - Rebuild/Replace	$19,500	X	23	/	25	=	$17,940
1902	#5 Stream Pump - Rebuild/Replace	$19,500	X	1	/	25	=	$780
1902	#6 Stream Pump - Rebuild/Replace	$19,500	X	1	/	25	=	$780
1902	#7 Stream Pump - Rebuild/Replace	$19,500	X	5	/	25	=	$3,900
1902	#8 Stream Pump - Rebuild/Replace	$19,500	X	23	/	25	=	$17,940
1902	(2014) Check Valves - Replace	$11,000	X	9	/	25	=	$3,960
1902	(2022) Check Valves - Replace	$11,000	X	2	/	25	=	$880
1902	(Old) Check Valves - Replace	$22,000	X	25	/	25	=	$22,000
1902	Bridge - Repair/Seal	$12,500	X	15	/	25	=	$7,500
1902	Fill Valve - Replace	$9,000	X	23	/	25	=	$8,280
1902	Streams - Clean/Repair	$11,500	X	1	/	1	=	$11,500
1903	Stream Bed Liner - Repair	$85,000	X	8	/	10	=	$68,000
	Landscape & Irrigation							
1001	Backflow Devices - Replace	$33,200	X	20	/	25	=	$26,560
1001	Controller Enclosures - Replace	$30,000	X	13	/	30	=	$13,000
1003	Irrigation Controllers- Replace	$19,800	X	7	/	12	=	$11,550
	Grounds & Miscellaneous							
403	Mailboxes - Replace	$2,350	X	1	/	1	=	$2,350
704	Trash Access Gates - Replace	$15,000	X	15	/	15	=	$15,000
								$2,682,400

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Paved Surfaces				
106	Concrete - Repair/Replace	1	$11,000	$11,000	4.23 %
201	Asphalt - Resurface	24	$225,000	$9,375	3.61 %
202	Asphalt - Seal/Repair	4	$25,000	$6,250	2.40 %
	Roofing				
1302	Flat Roof - Replace	20	$770,000	$38,500	14.81 %
1303	Comp Shingle Roof - Replace	22	$385,000	$17,500	6.73 %
2495	Roof Maintenance Program	1	$22,000	$22,000	8.46 %
	Buildings				
104	Deck - Seal/Repair	4	$97,500	$24,375	9.38 %
105	Deck - Resurface	16	$325,000	$20,313	7.81 %
702	Utility Doors - Replace	5	$21,500	$4,300	1.65 %
1117	Wood Surfaces - Repair	5	$46,500	$9,300	3.58 %
2510	Elevated Structure Evaluation	9	$130,000	$14,444	5.56 %
	Lighting				
320	Globe Pole Lights - Replace	20	$30,500	$1,525	0.59 %
320	Street Pole Lights - Replace	20	$31,500	$1,575	0.61 %
322	Bollard Lights - Replace	20	$32,500	$1,625	0.63 %
325	Wall Lights - Replace	20	$48,500	$2,425	0.93 %
	Fencing				
503	Iron Fence/Rail - Replace	24	$29,000	$1,208	0.46 %
504	Latticework Railing - Replace	20	$72,500	$3,625	1.39 %
	Painting Projects				
1113	Iron Fence & Railing - Repaint	5	$5,500	$1,100	0.42 %
1115	Stucco - Repaint	10	$175,000	$17,500	6.73 %
1116	Wood Surfaces - Repaint	5	$40,000	$8,000	3.08 %
	Pool Area				
332	Water Heater - Replace	18	$1,300	$72	0.03 %
404	Patio Furniture - Replace	8	$6,800	$850	0.33 %
909	Bathroom - Refurbish	20	$7,550	$378	0.15 %
951	Shower - Retile	20	$1,200	$60	0.02 %
1117	Pool Area Trellis - Repair/Replace	25	$13,000	$520	0.20 %
1200	Pool Deck - Repair	25	$28,000	$1,120	0.43 %
1202	Pool - Resurface	12	$17,500	$1,458	0.56 %
1203	Spa - Resurface	8	$7,450	$931	0.36 %
1207	Pool Filter - Replace	10	$2,150	$215	0.08 %
1207	Spa Filter - Replace	10	$2,000	$200	0.08 %
1208	Spa Heater - Replace	10	$4,000	$400	0.15 %
1210	Pool/Spa Pumps - Replace	3	$1,650	$550	0.21 %
1212	Solar Panels - Replace	15	$10,200	$680	0.26 %
1213	Pool Area Mastic - Replace	4	$1,600	$400	0.15 %
	Streams				
1902	#1 Stream Pump - Rebuild/Replace	25	$19,500	$780	0.30 %
1902	#2 Stream Pump - Rebuild/Replace	25	$19,500	$780	0.30 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1902	#3 Stream Pump - Rebuild/Replace	25	$19,500	$780	0.30 %
1902	#4 Stream Pump - Rebuild/Replace	25	$19,500	$780	0.30 %
1902	#5 Stream Pump - Rebuild/Replace	25	$19,500	$780	0.30 %
1902	#6 Stream Pump - Rebuild/Replace	25	$19,500	$780	0.30 %
1902	#7 Stream Pump - Rebuild/Replace	25	$19,500	$780	0.30 %
1902	#8 Stream Pump - Rebuild/Replace	25	$19,500	$780	0.30 %
1902	(2014) Check Valves - Replace	25	$11,000	$440	0.17 %
1902	(2022) Check Valves - Replace	25	$11,000	$440	0.17 %
1902	(Old) Check Valves - Replace	25	$22,000	$880	0.34 %
1902	Bridge - Repair/Seal	25	$12,500	$500	0.19 %
1902	Fill Valve - Replace	25	$9,000	$360	0.14 %
1902	Streams - Clean/Repair	1	$11,500	$11,500	4.42 %
1903	Stream Bed Liner - Repair	10	$85,000	$8,500	3.27 %
	Landscape & Irrigation				
1001	Backflow Devices - Replace	25	$33,200	$1,328	0.51 %
1001	Controller Enclosures - Replace	30	$30,000	$1,000	0.38 %
1003	Irrigation Controllers- Replace	12	$19,800	$1,650	0.63 %
	Grounds & Miscellaneous				
403	Mailboxes - Replace	1	$2,350	$2,350	0.90 %
704	Trash Access Gates - Replace	15	$15,000	$1,000	0.38 %
54	Total Funded Components			$259,963	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
	Paved Surfaces					
106	Concrete - Repair/Replace	1	0	$11,000	$11,000	$867.43
201	Asphalt - Resurface	24	0	$225,000	$225,000	$739.29
202	Asphalt - Seal/Repair	4	0	$25,000	$25,000	$492.86
	Roofing					
1302	Flat Roof - Replace	20	0	$770,000	$770,000	$3,036.01
1303	Comp Shingle Roof - Replace	22	0	$385,000	$385,000	$1,380.01
2495	Roof Maintenance Program	1	0	$22,000	$22,000	$1,734.87
	Buildings					
104	Deck - Seal/Repair	4	0	$97,500	$97,500	$1,922.15
105	Deck - Resurface	16	0	$325,000	$325,000	$1,601.79
702	Utility Doors - Replace	5	1	$21,500	$17,200	$339.09
1117	Wood Surfaces - Repair	5	1	$46,500	$37,200	$733.37
2510	Elevated Structure Evaluation	9	2	$130,000	$101,111	$1,139.05
	Lighting					
320	Globe Pole Lights - Replace	20	1	$30,500	$28,975	$120.26
320	Street Pole Lights - Replace	20	1	$31,500	$29,925	$124.20
322	Bollard Lights - Replace	20	1	$32,500	$30,875	$128.14
325	Wall Lights - Replace	20	7	$48,500	$31,525	$191.23
	Fencing					
503	Iron Fence/Rail - Replace	24	4	$29,000	$24,167	$95.29
504	Latticework Railing - Replace	20	6	$72,500	$50,750	$285.86
	Painting Projects					
1113	Iron Fence & Railing - Repaint	5	1	$5,500	$4,400	$86.74
1115	Stucco - Repaint	10	6	$175,000	$70,000	$1,380.01
1116	Wood Surfaces - Repaint	5	1	$40,000	$32,000	$630.86
	Pool Area					
332	Water Heater - Replace	18	0	$1,300	$1,300	$5.70
404	Patio Furniture - Replace	8	0	$6,800	$6,800	$67.03
909	Bathroom - Refurbish	20	5	$7,550	$5,663	$29.77
951	Shower - Retile	20	0	$1,200	$1,200	$4.73
1117	Pool Area Trellis - Repair/Replace	25	5	$13,000	$10,400	$41.01
1200	Pool Deck - Repair	25	5	$28,000	$22,400	$88.32
1202	Pool - Resurface	12	0	$17,500	$17,500	$115.00
1203	Spa - Resurface	8	0	$7,450	$7,450	$73.44
1207	Pool Filter - Replace	10	0	$2,150	$2,150	$16.95
1207	Spa Filter - Replace	10	2	$2,000	$1,600	$15.77
1208	Spa Heater - Replace	10	0	$4,000	$4,000	$31.54
1210	Pool/Spa Pumps - Replace	3	0	$1,650	$1,650	$43.37
1212	Solar Panels - Replace	15	5	$10,200	$6,800	$53.62
1213	Pool Area Mastic - Replace	4	0	$1,600	$1,600	$31.54
	Streams					
1902	#1 Stream Pump - Rebuild/Replace	25	18	$19,500	$5,460	$61.51
1902	#2 Stream Pump - Rebuild/Replace	25	2	$19,500	$17,940	$61.51

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
1902	#3 Stream Pump - Rebuild/Replace	25	2	$19,500	$17,940	$61.51
1902	#4 Stream Pump - Rebuild/Replace	25	2	$19,500	$17,940	$61.51
1902	#5 Stream Pump - Rebuild/Replace	25	24	$19,500	$780	$61.51
1902	#6 Stream Pump - Rebuild/Replace	25	24	$19,500	$780	$61.51
1902	#7 Stream Pump - Rebuild/Replace	25	20	$19,500	$3,900	$61.51
1902	#8 Stream Pump - Rebuild/Replace	25	2	$19,500	$17,940	$61.51
1902	(2014) Check Valves - Replace	25	16	$11,000	$3,960	$34.70
1902	(2022) Check Valves - Replace	25	23	$11,000	$880	$34.70
1902	(Old) Check Valves - Replace	25	0	$22,000	$22,000	$69.39
1902	Bridge - Repair/Seal	25	10	$12,500	$7,500	$39.43
1902	Fill Valve - Replace	25	2	$9,000	$8,280	$28.39
1902	Streams - Clean/Repair	1	0	$11,500	$11,500	$906.86
1903	Stream Bed Liner - Repair	10	2	$85,000	$68,000	$670.29
	Landscape & Irrigation					
1001	Backflow Devices - Replace	25	5	$33,200	$26,560	$104.72
1001	Controller Enclosures - Replace	30	17	$30,000	$13,000	$78.86
1003	Irrigation Controllers- Replace	12	5	$19,800	$11,550	$130.11
	Grounds & Miscellaneous					
403	Mailboxes - Replace	1	0	$2,350	$2,350	$185.32
704	Trash Access Gates - Replace	15	0	$15,000	$15,000	$78.86
54	**Total Funded Components**				**$2,682,400**	**$20,500**

