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Cantrice Court COA

Simi Valley, CA

Report #: 4748-3
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY

Update "With-Site-Visit"

October 1, 2025

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.

ASSOCIATION RESERVES®

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Table of Contents

Executive Summary 4

Executive Summary (Component List) 5

Introduction, Objectives, and Methodology 7

Which Physical Assets are Funded by Reserves? 8

How do we establish Useful Life and Remaining Useful Life estimates? 8

How do we establish Current Repair/Replacement Cost Estimates? 8

How much Reserves are enough? 9

How much should we transfer to Reserves? 10

What is our Recommended Funding Goal? 10

Site Inspection Notes 11

Projected Expenses 12

Annual Reserve Expenses Graph 12

Reserve Fund Status & Recommended Funding Plan 13

Annual Reserve Funding Graph 13

30-Yr Cash Flow Graph 14

Percent Funded Graph 14

Table Descriptions 15

Reserve Component List Detail 16

Fully Funded Balance 18

Component Significance 20

Accounting & Tax Summary 22

30-Year Reserve Plan Summary 24

30-Year Income/Expense Detail 25

Accuracy, Limitations, and Disclosures 37

Terms and Definitions 38

Component Details 39

General Common Area 40

Reserve Study Executive Summary — With-Site-Visit

Cantrice Court COA
Simi Valley, CA
Level of Service: **Update "With-Site-Visit"**

Report #: **4748-3**
# of Units: 98
January 1, 2026 through **December 31, 2026**

Findings & Recommendations — as of January 1, 2026

Projected Starting Reserve Balance	**$313,600**
Fully Funded Reserve Balance	**$3,559,197**
Percent Funded	**8.8 %**
Recommended 2026 Monthly Reserve Transfer	**$10,000**
Recommended 2026 Special Assessment or Loan for Reserve Projects	**$2,500,000**
Budgeted 2025 Monthly Reserve Transfer Rate	**$5,000**

Reserve Fund Strength: 8.8%

Weak **Fair** **Strong**

< 30% **< 70%** **> 130%**

Risk of Special Assessment: **High** **Medium** **Low**

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**2.00 %**
Annual Inflation Rate	**3.00 %**

This is a With-Site Visit update based on a prior Reserve Study prepared for your 2024 Fiscal Year. We performed the site inspection on 8/14/2025.

This Reserve Study was prepared by Sean Kargari, a credentialed Reserve Specialist (RS #115).