Fiscal Year Start: 2023 | **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	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2023	$441,334	$2,682,400	16.5 %	High	$246,000	$1,577,000	$3,771	$1,955,000
2024	$313,105	$1,016,984	30.8 %	Medium	$262,605	$0	$3,146	$262,496
2025	$316,361	$1,052,917	30.0 %	Medium	$280,331	$0	$2,717	$372,217
2026	$227,191	$985,190	23.1 %	High	$299,253	$0	$3,519	$52,997
2027	$476,966	$1,252,748	38.1 %	Medium	$319,453	$0	$5,266	$225,045
2028	$576,639	$1,359,902	42.4 %	Medium	$341,016	$0	$6,582	$183,861
2029	$740,377	$1,521,731	48.7 %	Medium	$364,034	$0	$6,810	$488,964
2030	$622,257	$1,383,471	45.0 %	Medium	$388,607	$0	$7,614	$117,268
2031	$901,209	$1,633,501	55.2 %	Medium	$400,265	$0	$9,886	$234,606
2032	$1,076,754	$1,780,054	60.5 %	Medium	$412,273	$0	$12,570	$63,281
2033	$1,438,315	$2,117,644	67.9 %	Medium	$424,641	$0	$16,140	$88,027
2034	$1,791,070	$2,450,355	73.1 %	Low	$437,380	$0	$18,171	$401,912
2035	$1,844,709	$2,480,541	74.4 %	Low	$450,502	$0	$18,810	$395,078
2036	$1,918,943	$2,529,790	75.9 %	Low	$464,017	$0	$21,263	$68,801
2037	$2,335,421	$2,928,036	79.8 %	Low	$477,937	$0	$25,506	$70,865
2038	$2,768,000	$3,347,899	82.7 %	Low	$492,275	$0	$29,783	$98,931
2039	$3,191,127	$3,763,601	84.8 %	Low	$507,044	$0	$28,078	$1,299,331
2040	$2,426,919	$2,967,877	81.8 %	Low	$522,255	$0	$26,202	$159,748
2041	$2,815,627	$3,334,942	84.4 %	Low	$537,923	$0	$30,395	$117,979
2042	$3,265,966	$3,769,318	86.6 %	Low	$554,060	$0	$35,180	$82,152
2043	$3,773,055	$4,267,303	88.4 %	Low	$570,682	$0	$30,719	$2,001,171
2044	$2,373,284	$2,817,722	84.2 %	Low	$587,803	$0	$24,398	$477,166
2045	$2,508,319	$2,908,889	86.2 %	Low	$605,437	$0	$23,246	$994,170
2046	$2,142,831	$2,485,218	86.2 %	Low	$623,600	$0	$24,086	$114,172
2047	$2,676,345	$2,970,628	90.1 %	Low	$642,308	$0	$25,331	$952,059
2048	$2,391,924	$2,623,430	91.2 %	Low	$661,577	$0	$26,549	$159,965
2049	$2,920,085	$3,098,003	94.3 %	Low	$681,424	$0	$28,340	$879,566
2050	$2,750,283	$2,862,442	96.1 %	Low	$701,867	$0	$29,102	$408,717
2051	$3,072,535	$3,122,112	98.4 %	Low	$722,923	$0	$32,200	$457,471
2052	$3,370,186	$3,357,199	100.4 %	Low	$744,611	$0	$35,269	$463,419

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 4702-10
With-Site-Visit

Fiscal Year Start: 2023

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	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2023	$441,334	$2,682,400	16.5 %	High	$200,400	$1,577,000	$3,542	$1,955,000
2024	$267,276	$1,016,984	26.3 %	High	$213,927	$0	$2,441	$262,496
2025	$221,149	$1,052,917	21.0 %	High	$228,367	$0	$1,499	$372,217
2026	$78,798	$985,190	8.0 %	High	$243,782	$0	$1,750	$52,997
2027	$271,332	$1,252,748	21.7 %	High	$260,237	$0	$2,903	$225,045
2028	$309,427	$1,359,902	22.8 %	High	$277,803	$0	$3,580	$183,861
2029	$406,949	$1,521,731	26.7 %	High	$296,555	$0	$3,122	$488,964
2030	$217,661	$1,383,471	15.7 %	High	$316,572	$0	$3,188	$117,268
2031	$420,153	$1,633,501	25.7 %	High	$326,069	$0	$4,680	$234,606
2032	$516,297	$1,780,054	29.0 %	High	$335,852	$0	$6,556	$63,281
2033	$795,423	$2,117,644	37.6 %	Medium	$345,927	$0	$9,286	$88,027
2034	$1,062,610	$2,450,355	43.4 %	Medium	$356,305	$0	$10,446	$401,912
2035	$1,027,448	$2,480,541	41.4 %	Medium	$366,994	$0	$10,181	$395,078
2036	$1,009,544	$2,529,790	39.9 %	Medium	$378,004	$0	$11,695	$68,801
2037	$1,330,442	$2,928,036	45.4 %	Medium	$389,344	$0	$14,965	$70,865
2038	$1,663,887	$3,347,899	49.7 %	Medium	$401,024	$0	$18,233	$98,931
2039	$1,984,213	$3,763,601	52.7 %	Medium	$413,055	$0	$15,482	$1,299,331
2040	$1,113,419	$2,967,877	37.5 %	Medium	$425,447	$0	$12,520	$159,748
2041	$1,391,638	$3,334,942	41.7 %	Medium	$438,210	$0	$15,589	$117,979
2042	$1,727,458	$3,769,318	45.8 %	Medium	$451,356	$0	$19,208	$82,152
2043	$2,115,871	$4,267,303	49.6 %	Medium	$464,897	$0	$13,539	$2,001,171
2044	$593,136	$2,817,722	21.1 %	High	$478,844	$0	$5,967	$477,166
2045	$600,782	$2,908,889	20.7 %	High	$493,209	$0	$3,519	$994,170
2046	$103,340	$2,485,218	4.2 %	High	$508,006	$0	$3,016	$114,172
2047	$500,190	$2,970,628	16.8 %	High	$523,246	$0	$2,871	$952,059
2048	$74,248	$2,623,430	2.8 %	High	$538,943	$0	$2,649	$159,965
2049	$455,876	$3,098,003	14.7 %	High	$555,111	$0	$2,950	$879,566
2050	$134,371	$2,862,442	4.7 %	High	$571,765	$0	$2,169	$408,717
2051	$299,588	$3,122,112	9.6 %	High	$588,918	$0	$3,670	$457,471
2052	$434,704	$3,357,199	12.9 %	High	$606,585	$0	$5,086	$463,419

	Fiscal Year	2023	2024	2025	2026	2027
	Starting Reserve Balance	$441,334	$313,105	$316,361	$227,191	$476,966
	Annual Reserve Funding	$246,000	$262,605	$280,331	$299,253	$319,453
	Recommended Special Assessments	$1,577,000	$0	$0	$0	$0
	Interest Earnings	$3,771	$3,146	$2,717	$3,519	$5,266
	Total Income	$2,268,105	$578,856	$599,408	$529,964	$801,685
#	Component					
	Paved Surfaces					
106	Concrete - Repair/Replace	$11,000	$11,330	$11,670	$12,020	$12,381
201	Asphalt - Resurface	$225,000	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$25,000	$0	$0	$0	$28,138
	Roofing					
1302	Flat Roof - Replace	$770,000	$0	$0	$0	$0
1303	Comp Shingle Roof - Replace	$385,000	$0	$0	$0	$0
2495	Roof Maintenance Program	$22,000	$22,660	$23,340	$24,040	$24,761
	Buildings					
104	Deck - Seal/Repair	$97,500	$0	$0	$0	$109,737
105	Deck - Resurface	$325,000	$0	$0	$0	$0
702	Utility Doors - Replace	$0	$22,145	$0	$0	$0
1117	Wood Surfaces - Repair	$0	$47,895	$0	$0	$0
2510	Elevated Structure Evaluation	$0	$0	$137,917	$0	$0
	Lighting					
320	Globe Pole Lights - Replace	$0	$31,415	$0	$0	$0
320	Street Pole Lights - Replace	$0	$32,445	$0	$0	$0
322	Bollard Lights - Replace	$0	$33,475	$0	$0	$0
325	Wall Lights - Replace	$0	$0	$0	$0	$0
	Fencing					
503	Iron Fence/Rail - Replace	$0	$0	$0	$0	$32,640
504	Latticework Railing - Replace	$0	$0	$0	$0	$0
	Painting Projects					
1113	Iron Fence & Railing - Repaint	$0	$5,665	$0	$0	$0
1115	Stucco - Repaint	$0	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$41,200	$0	$0	$0
	Pool Area					
332	Water Heater - Replace	$1,300	$0	$0	$0	$0
404	Patio Furniture - Replace	$6,800	$0	$0	$0	$0
909	Bathroom - Refurbish	$0	$0	$0	$0	$0
951	Shower - Retile	$1,200	$0	$0	$0	$0
1117	Pool Area Trellis - Repair/Replace	$0	$0	$0	$0	$0
1200	Pool Deck - Repair	$0	$0	$0	$0	$0
1202	Pool - Resurface	$17,500	$0	$0	$0	$0
1203	Spa - Resurface	$7,450	$0	$0	$0	$0
1207	Pool Filter - Replace	$2,150	$0	$0	$0	$0
1207	Spa Filter - Replace	$0	$0	$2,122	$0	$0
1208	Spa Heater - Replace	$4,000	$0	$0	$0	$0
1210	Pool/Spa Pumps - Replace	$1,650	$0	$0	$1,803	$0
1212	Solar Panels - Replace	$0	$0	$0	$0	$0
1213	Pool Area Mastic - Replace	$1,600	$0	$0	$0	$1,801
	Streams					
1902	#1 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#2 Stream Pump - Rebuild/Replace	$0	$0	$20,688	$0	$0
1902	#3 Stream Pump - Rebuild/Replace	$0	$0	$20,688	$0	$0
1902	#4 Stream Pump - Rebuild/Replace	$0	$0	$20,688	$0	$0
1902	#5 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#6 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#7 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#8 Stream Pump - Rebuild/Replace	$0	$0	$20,688	$0	$0
1902	(2014) Check Valves - Replace	$0	$0	$0	$0	$0
1902	(2022) Check Valves - Replace	$0	$0	$0	$0	$0
1902	(Old) Check Valves - Replace	$22,000	$0	$0	$0	$0
1902	Bridge - Repair/Seal	$0	$0	$0	$0	$0

	Fiscal Year	2023	2024	2025	2026	2027
1902	Fill Valve - Replace	$0	$0	$9,548	$0	$0
1902	Streams - Clean/Repair	$11,500	$11,845	$12,200	$12,566	$12,943
1903	Stream Bed Liner - Repair	$0	$0	$90,177	$0	$0
	Landscape & Irrigation					
1001	Backflow Devices - Replace	$0	$0	$0	$0	$0
1001	Controller Enclosures - Replace	$0	$0	$0	$0	$0
1003	Irrigation Controllers- Replace	$0	$0	$0	$0	$0
	Grounds & Miscellaneous					
403	Mailboxes - Replace	$2,350	$2,421	$2,493	$2,568	$2,645
704	Trash Access Gates - Replace	$15,000	$0	$0	$0	$0
	Total Expenses	$1,955,000	$262,496	$372,217	$52,997	$225,045
	Ending Reserve Balance	$313,105	$316,361	$227,191	$476,966	$576,639

	Fiscal Year	2028	2029	2030	2031	2032
	Starting Reserve Balance	$576,639	$740,377	$622,257	$901,209	$1,076,754
	Annual Reserve Funding	$341,016	$364,034	$388,607	$400,265	$412,273
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$6,582	$6,810	$7,614	$9,886	$12,570
	Total Income	$924,238	$1,111,221	$1,018,478	$1,311,360	$1,501,597
#	Component					
	Paved Surfaces					
106	Concrete - Repair/Replace	$12,752	$13,135	$13,529	$13,934	$14,353
201	Asphalt - Resurface	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$0	$0	$0	$31,669	$0
	Roofing					
1302	Flat Roof - Replace	$0	$0	$0	$0	$0
1303	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2495	Roof Maintenance Program	$25,504	$26,269	$27,057	$27,869	$28,705
	Buildings					
104	Deck - Seal/Repair	$0	$0	$0	$123,510	$0
105	Deck - Resurface	$0	$0	$0	$0	$0
702	Utility Doors - Replace	$0	$25,672	$0	$0	$0
1117	Wood Surfaces - Repair	$0	$55,523	$0	$0	$0
2510	Elevated Structure Evaluation	$0	$0	$0	$0	$0
	Lighting					
320	Globe Pole Lights - Replace	$0	$0	$0	$0	$0
320	Street Pole Lights - Replace	$0	$0	$0	$0	$0
322	Bollard Lights - Replace	$0	$0	$0	$0	$0
325	Wall Lights - Replace	$0	$0	$59,649	$0	$0
	Fencing					
503	Iron Fence/Rail - Replace	$0	$0	$0	$0	$0
504	Latticework Railing - Replace	$0	$86,569	$0	$0	$0
	Painting Projects					
1113	Iron Fence & Railing - Repaint	$0	$6,567	$0	$0	$0
1115	Stucco - Repaint	$0	$208,959	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$47,762	$0	$0	$0
	Pool Area					
332	Water Heater - Replace	$0	$0	$0	$0	$0
404	Patio Furniture - Replace	$0	$0	$0	$8,614	$0
909	Bathroom - Refurbish	$8,753	$0	$0	$0	$0
951	Shower - Retile	$0	$0	$0	$0	$0
1117	Pool Area Trellis - Repair/Replace	$15,071	$0	$0	$0	$0
1200	Pool Deck - Repair	$32,460	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1203	Spa - Resurface	$0	$0	$0	$9,437	$0
1207	Pool Filter - Replace	$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	$1,970	$0	$0	$2,153
1212	Solar Panels - Replace	$11,825	$0	$0	$0	$0
1213	Pool Area Mastic - Replace	$0	$0	$0	$2,027	$0
	Streams					
1902	#1 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#2 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#3 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#4 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#5 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#6 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#7 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#8 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	(2014) Check Valves - Replace	$0	$0	$0	$0	$0
1902	(2022) Check Valves - Replace	$0	$0	$0	$0	$0
1902	(Old) Check Valves - Replace	$0	$0	$0	$0	$0
1902	Bridge - Repair/Seal	$0	$0	$0	$0	$0
1902	Fill Valve - Replace	$0	$0	$0	$0	$0
1902	Streams - Clean/Repair	$13,332	$13,732	$14,144	$14,568	$15,005
1903	Stream Bed Liner - Repair	$0	$0	$0	$0	$0
	Landscape & Irrigation					
1001	Backflow Devices - Replace	$38,488	$0	$0	$0	$0
1001	Controller Enclosures - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2028	2029	2030	2031	2032
1003	Irrigation Controllers- Replace	$22,954	$0	$0	$0	$0
	Grounds & Miscellaneous					
403	Mailboxes - Replace	$2,724	$2,806	$2,890	$2,977	$3,066
704	Trash Access Gates - Replace	$0	$0	$0	$0	$0
	Total Expenses	$183,861	$488,964	$117,268	$234,606	$63,281
	Ending Reserve Balance	$740,377	$622,257	$901,209	$1,076,754	$1,438,315

	Fiscal Year	2033	2034	2035	2036	2037
	Starting Reserve Balance	$1,438,315	$1,791,070	$1,844,709	$1,918,943	$2,335,421
	Annual Reserve Funding	$424,641	$437,380	$450,502	$464,017	$477,937
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$16,140	$18,171	$18,810	$21,263	$25,506
	Total Income	$1,879,096	$2,246,621	$2,314,021	$2,404,222	$2,838,865
#	Component					
	Paved Surfaces					
106	Concrete - Repair/Replace	$14,783	$15,227	$15,683	$16,154	$16,638
201	Asphalt - Resurface	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$0	$0	$35,644	$0	$0
	Roofing					
1302	Flat Roof - Replace	$0	$0	$0	$0	$0
1303	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2495	Roof Maintenance Program	$29,566	$30,453	$31,367	$32,308	$33,277
	Buildings					
104	Deck - Seal/Repair	$0	$0	$139,012	$0	$0
105	Deck - Resurface	$0	$0	$0	$0	$0
702	Utility Doors - Replace	$0	$29,761	$0	$0	$0
1117	Wood Surfaces - Repair	$0	$64,367	$0	$0	$0
2510	Elevated Structure Evaluation	$0	$179,950	$0	$0	$0
	Lighting					
320	Globe Pole Lights - Replace	$0	$0	$0	$0	$0
320	Street Pole Lights - Replace	$0	$0	$0	$0	$0
322	Bollard Lights - Replace	$0	$0	$0	$0	$0
325	Wall Lights - Replace	$0	$0	$0	$0	$0
	Fencing					
503	Iron Fence/Rail - Replace	$0	$0	$0	$0	$0
504	Latticework Railing - Replace	$0	$0	$0	$0	$0
	Painting Projects					
1113	Iron Fence & Railing - Repaint	$0	$7,613	$0	$0	$0
1115	Stucco - Repaint	$0	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$55,369	$0	$0	$0
	Pool Area					
332	Water Heater - Replace	$0	$0	$0	$0	$0
404	Patio Furniture - Replace	$0	$0	$0	$0	$0
909	Bathroom - Refurbish	$0	$0	$0	$0	$0
951	Shower - Retile	$0	$0	$0	$0	$0
1117	Pool Area Trellis - Repair/Replace	$0	$0	$0	$0	$0
1200	Pool Deck - Repair	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$24,951	$0	$0
1203	Spa - Resurface	$0	$0	$0	$0	$0
1207	Pool Filter - Replace	$2,889	$0	$0	$0	$0
1207	Spa Filter - Replace	$0	$0	$2,852	$0	$0
1208	Spa Heater - Replace	$5,376	$0	$0	$0	$0
1210	Pool/Spa Pumps - Replace	$0	$0	$2,353	$0	$0
1212	Solar Panels - Replace	$0	$0	$0	$0	$0
1213	Pool Area Mastic - Replace	$0	$0	$2,281	$0	$0
	Streams					
1902	#1 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#2 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#3 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#4 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#5 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#6 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#7 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#8 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	(2014) Check Valves - Replace	$0	$0	$0	$0	$0
1902	(2022) Check Valves - Replace	$0	$0	$0	$0	$0
1902	(Old) Check Valves - Replace	$0	$0	$0	$0	$0
1902	Bridge - Repair/Seal	$16,799	$0	$0	$0	$0
1902	Fill Valve - Replace	$0	$0	$0	$0	$0
1902	Streams - Clean/Repair	$15,455	$15,919	$16,396	$16,888	$17,395
1903	Stream Bed Liner - Repair	$0	$0	$121,190	$0	$0
	Landscape & Irrigation					
1001	Backflow Devices - Replace	$0	$0	$0	$0	$0
1001	Controller Enclosures - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2033	2034	2035	2036	2037
1003	Irrigation Controllers- Replace	$0	$0	$0	$0	$0
	Grounds & Miscellaneous					
403	Mailboxes - Replace	$3,158	$3,253	$3,351	$3,451	$3,555
704	Trash Access Gates - Replace	$0	$0	$0	$0	$0
	Total Expenses	$88,027	$401,912	$395,078	$68,801	$70,865
	Ending Reserve Balance	$1,791,070	$1,844,709	$1,918,943	$2,335,421	$2,768,000

	Fiscal Year	2038	2039	2040	2041	2042
	Starting Reserve Balance	$2,768,000	$3,191,127	$2,426,919	$2,815,627	$3,265,966
	Annual Reserve Funding	$492,275	$507,044	$522,255	$537,923	$554,060
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$29,783	$28,078	$26,202	$30,395	$35,180
	Total Income	$3,290,058	$3,726,249	$2,975,375	$3,383,945	$3,855,207
#	Component					
	Paved Surfaces					
106	Concrete - Repair/Replace	$17,138	$17,652	$18,181	$18,727	$19,289
201	Asphalt - Resurface	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$0	$40,118	$0	$0	$0
	Roofing					
1302	Flat Roof - Replace	$0	$0	$0	$0	$0
1303	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2495	Roof Maintenance Program	$34,275	$35,304	$36,363	$37,454	$38,577
	Buildings					
104	Deck - Seal/Repair	$0	$156,459	$0	$0	$0
105	Deck - Resurface	$0	$521,530	$0	$0	$0
702	Utility Doors - Replace	$0	$34,501	$0	$0	$0
1117	Wood Surfaces - Repair	$0	$74,619	$0	$0	$0
2510	Elevated Structure Evaluation	$0	$0	$0	$0	$0
	Lighting					
320	Globe Pole Lights - Replace	$0	$0	$0	$0	$0
320	Street Pole Lights - Replace	$0	$0	$0	$0	$0
322	Bollard Lights - Replace	$0	$0	$0	$0	$0
325	Wall Lights - Replace	$0	$0	$0	$0	$0
	Fencing					
503	Iron Fence/Rail - Replace	$0	$0	$0	$0	$0
504	Latticework Railing - Replace	$0	$0	$0	$0	$0
	Painting Projects					
1113	Iron Fence & Railing - Repaint	$0	$8,826	$0	$0	$0
1115	Stucco - Repaint	$0	$280,824	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$64,188	$0	$0	$0
	Pool Area					
332	Water Heater - Replace	$0	$0	$0	$2,213	$0
404	Patio Furniture - Replace	$0	$10,912	$0	$0	$0
909	Bathroom - Refurbish	$0	$0	$0	$0	$0
951	Shower - Retile	$0	$0	$0	$0	$0
1117	Pool Area Trellis - Repair/Replace	$0	$0	$0	$0	$0
1200	Pool Deck - Repair	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1203	Spa - Resurface	$0	$11,955	$0	$0	$0
1207	Pool Filter - Replace	$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	$2,571	$0	$0	$2,809	$0
1212	Solar Panels - Replace	$0	$0	$0	$0	$0
1213	Pool Area Mastic - Replace	$0	$2,568	$0	$0	$0
	Streams					
1902	#1 Stream Pump - Rebuild/Replace	$0	$0	$0	$33,197	$0
1902	#2 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#3 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#4 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#5 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#6 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#7 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#8 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	(2014) Check Valves - Replace	$0	$17,652	$0	$0	$0
1902	(2022) Check Valves - Replace	$0	$0	$0	$0	$0
1902	(Old) Check Valves - Replace	$0	$0	$0	$0	$0
1902	Bridge - Repair/Seal	$0	$0	$0	$0	$0
1902	Fill Valve - Replace	$0	$0	$0	$0	$0
1902	Streams - Clean/Repair	$17,917	$18,454	$19,008	$19,578	$20,165
1903	Stream Bed Liner - Repair	$0	$0	$0	$0	$0
	Landscape & Irrigation					
1001	Backflow Devices - Replace	$0	$0	$0	$0	$0
1001	Controller Enclosures - Replace	$0	$0	$49,585	$0	$0

	Fiscal Year	2038	2039	2040	2041	2042
1003	Irrigation Controllers- Replace	$0	$0	$32,726	$0	$0
	Grounds & Miscellaneous					
403	Mailboxes - Replace	$3,661	$3,771	$3,884	$4,001	$4,121
704	Trash Access Gates - Replace	$23,370	$0	$0	$0	$0
	Total Expenses	$98,931	$1,299,331	$159,748	$117,979	$82,152
	Ending Reserve Balance	$3,191,127	$2,426,919	$2,815,627	$3,265,966	$3,773,055

	Fiscal Year	2043	2044	2045	2046	2047
	Starting Reserve Balance	$3,773,055	$2,373,284	$2,508,319	$2,142,831	$2,676,345
	Annual Reserve Funding	$570,682	$587,803	$605,437	$623,600	$642,308
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$30,719	$24,398	$23,246	$24,086	$25,331
	Total Income	$4,374,456	$2,985,485	$3,137,002	$2,790,517	$3,343,983
#	Component					
	Paved Surfaces					
106	Concrete - Repair/Replace	$19,867	$20,463	$21,077	$21,709	$22,361
201	Asphalt - Resurface	$0	$0	$0	$0	$457,379
202	Asphalt - Seal/Repair	$45,153	$0	$0	$0	$50,820
	Roofing					
1302	Flat Roof - Replace	$1,390,706	$0	$0	$0	$0
1303	Comp Shingle Roof - Replace	$0	$0	$737,700	$0	$0
2495	Roof Maintenance Program	$39,734	$40,926	$42,154	$43,419	$44,721
	Buildings					
104	Deck - Seal/Repair	$176,096	$0	$0	$0	$198,197
105	Deck - Resurface	$0	$0	$0	$0	$0
702	Utility Doors - Replace	$0	$39,996	$0	$0	$0
1117	Wood Surfaces - Repair	$0	$86,504	$0	$0	$0
2510	Elevated Structure Evaluation	$234,794	$0	$0	$0	$0
	Lighting					
320	Globe Pole Lights - Replace	$0	$56,739	$0	$0	$0
320	Street Pole Lights - Replace	$0	$58,599	$0	$0	$0
322	Bollard Lights - Replace	$0	$60,460	$0	$0	$0
325	Wall Lights - Replace	$0	$0	$0	$0	$0
	Fencing					
503	Iron Fence/Rail - Replace	$0	$0	$0	$0	$0
504	Latticework Railing - Replace	$0	$0	$0	$0	$0
	Painting Projects					
1113	Iron Fence & Railing - Repaint	$0	$10,232	$0	$0	$0
1115	Stucco - Repaint	$0	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$74,412	$0	$0	$0
	Pool Area					
332	Water Heater - Replace	$0	$0	$0	$0	$0
404	Patio Furniture - Replace	$0	$0	$0	$0	$13,823
909	Bathroom - Refurbish	$0	$0	$0	$0	$0
951	Shower - Retile	$2,167	$0	$0	$0	$0
1117	Pool Area Trellis - Repair/Replace	$0	$0	$0	$0	$0
1200	Pool Deck - Repair	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$35,574
1203	Spa - Resurface	$0	$0	$0	$0	$15,144
1207	Pool Filter - Replace	$3,883	$0	$0	$0	$0
1207	Spa Filter - Replace	$0	$0	$3,832	$0	$0
1208	Spa Heater - Replace	$7,224	$0	$0	$0	$0
1210	Pool/Spa Pumps - Replace	$0	$3,069	$0	$0	$3,354
1212	Solar Panels - Replace	$18,422	$0	$0	$0	$0
1213	Pool Area Mastic - Replace	$2,890	$0	$0	$0	$3,252
	Streams					
1902	#1 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#2 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#3 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#4 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#5 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$39,639
1902	#6 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$39,639
1902	#7 Stream Pump - Rebuild/Replace	$35,219	$0	$0	$0	$0
1902	#8 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	(2014) Check Valves - Replace	$0	$0	$0	$0	$0
1902	(2022) Check Valves - Replace	$0	$0	$0	$21,709	$0
1902	(Old) Check Valves - Replace	$0	$0	$0	$0	$0
1902	Bridge - Repair/Seal	$0	$0	$0	$0	$0
1902	Fill Valve - Replace	$0	$0	$0	$0	$0
1902	Streams - Clean/Repair	$20,770	$21,393	$22,035	$22,696	$23,377
1903	Stream Bed Liner - Repair	$0	$0	$162,869	$0	$0
	Landscape & Irrigation					
1001	Backflow Devices - Replace	$0	$0	$0	$0	$0
1001	Controller Enclosures - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2043	2044	2045	2046	2047
1003	Irrigation Controllers- Replace	$0	$0	$0	$0	$0
	Grounds & Miscellaneous					
403	Mailboxes - Replace	$4,244	$4,372	$4,503	$4,638	$4,777
704	Trash Access Gates - Replace	$0	$0	$0	$0	$0
	Total Expenses	$2,001,171	$477,166	$994,170	$114,172	$952,059
	Ending Reserve Balance	$2,373,284	$2,508,319	$2,142,831	$2,676,345	$2,391,924

	Fiscal Year	2048	2049	2050	2051	2052
	Starting Reserve Balance	$2,391,924	$2,920,085	$2,750,283	$3,072,535	$3,370,186
	Annual Reserve Funding	$661,577	$681,424	$701,867	$722,923	$744,611
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$26,549	$28,340	$29,102	$32,200	$35,269
	Total Income	$3,080,049	$3,629,849	$3,481,252	$3,827,657	$4,150,066
#	Component					
	Paved Surfaces					
106	Concrete - Repair/Replace	$23,032	$23,723	$24,434	$25,167	$25,922
201	Asphalt - Resurface	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$0	$0	$0	$57,198	$0
	Roofing					
1302	Flat Roof - Replace	$0	$0	$0	$0	$0
1303	Comp Shingle Roof - Replace	$0	$0	$0	$0	$0
2495	Roof Maintenance Program	$46,063	$47,445	$48,868	$50,334	$51,844
	Buildings					
104	Deck - Seal/Repair	$0	$0	$0	$223,073	$0
105	Deck - Resurface	$0	$0	$0	$0	$0
702	Utility Doors - Replace	$0	$46,367	$0	$0	$0
1117	Wood Surfaces - Repair	$0	$100,281	$0	$0	$0
2510	Elevated Structure Evaluation	$0	$0	$0	$0	$306,354
	Lighting					
320	Globe Pole Lights - Replace	$0	$0	$0	$0	$0
320	Street Pole Lights - Replace	$0	$0	$0	$0	$0
322	Bollard Lights - Replace	$0	$0	$0	$0	$0
325	Wall Lights - Replace	$0	$0	$107,733	$0	$0
	Fencing					
503	Iron Fence/Rail - Replace	$0	$0	$0	$66,350	$0
504	Latticework Railing - Replace	$0	$156,353	$0	$0	$0
	Painting Projects					
1113	Iron Fence & Railing - Repaint	$0	$11,861	$0	$0	$0
1115	Stucco - Repaint	$0	$377,403	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$86,264	$0	$0	$0
	Pool Area					
332	Water Heater - Replace	$0	$0	$0	$0	$0
404	Patio Furniture - Replace	$0	$0	$0	$0	$0
909	Bathroom - Refurbish	$15,808	$0	$0	$0	$0
951	Shower - Retile	$0	$0	$0	$0	$0
1117	Pool Area Trellis - Repair/Replace	$0	$0	$0	$0	$0
1200	Pool Deck - Repair	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1203	Spa - Resurface	$0	$0	$0	$0	$0
1207	Pool Filter - Replace	$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	$3,665	$0	$0
1212	Solar Panels - Replace	$0	$0	$0	$0	$0
1213	Pool Area Mastic - Replace	$0	$0	$0	$3,661	$0
	Streams					
1902	#1 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#2 Stream Pump - Rebuild/Replace	$0	$0	$43,315	$0	$0
1902	#3 Stream Pump - Rebuild/Replace	$0	$0	$43,315	$0	$0
1902	#4 Stream Pump - Rebuild/Replace	$0	$0	$43,315	$0	$0
1902	#5 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#6 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#7 Stream Pump - Rebuild/Replace	$0	$0	$0	$0	$0
1902	#8 Stream Pump - Rebuild/Replace	$0	$0	$43,315	$0	$0
1902	(2014) Check Valves - Replace	$0	$0	$0	$0	$0
1902	(2022) Check Valves - Replace	$0	$0	$0	$0	$0
1902	(Old) Check Valves - Replace	$46,063	$0	$0	$0	$0
1902	Bridge - Repair/Seal	$0	$0	$0	$0	$0
1902	Fill Valve - Replace	$0	$0	$19,992	$0	$0
1902	Streams - Clean/Repair	$24,078	$24,801	$25,545	$26,311	$27,101
1903	Stream Bed Liner - Repair	$0	$0	$0	$0	$0
	Landscape & Irrigation					
1001	Backflow Devices - Replace	$0	$0	$0	$0	$0
1001	Controller Enclosures - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2048	2049	2050	2051	2052
1003	Irrigation Controllers- Replace	$0	$0	$0	$0	$46,660
	Grounds & Miscellaneous					
403	Mailboxes - Replace	$4,920	$5,068	$5,220	$5,377	$5,538
704	Trash Access Gates - Replace	$0	$0	$0	$0	$0
	Total Expenses	$159,965	$879,566	$408,717	$457,471	$463,419
	Ending Reserve Balance	$2,920,085	$2,750,283	$3,072,535	$3,370,186	$3,686,647

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. Sean Erik Andersen, R.S., company President is a credentialed Reserve Specialist (#68). 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.

The Reserve Study was prepared in accordance with National Reserve Study Standards and California's Davis-Stirling Act body of law.

Terms and Definitions

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

Component Details

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

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

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

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

Paved Surfaces

Comp #: 106 Concrete - Repair/Replace **Quantity: Extensive GSF**
Location: Patios and walkways
Funded?: Yes.
History: 2015: $8,800, 2022: $8,885
Comments: The association has determined the patios are the maintenance responsibility of the association and therefore are being repaired as necessary. Concrete is generally a lifetime component with no expectation to completely replace. Replace as necessary to maintain safety and aesthetics. There are numerous cracks and lifting.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 8,000 Worst Case: $ 14,000

Cost Source: Estimate Provided by Client

Comp #: 201 Asphalt - Resurface **Quantity: Approx 69,100 GSF**
Location: Driveways
Funded?: Yes.
History:
Comments: The asphalt his deteriorated, cracking in many areas. It is in poor condition. Seal application is certainly needed at this time. Follow recommendations of a qualified asphalt contractor. This is a petroleum based product subject to significant cost fluctuation.

Useful Life:
24 years

Remaining Life:
0 years

Best Case: $ 210,000 Worst Case: $ 240,000

Cost Source: ARI Cost Database

Comp #: 202 Asphalt - Seal/Repair **Quantity: Approx 69,100 GSF**

Location: Driveways

Funded?: Yes.

History:

Comments: The base is deteriorated in many areas and there are significant repairs needed. There is no seal any longer, it is worn and dry. Keep on routine seal cycle to protect base. This is a petroleum based product subject to significant cost fluctuations.

Useful Life:
4 years

Remaining Life:
0 years

Best Case: $ 21,000 Worst Case: $ 29,000

Cost Source: ARI Cost Database

Roofing

Comp #: 1302 Flat Roof - Replace **Quantity: Approx 110,000 GSF**
Location: Rooftop of buildings
Funded?: Yes.
History:
Comments: There was no access at the time of inspection. Expect to contact a qualified roofing contractor to inspect and advise on repair and maintenance needs. Per the association, all of the roofs are at the end of average life. They perform repair or replacement as funds allow, progressing through replacement doing what is possible each year.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 710,000 Worst Case: $ 830,000

Cost Source: ARI Cost Database

Comp #: 1303 Comp Shingle Roof - Replace **Quantity: Approx 51,100 GSF**
Location: Rooftop of buildings
Funded?: Yes.
History: Replaced in 1998.
Comments: Overall shingles are well maintained but older. Some debris build up. The roofs are older and are nearing the end of their useful life.
Expect to consult with a qualified roofing contractor to inspect and provide accurate evaluation and recommendations for maintenance or replacement needs. This is a petroleum based product subject to significant cost fluctuations.

Useful Life:
22 years

Remaining Life:
0 years

Best Case: $ 360,000 Worst Case: $ 410,000

Cost Source: ARI Cost Database

Comp #: 2495 Roof Maintenance Program **Quantity: (1) Provision**

Location:

Funded?: Yes.

History: 2015. 2017: $16,680. 2020: $44,160. 2021: $14,211.

Comments: The association has established a roof maintenance program. Funding for inspection and repair is established to properly maintain the roofing system and to reach or extend average life. Funding allowance is provided by the client.

Useful Life:
1 years

Remaining Life:
0 years

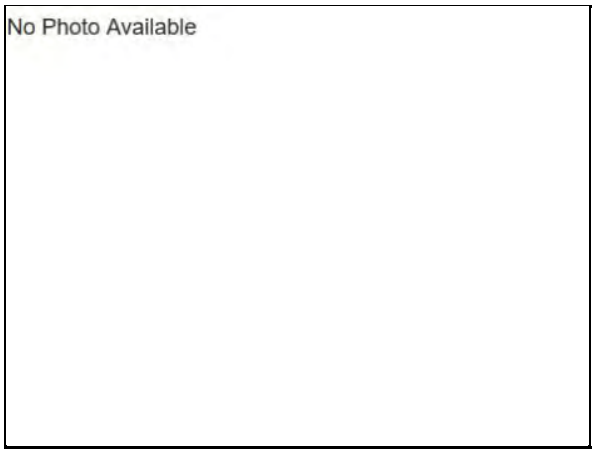
Best Case: $ 22,000 Worst Case: $ 22,000

Cost Source: ARI Cost Database

Comp #: 104 Deck - Seal/Repair **Quantity: Approx 26,600 GSF**
Location: Balconies
Funded?: Yes.
History:
Comments: No direct access upon inspection. They should be sealed every 4 years to maintain proper seal and protect deck surface from premature deterioration.

Useful Life:
4 years

Remaining Life:
0 years



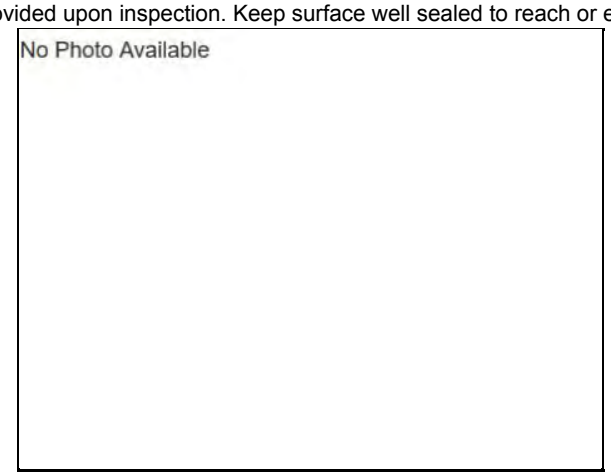
Best Case: $ 65,000 Worst Case: $ 130,000

Cost Source: ARI Cost Database

Comp #: 105 Deck - Resurface **Quantity: Approx 26,600 GSF**
Location: Balcony surfaces
Funded?: Yes.
History:
Comments: No access was provided upon inspection. Keep surface well sealed to reach or extend average life.

Useful Life:
16 years

Remaining Life:
0 years



Best Case: $ 290,000 Worst Case: $ 360,000

Cost Source: ARI Cost Database

Comp #: 702 Utility Doors - Replace **Quantity: (208) Doors**
Location: Exterior locations on buildings
Funded?: Yes.
History:
Comments: Generally good conditions, some are damaged and need to be replaced before painting project is completed. The replacement should be performed prior to every paint cycle. Keep all surfaces well painted, avoid water penetration.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 19,000 Worst Case: $ 24,000

Cost Source: ARI Cost Database

Comp #: 1117 Wood Surfaces - Repair **Quantity: Extensive GSF**
Location: All exterior wood surfaces
Funded?: Yes.
History: 2019: $80K prior to paint.
Comments: Some cracking, some wood rot evident. The association had major wood repair prior to painting in 2019. This funding is to provide for adequate repair projects with every paint cycle. The cost will increase if the repairs are not performed properly prior to every paint project.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 35,000 Worst Case: $ 58,000

Cost Source: Client Cost History

Comp #: 1820 Termites - Treat **Quantity: (166) Units**

Location: Exterior of buildings

Funded?: No. Treatment is done on an as needed basis, not budgeting for tenting fumigation, local treatment only. The association is funding this through the Operating Budget.

History:

Comments:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2510 Elevated Structure Evaluation **Quantity: (1) Provision**

Location:

Funded?: Yes.

History:

Comments: This funding relates to the Civil Code SB326. Every nine years, condominium associations would be required to conduct a visual inspection (by an architect or structural engineer) of a statistically significant sample of elevated structures such as balconies, decks, stairways and railings. If evidence of water intrusion is found, the inspector would use their best professional judgment in deciding on any further needed investigation.

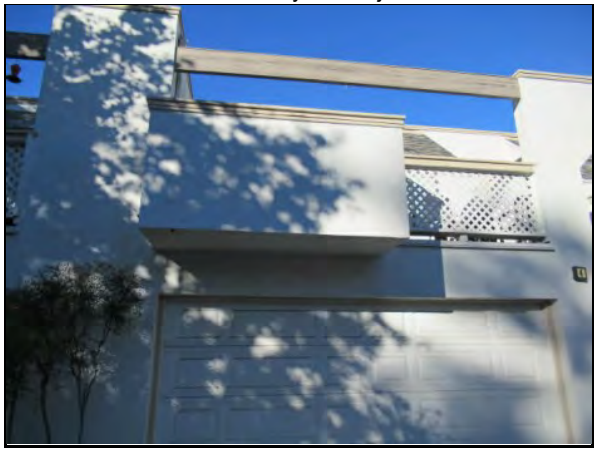
The inspector would write a report including the current condition of the elevated structures, their expected future life and anticipated performance, and any repair recommendations. The inspector would also notify the local code enforcement agency of any imminent threat to personal safety. If the S.B. 326 Bill “The Balcony Bill” applies to your association, please provide the completed report by the qualified hired entity that completed said report.

The first inspection must be completed by January 1, 2025.

. This funding can not be accurately estimated at this time as no recent vendor cost information is available and this will create a new work product for engineering firms. For the purpose of the reserve study a funding allowance has been added based on the number of units and the height of the buildings to be evaluated. This funding should be adjusted after the initial inspections have been performed. We will, in the meantime, monitor the industry and adjust when real cost information is available.

Useful Life:
9 years

Remaining Life:
2 years



Best Case: $ 90,000 Worst Case: $ 170,000

Cost Source: ARI Cost Database

Lighting

Comp #: 320 Globe Pole Lights - Replace **Quantity: (25) 6' Pole Fixtures**
Location: Throughout property
Funded?: Yes.
History:
Comments: Fixtures still look sound, some minor rusting, poles need to be painted at this time. Keep posts painted to extend life. Overall aging well.

Useful Life:
20 years

Remaining Life:
1 years

Best Case: $ 28,000 Worst Case: $ 33,000

Cost Source: ARI Cost Database

Comp #: 320 Street Pole Lights - Replace **Quantity: (13) 20' Pole Fixtures**
Location: Adjacent to streets
Funded?: Yes.
History:
Comments: These are still structurally sound, showing age, surface wear and fading. Poles and fixtures need to be painted at this time. Keep well painted to protect the metal and extend useful life of support posts. Fixtures are presumed functional with no reported problems.

Useful Life:
20 years

Remaining Life:
1 years

Best Case: $ 28,000 Worst Case: $ 35,000

Cost Source: ARI Cost Database

Comp #: 322 Bollard Lights - Replace **Quantity: (25) Ground Fixtures**
Location: Adjacent to walkways
Funded?: Yes.
History:
Comments: No mounting failures evident, generally good condition, faded and needing paint but no mounting failures. Keep metal painted to reach or extend average life. Presumed functional, no reported problems.

Useful Life:
20 years

Remaining Life:
1 years

Best Case: $ 28,000 Worst Case: $ 37,000

Cost Source: ARI Cost Database

Comp #: 325 Wall Lights - Replace **Quantity: (312) Wall Lights**
Location: Attached to walls
Funded?: Yes.
History:
Comments: The lights are in good condition, some are faded but no damage or abuse. Keep metal painted to reach or extend average life. Fixtures are presumed functional, no reported problems.

Useful Life:
20 years

Remaining Life:
7 years

Best Case: $ 44,000 Worst Case: $ 53,000

Cost Source: Client cost history with inflation

Comp #: 385 Walkway/Landscape Lights - Replace **Quantity: Numerous Fixtures**

Location: Stair step lights, pagoda lights, landscape lights

Funded?: No. Current the association is replacing these individually using Operating funds. This should be added if large scale project is anticipated.

History:

Comments: These vary in age and conditions. Major lighting replacement projects are cost savings to avoid individual light replacement. These were not tested during daylight hours. Avoid continuous direct water contact to prevent premature replacement.

Useful Life:

Remaining Life:

Best Case: Worst Case:

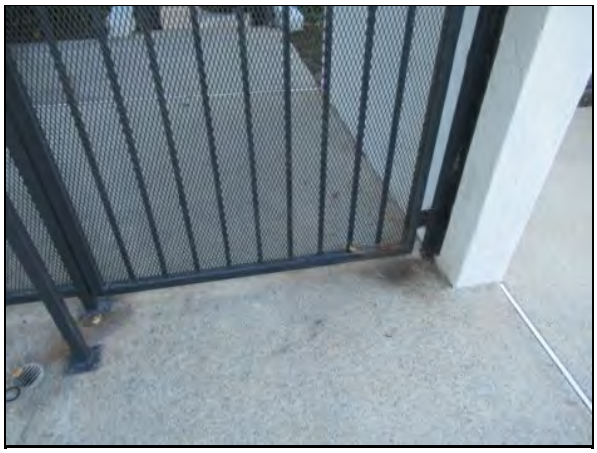
Cost Source:

Fencing

Comp #: 503 Iron Fence/Rail - Replace **Quantity: Approx 340 LF**
Location: Local areas throughout complex
Funded?: Yes.
History:
Comments: 215' LF of 5' Pool Fence and 125' of 42" rails. Structurally sound and generally good conditions noted. Surfaces are dry and faded with some minor rust and corrosion. Properly treat rusted areas and perform minor repair with paint projects to extend average life. Remaining life is based on current conditions.

Useful Life:
24 years

Remaining Life:
4 years



Best Case: $ 26,000 Worst Case: $ 32,000

Cost Source: ARI Cost Database

Comp #: 504 Latticework Railing - Replace **Quantity: Approx 13,230 GSF**
Location: Adjacent to patios
Funded?: Yes.
History:
Comments: From ground level they look to be in good condition, no mounting failure, no evident deterioration. Expect to do minor repairs as needed to prevent future major repairs and keep on routine paint cycle. Replace with paint cycle.

Useful Life:
20 years

Remaining Life:
6 years

Best Case: $ 60,000 Worst Case: $ 85,000

Cost Source: Client Cost History With Inflation

Painting Projects

Comp #: 1113 Iron Fence & Railing - Repaint **Quantity: Approx 340 LF**
Location: Pool perimeter and local areas throughout association
Funded?: Yes.
History: Painted in 2019
Comments: The painted surface of the metal is deteriorated, faded, peeling, rusting and dry. The surfaces need to be well prepared, primed and painted to protect metal from further corrosion and deterioration. Keep routinely painted to protect from rust and possibly extend average life.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 4,500 Worst Case: $ 6,500

Cost Source: ARI Cost Database

Comp #: 1115 Stucco - Repaint **Quantity: Extensive GSF**
Location: Exterior building surfaces
Funded?: Yes.
History: Painted in 2004. Painting 2019 w/wood & iron $170,000
Comments: Expect to perform routine painting, to maintain appearance and avoid premature deterioration. The cost is for good quality preparation and paint products.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 160,000 Worst Case: $ 190,000

Cost Source: Client Cost History

Comp #: 1116 Wood Surfaces - Repaint **Quantity: Approx 86,300 GSF**

Location: Building trim, lattice work, eaves, patio covers, pool area, and all other wood surfaces

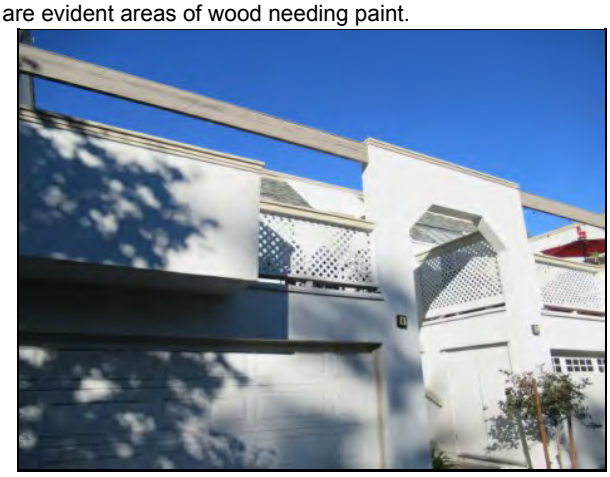
Funded?: Yes.

History:

Comments: The HOA has been doing some painting annually. This component will allow for annual painting to keep wood surfaces well protected. There are evident areas of wood needing paint.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: $ 29,000 Worst Case: $ 51,000

Cost Source: Client Cost History

Pool Area

Comp #: 332 Water Heater - Replace **Quantity:**
Location:
Funded?: Yes.
History:
Comments: No access upon inspection. Regular inspections and maintenance are recommended. Flush tanks and inspect pressure relief valve each year. Showing advanced age with some rusting and exterior deterioration.

Useful Life:
18 years

Remaining Life:
0 years

Best Case: $ 1,100 Worst Case: $ 1,500

Cost Source: ARI Cost Database

Comp #: 404 Patio Furniture - Replace **Quantity: (26) Assorted Pieces**
Location: Adjacent to pool
Funded?: Yes.
History: 2021: (3) umbrellas $824.
Comments: (10) Chaise Lounges (12) Lounge Chairs (3) Brunch Tables (2) Umbrellas (4) Tea Tables (1) broken tea table. The furniture is dun damaged, faded and dry but functional.

Useful Life:
8 years

Remaining Life:
0 years

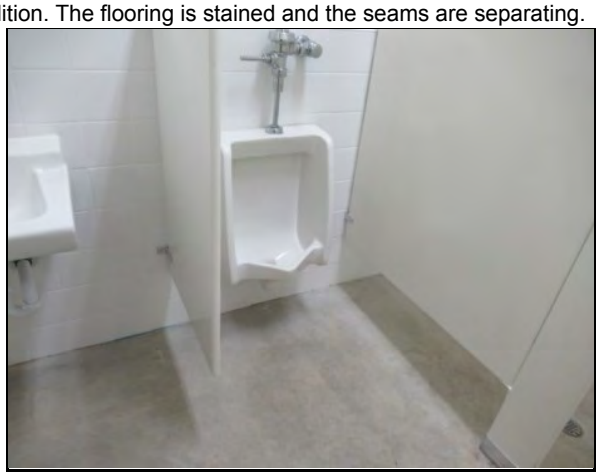
Best Case: $ 5,300 Worst Case: $ 8,300

Cost Source: ARI Cost Database

Comp #: 909 Bathroom - Refurbish **Quantity: (2) Bathrooms**
Location: Pool area
Funded?: Yes.
History:
Comments: The refurbishing of the restroom would include painting, tile restoration, replacement of flooring, partitions, lighting, toilets, sinks and urinals. The facilities are still well maintained and attractive. Avoid vandalism and keep on regular maintenance schedule. Age is based on condition. The flooring is stained and the seams are separating.

Useful Life:
20 years

Remaining Life:
5 years



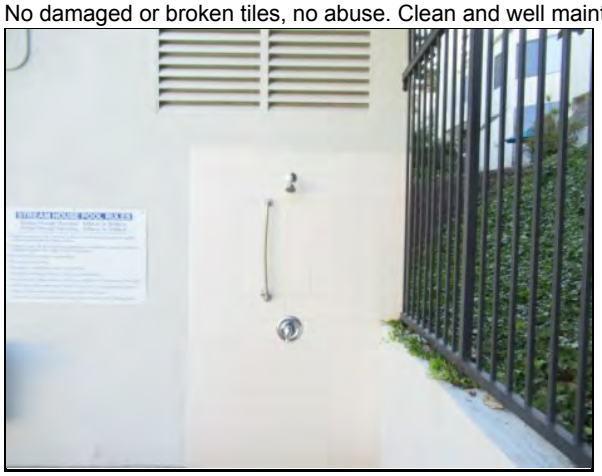
Best Case: $ 7,000 Worst Case: $ 8,100

Cost Source: ARI Cost Database

Comp #: 951 Shower - Retile **Quantity: (1) Approx 30 GSF**
Location: Wall of cabana
Funded?: Yes.
History:
Comments: Replacement of tile would also include fixtures. The tile is aging, there is a lateral crack at the base some grout deterioration and general aging. No damaged or broken tiles, no abuse. Clean and well maintained.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: $ 1,100 Worst Case: $ 1,300

Cost Source: ARI Cost Database

Comp #: 1117 Pool Area Trellis - Repair/Replace **Quantity: (1) 330 GSF Trellis**
Location: Trellis at pool area
Funded?: Yes.
History:
Comments: Monitor for repair needs with each paint application project.

Useful Life:
25 years

Remaining Life:
5 years

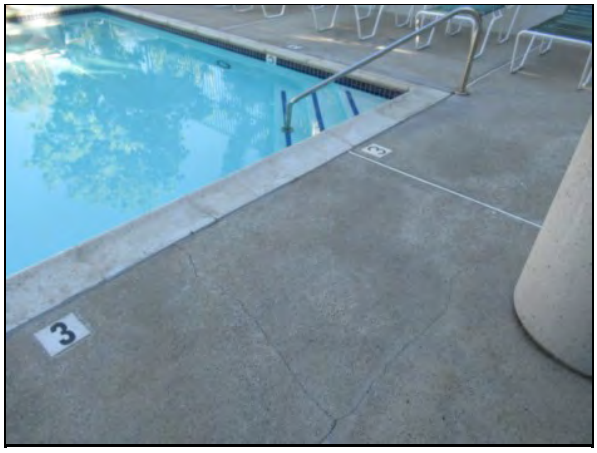
Best Case: $ 11,000 Worst Case: $ 15,000

Cost Source: ARI Cost Database

Comp #: 1200 Pool Deck - Repair **Quantity: Moderate GSF**
Location: Pool deck
Funded?: Yes.
History:
Comments: There are areas of cracking and surface is rough, no trip hazards noted. Expec to perform major deck repair or sectional replacement in the future. Keep good mastic joint seal to prevent water penetration under deck causing expansion cracking to deck and coping.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: $ 26,000 Worst Case: $ 30,000

Cost Source: ARI Cost Database

Comp #: 1202 Pool - Resurface **Quantity: (1) Pool**
Location: Pool/spa area
Funded?: Yes.
History:
Comments: There is some chipping and discoloration. Keep proper chemical balance to avoid premature deterioration.

Useful Life:
12 years

Remaining Life:
0 years

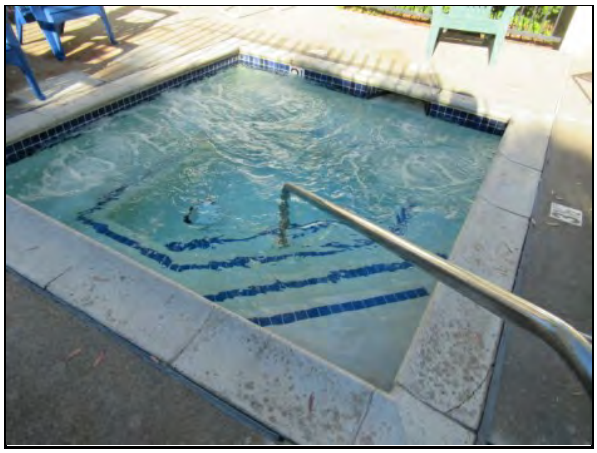
Best Case: $ 15,000 Worst Case: $ 20,000

Cost Source: ARI Cost Database

Comp #: 1203 Spa - Resurface **Quantity: (1) Spa**
Location: Pool/spa area
Funded?: Yes.
History:
Comments: There is significant wear and discoloration, showing advanced age. Expect to follow the resurfacing recommendations of the pool maintenance vendor.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: $ 6,300 Worst Case: $ 8,600

Cost Source: ARI Cost Database

Comp #: 1207 Pool Filter - Replace **Quantity: (1) Pentair 58 sq. ft.**
Location: Pool/spa equipment area, semi-protected
Funded?: Yes.
History:
Comments: No access upon inspection. Follow all repair and replacement recommendations of the pool maintenance vendor.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 1,500 Worst Case: $ 2,800

Cost Source: Research with Local Vendor/Contractor

Comp #: 1207 Spa Filter - Replace **Quantity: (1) Pentair 47 sq. ft.**
Location: Pool/spa equipment area, semi-protected
Funded?: Yes.
History:
Comments: Follow all repair and replacement recommendations of the pool maintenance vendor.

Useful Life:
10 years

Remaining Life:
2 years

Best Case: $ 1,400 Worst Case: $ 2,600

Cost Source: Research with Local Vendor/Contractor

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

Location: Pool/spa equipment area, semi-protected

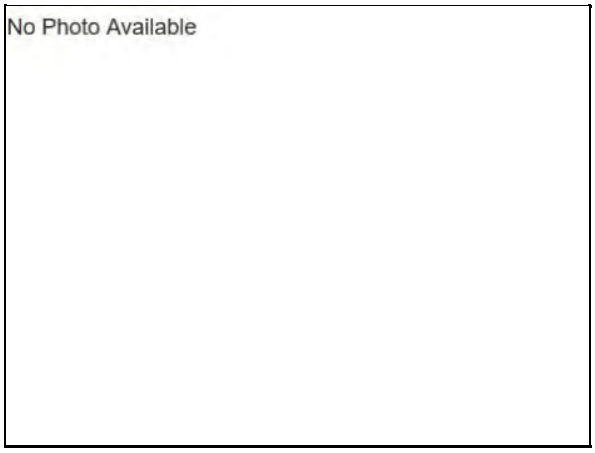
Funded?: No. The pool heater is not in service. The equipment should be replaced when and if the association decides to heat the pool.

History:

Comments:

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 1208 Spa Heater - Replace **Quantity: (1) 403K BTU**

Location: Pool/spa equipment area, semi-protected

Funded?: Yes.

History:

Comments: No access upon inspection. Follow all repair and replacement recommendations of the pool maintenance vendor.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 3,700 Worst Case: $ 4,300

Cost Source: Research with Local Vendor/Contractor

Comp #: 1210 Pool/Spa Pumps - Replace **Quantity: (3) Pumps**
Location: Pool equipment area, enlosed
Funded?: Yes.
History:
Comments: No access upon inspection. Follow all repair and replacement recommendations of the pool maintenance vendor. Expect to repair or replace motors as needed using Operating funds. This component is to replace the entire pump-motor assembly.

Useful Life:
3 years

Remaining Life:
0 years

Best Case: $ 1,100 Worst Case: $ 2,200

Cost Source: Research with Local Vendor/Contractor

Comp #: 1212 Solar Panels - Replace **Quantity: Numerous Panels**
Location: Pool trellis structure
Funded?: Yes.
History:
Comments: The panels look to be in good condition, no leaking evident. Follow maintenance recommendations of the service contractor.

Useful Life:
15 years

Remaining Life:
5 years

Best Case: $ 8,400 Worst Case: $ 12,000

Cost Source: Estimate Provided by Client

Comp #: 1213 Pool Area Mastic - Replace **Quantity: Approx 175 LF**

Location: Pool area
Funded?: Yes.
History: Replaced 2014.
Comments: The mastic is necessary to avoid water penetration under the deck which causes cracking and lifting. The mastic is dry, cracking and separating.

Useful Life:
4 years

Remaining Life:
0 years

Best Case: $ 1,300 Worst Case: $ 1,900

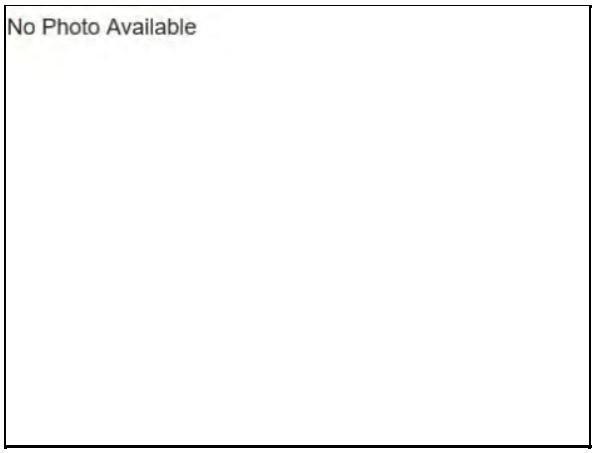
Cost Source: ARI Cost Database

Streams

Comp #: 1901 Pump Control Panel - Replace **Quantity: (1) Control Panel**
Location: Streams & Ponds
Funded?: No. Vendor reports that the control panel should have an extensive useful life. No Reserve funding is necessary.
History:
Comments:

Useful Life:

Remaining Life:



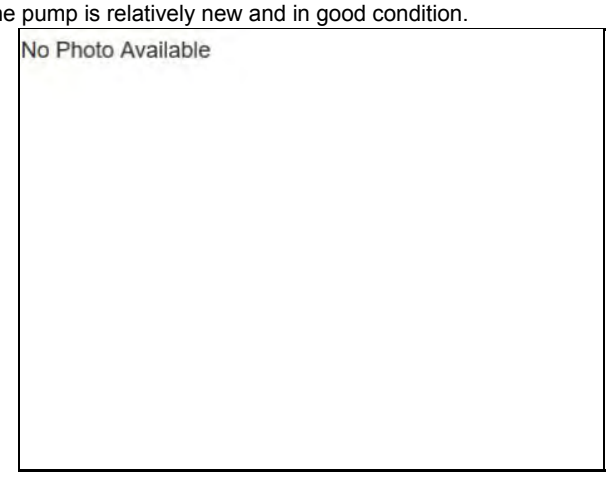
Best Case: Worst Case:

Cost Source:

Comp #: 1902 #1 Stream Pump - Rebuild/Replace **Quantity: (1) 7.5hpPump**
Location: Stream contoller area
Funded?: Yes.
History: New in 2016.
Comments: This allocation is to rebuild or replace when necessary. The cost will also include pulling and reinstalling the pump into location. The Vendor reports the pump is relatively new and in good condition.

Useful Life:
25 years

Remaining Life:
18 years



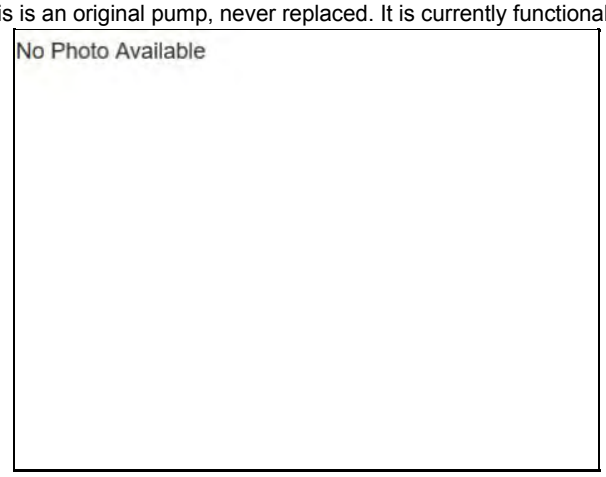
Best Case: $ 19,500 Worst Case: $ 19,500

Cost Source: Client Cost History

Comp #: 1902 #2 Stream Pump - Rebuild/Replace **Quantity: (1) 7.5hp Pump**
Location: Stream contoller area
Funded?: Yes.
History:
Comments: This allocation is to rebuild or replace when necessary. The cost will also include pulling and reinstalling the pump into location. The Vendor reports this is an original pump, never replaced. It is currently functional and operating normally.

Useful Life:
25 years

Remaining Life:
2 years



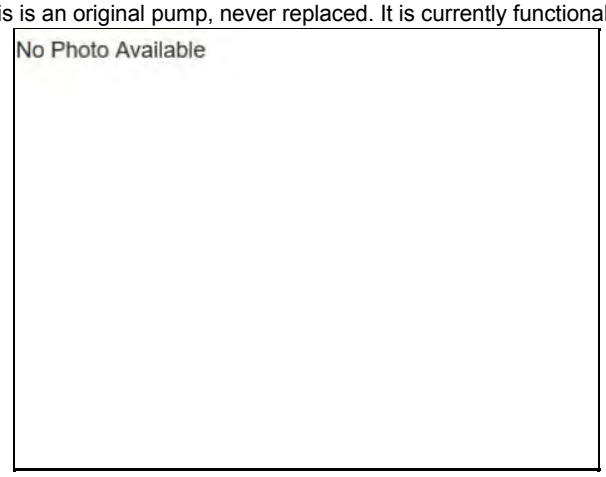
Best Case: $ 19,500 Worst Case: $ 19,500

Cost Source: Client Cost History

Comp #: 1902 #3 Stream Pump - Rebuild/Replace **Quantity: (1) 7.5hp Pump**
Location: Stream contoller area
Funded?: Yes.
History:
Comments: This allocation is to rebuild or replace when necessary. The cost will also include pulling and reinstalling the pump into location. The Vendor reports this is an original pump, never replaced. It is currently functional and operating normally.

Useful Life:
25 years

Remaining Life:
2 years



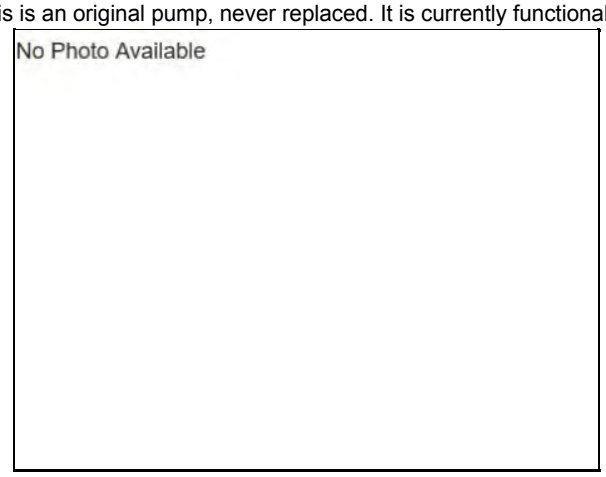
Best Case: $ 19,500 Worst Case: $ 19,500

Cost Source: Client Cost History

Comp #: 1902 #4 Stream Pump - Rebuild/Replace **Quantity: (1) 7.5hp Pump**
Location: Stream contoller area
Funded?: Yes.
History:
Comments: This allocation is to rebuild or replace when necessary. The cost will also include pulling and reinstalling the pump into location. The Vendor reports this is an original pump, never replaced. It is currently functional and operating normally.

Useful Life:
25 years

Remaining Life:
2 years



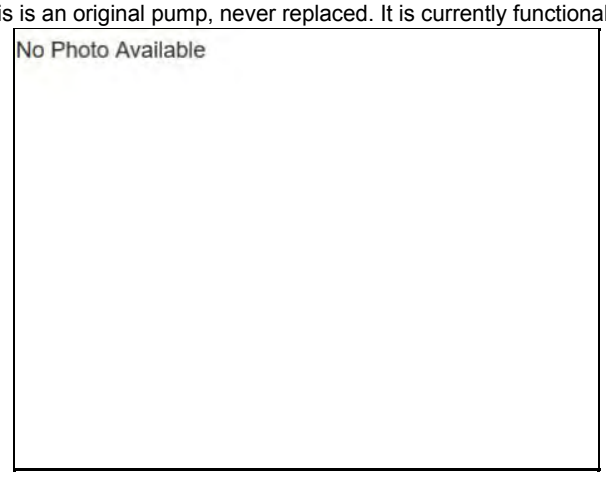
Best Case: $ 19,500 Worst Case: $ 19,500

Cost Source: Client Cost History

Comp #: 1902 #5 Stream Pump - Rebuild/Replace **Quantity: (1) 7.5hp Pump**
Location: Stream contoller area
Funded?: Yes.
History: 2022: $39,000 for 2 pumps
Comments: This allocation is to rebuild or replace when necessary. The cost will also include pulling and reinstalling the pump into location. The Vendor reports this is an original pump, never replaced. It is currently functional and operating normally.

Useful Life:
25 years

Remaining Life:
24 years



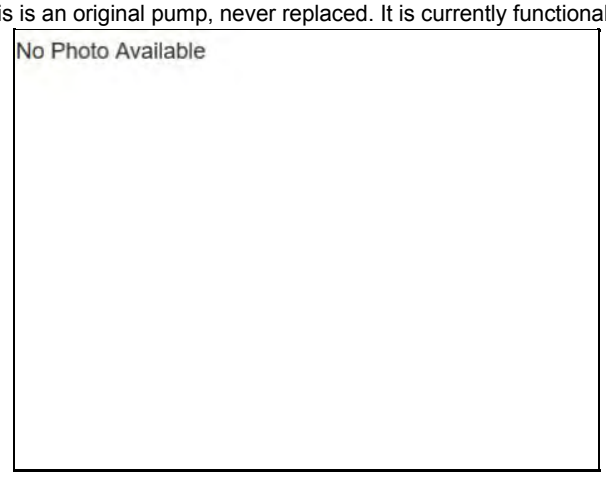
Best Case: $ 19,500 Worst Case: $ 19,500

Cost Source: Client Cost History

Comp #: 1902 #6 Stream Pump - Rebuild/Replace **Quantity: (1) 7.5hp Pump**
Location: Stream contoller area
Funded?: Yes.
History: 2022: $39,000 for 2 pumps
Comments: This allocation is to rebuild or replace when necessary. The cost will also include pulling and reinstalling the pump into location. The Vendor reports this is an original pump, never replaced. It is currently functional and operating normally.

Useful Life:
25 years

Remaining Life:
24 years



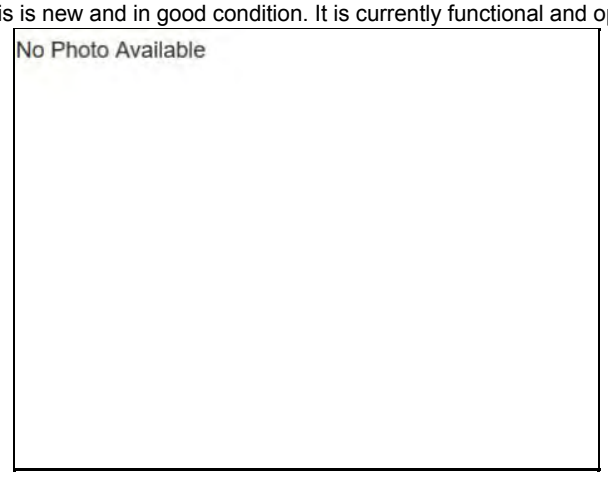
Best Case: $ 19,500 Worst Case: $ 19,500

Cost Source: Client Cost History

Comp #: 1902 #7 Stream Pump - Rebuild/Replace **Quantity: (1) 7.5hp Pump**
Location: Stream contoller area
Funded?: Yes.
History: New in 2018.
Comments: This allocation is to rebuild or replace when necessary. The cost will also include pulling and reinstalling the pump into location. The Vendor reports this is new and in good condition. It is currently functional and operating normally.

Useful Life:
25 years

Remaining Life:
20 years



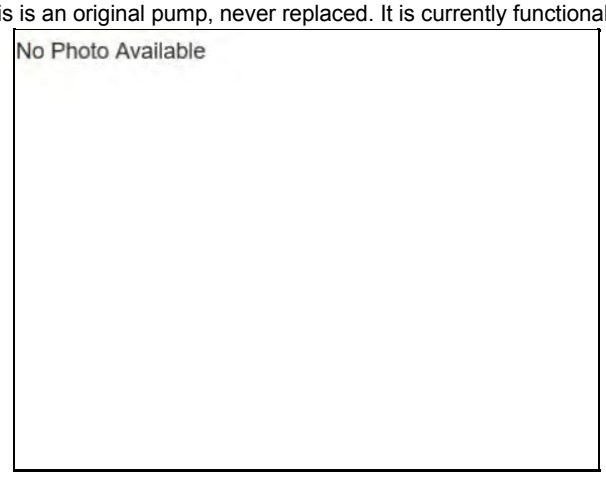
Best Case: $ 19,500 Worst Case: $ 19,500

Cost Source: Client Cost History

Comp #: 1902 #8 Stream Pump - Rebuild/Replace **Quantity: (1) 7.5hp Pump**
Location: Stream contoller area
Funded?: Yes.
History:
Comments: This allocation is to rebuild or replace when necessary. The cost will also include pulling and reinstalling the pump into location. The Vendor reports this is an original pump, never replaced. It is currently functional and operating normally.

Useful Life:
25 years

Remaining Life:
2 years



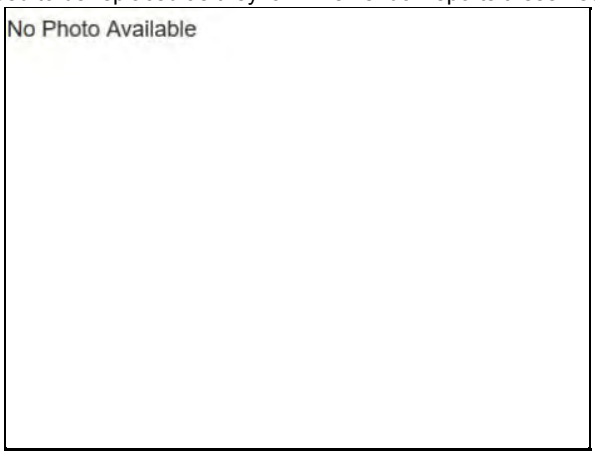
Best Case: $ 19,500 Worst Case: $ 19,500

Cost Source: Client Cost History

Comp #: 1902 (2014) Check Valves - Replace **Quantity: (2) Valves**
Location: Mechanical area
Funded?: Yes.
History: Replaced about 2014.
Comments: The fill valves will need to be replaced as they fail. The vendor reports these need to be addressed at this time.

Useful Life:
25 years

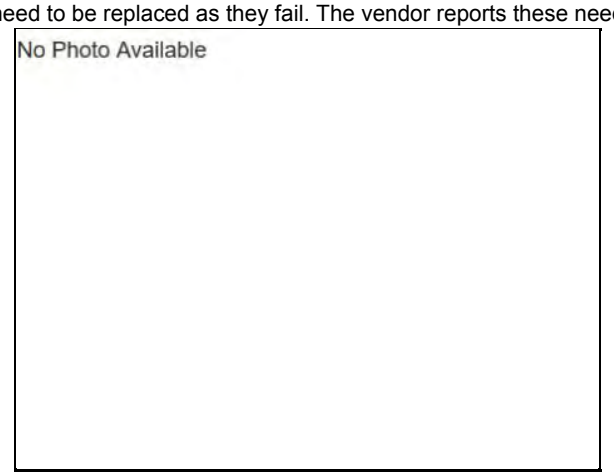
Remaining Life:
16 years



Best Case: $ 11,000 Worst Case: $ 11,000

Cost Source: Client Cost History

Comp #: 1902 (2022) Check Valves - Replace **Quantity: (2) Valves**
Location: Mechanical area
Funded?: Yes.
History: 2022: $11,000
Comments: The fill valves will need to be replaced as they fail. The vendor reports these need to be addressed at this time.



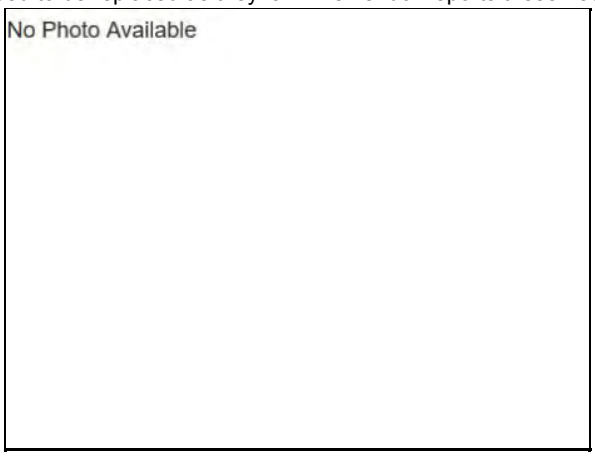
Useful Life:
25 years

Remaining Life:
23 years

Best Case: $ 11,000 Worst Case: $ 11,000

Cost Source: Client's Maintenance Vendor

Comp #: 1902 (Old) Check Valves - Replace **Quantity: (4) Valves**
Location: Mechanical area
Funded?: Yes.
History:
Comments: The fill valves will need to be replaced as they fail. The vendor reports these need to be addressed at this time.



Useful Life:
25 years

Remaining Life:
0 years

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

Cost Source: Client's Maintenance Vendor

Comp #: 1902 Bridge - Repair/Seal **Quantity: (8) Bridges**
Location: Streams & Ponds
Funded?: Yes.
History:
Comments: The bridges were replaced with Trex deck material in 2007. They are attractive and in good condition. No damage or evident material failure. This is an extensive life product and should hold up well under normal conditions.

Useful Life:
25 years

Remaining Life:
10 years

Best Case: $ 11,000 Worst Case: $ 14,000

Cost Source: Client Cost History With Inflation

Comp #: 1902 Fill Valve - Replace **Quantity: (4) Valves**
Location: Mechanical area
Funded?: Yes.
History:
Comments: The fill valves will need to be replaced as they fail. They will not be replaced all at one time. This allocation is to replace the fill valves when they fail to function reliably.

Useful Life:
25 years

Remaining Life:
2 years

No Photo Available

Best Case: $ 8,000 Worst Case: $ 10,000

Cost Source: Client's Maintenance Vendor

Comp #: 1902 Streams - Clean/Repair **Quantity: (12) Streams**
Location: Streams & Ponds
Funded?: Yes.
History: 2022: $6,000
Comments: The association is cleaning and dredging 2-3 streams annually. This component is to continue to maintain them in this manner. Manager and maintenance contractor agreed that 2 a year is most reasonable.

Useful Life:
1 years

Remaining Life:
0 years

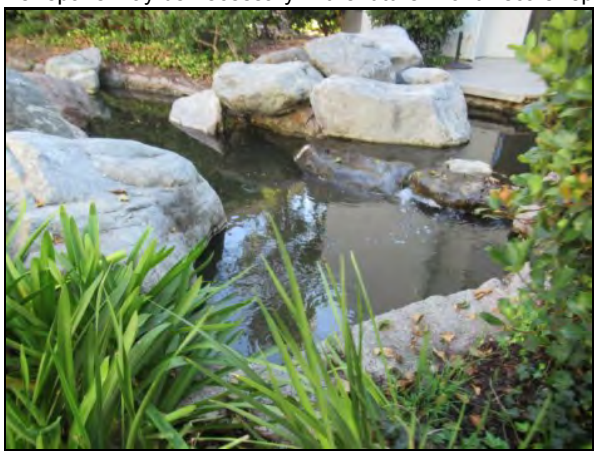
Best Case: $ 11,000 Worst Case: $ 12,000

Cost Source: Client cost history with inflation

Comp #: 1903 Stream Bed Liner - Repair **Quantity: (12) Streams**
Location: Grounds
Funded?: Yes.
History:
Comments: The vendor reports line repairs may be necessary in the future. No full scale replacement of the liner is anticipated.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: $ 85,000 Worst Case: $ 85,000

Cost Source: Client's Maintenance Vendor

Landscape & Irrigation

Comp #: 1001 Backflow Devices - Replace **Quantity: (6) Devices**
Location: Landscaped areas
Funded?: Yes.
History:
Comments: No problems were reported with the devices. They are required to be inspected and certified annually, repairs should be made using Operating funds. Expect to eventually replace these when they fail to be certified and can not be repaired.

Useful Life:
25 years

Remaining Life:
5 years

Best Case: $ 33,200 Worst Case: $ 33,200

Cost Source: Research with Local Vendor/Contractor

Comp #: 1001 Controller Enclosures - Replace **Quantity: (6) Enclosures**
Location: Landscaped areas
Funded?: Yes.
History:
Comments: The enclosures are in good condition. No premature deterioration was noted.

Useful Life:
30 years

Remaining Life:
17 years

Best Case: $ 30,000 Worst Case: $ 30,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 1003 Irrigation Controllers- Replace **Quantity: (6) Hunter units.**
Location: Landscaped areas
Funded?: Yes.
History: 2016: all new.
Comments: No direct access at the time of inspection.

Useful Life:
12 years

Remaining Life:
5 years

Best Case: $ 19,800 Worst Case: $ 19,800

Cost Source: Client's Maintenance Vendor

Comp #: 1010 Tree - Trimming **Quantity: Numerous trees**
Location: Common areas
Funded?: No. The association handles the trimming of the trees within the Operating Budget. No additional funding is required.
History:
Comments:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Grounds & Miscellaneous

Comp #: 403 Mailboxes - Replace **Quantity: (185) Cluster Mailboxes**
Location: Kiosks adjacent to driveways
Funded?: Yes.
History:
Comments: These vary in condition and age. The boxes have been repaired and replaced as needed, not all at one time. This component will allow for repair and replacement to be done to the boxes as necessary on an annual basis.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 1,700 Worst Case: $ 3,000

Cost Source: Client cost history with inflation

Comp #: 704 Trash Access Gates - Replace **Quantity: (20) Wood Gates**
Location: Trash Enclosures
Funded?: Yes.
History: Replaced in 2003.
Comments: They are structurally sound, no mounting failure. No vandalism or mistreatment. They are being painted and repaired as they paint the community. Keep well painted to prevent wood deterioration.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 14,000 Worst Case: $ 16,000

Cost Source: ARI Cost Database