Your Reserve Fund is currently at 8.8 %. Being below 30% Funded, this represents a weak Reserve position. Associations in this range have a High risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your budgeted monthly Reserve transfers to **$102.04/unit (avg)** this fiscal year. We also recommend that a special assessment or loan be approved in order to fund your upcoming major Reserve projects (roofs, paint, asphalt) in the amount of **$27,040.82/unit (avg)**. Final project proposals should be obtained before approving the special assessment or loan.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and gradually bring your association closer to the “Fully Funded” (100%) level.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	General Common Area			
103	Concrete Walkways - Repair	5	2	$5,000
201	Asphalt - Reconstruction	30	0	$448,550
202	Asphalt - Repair/Reseal	5	0	$22,400
204	Concrete Swales - Driveway - Replace	5	0	$10,000
205	Concrete Driveways/Aprons - Repair	5	0	$57,800
208	Stamped Concrete - Entry - Replace	50	0	$367,000
320	Pole Light Fixtures - Replace	30	5	$52,500
324	Wall Light Fixtures - Replace	25	3	$32,250
403	Mailboxes - Lower - Replace	20	1	$8,000
403	Mailboxes - Upper - Replace	20	9	$8,000
404	Pool Furniture - Replace	6	1	$22,500
411	Drinking Fountain - Replace	15	3	$2,250
503	Metal Fence/Railings - Partial Replace	5	0	$30,000
509	Wood Trellis - Mailboxes - Replace	25	0	$15,750
509	Wood Trellises - Trash - Replace	25	10	$104,000
513	Glass Panel Wall - Pool - Replace	50	14	$6,000
702	Utility Doors - Partial Replace	5	2	$8,250
704	Intercoms - Replace	15	0	$10,000
705	Gate Operator (2024) - Replace	10	8	$4,000
705	Gate Operators (2017) - Replace	10	1	$24,000
705	Gate Operators (2020) - Replace	10	4	$20,000
708	Trash Gates - Replace	20	5	$28,000
709	Keypad Locks - Common - Replace	15	6	$1,400
730	Vehicle Gates - Replace	50	14	$120,000
740	Pedestrian Gates - Replace	50	14	$15,000
803	Water Heater/Tank - Replace	12	1	$4,000
909	Restrooms - Pool - Refurbish	20	10	$25,000
910	Pool Shower Tile - Replace	10	0	$7,500
1001	Backflow Preventers - Replace	25	1	$7,500
1003	Irrigation Controllers - Replace	15	5	$27,500
1006	Electrical Pedestals - Replace	30	5	$19,000
1010	Irrigation/Landscaping - Refurbish	10	5	$25,000
1107	Iron Fence/Rails/Gates - Repaint	5	0	$37,200
1115	Stucco Surfaces - Repaint	18	6	$490,000
1116	Wood Surfaces - Repaint	6	0	$96,000
1201	Pool Deck - Replace	25	20	$93,000
1202	Pool - Resurface	12	2	$20,000
1202	Spa - Resurface	6	2	$7,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1207	Pool Filter - Replace	12	0	$2,250
1207	Spa Filter - Replace	12	3	$2,250
1208	Pool Heater - Replace	8	4	$6,000
1208	Spa Heater - Replace	8	5	$5,000
1209	Pool/Spa Chemical Pumps - Replace	10	5	$1,600
1210	Pool/Spa Pumps - Partial Replace	3	0	$1,500
1212	Pool Deck Coping - Replace	30	14	$15,700
1213	Pool Deck Joints - Recaulk	7	3	$1,150
1214	Pool/Spa Skimmers - Replace	24	3	$4,500
1304	Tile Roof - Repair (2022)	25	21	$17,500
1304	Tile Roof - Repair (2024)	25	23	$17,500
1304	Tile Roofs - Repair (Stage 1)	25	24	$140,000
1304	Tile Roofs - Repair (Stage 2)	25	0	$147,000
1304	Tile Roofs - Repair (Stage 3)	25	0	$147,000
1304	Tile Roofs - Repair (Stage 4)	25	0	$147,000
1304	Tile Roofs - Repair (Stage 5)	25	0	$147,000
1304	Tile Roofs - Repair (Stage 6)	25	0	$147,000
1304	Tile Roofs - Repair (Stage 7)	25	0	$147,000
1304	Tile Roofs - Repair (Stage 8)	25	0	$147,000
1304	Tile Roofs - Repair (Stage 9)	25	0	$147,000
1304	Tile Roofs - Repair (Stage_10)	25	0	$147,000
1304	Tile Roofs - Repair (Stage_11)	25	0	$147,000
1304	Tile Roofs - Repair (Stage_12)	25	0	$147,000
1310	Gutters/Downspouts - Repair	1	0	$4,400
1402	Street Name Signs - Replace	40	4	$4,400
1403	Monument Signs - Refurbish	25	15	$20,000
1720	Slopes/V-Ditches - Inspect/Repair	5	0	$7,500
1830	Subgrade Utility Lines (common) - Repair	10	5	$25,000
66	**Total Funded Components**			

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

Introduction

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

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

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

Methodology

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

Which Physical Assets are Funded by Reserves?

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we transfer to Reserves?

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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

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

What is our Recommended Funding Goal?

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

FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on 8/14/2025, we had access to all common areas, including all driveways, both entry areas, the pool area, the pool/spa equipment, building perimeters, etc. We did not have access to inspect the pool water building water heater closet.

Please refer to the Photographic Inventory Appendix for additional information on each of your Reserve components.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

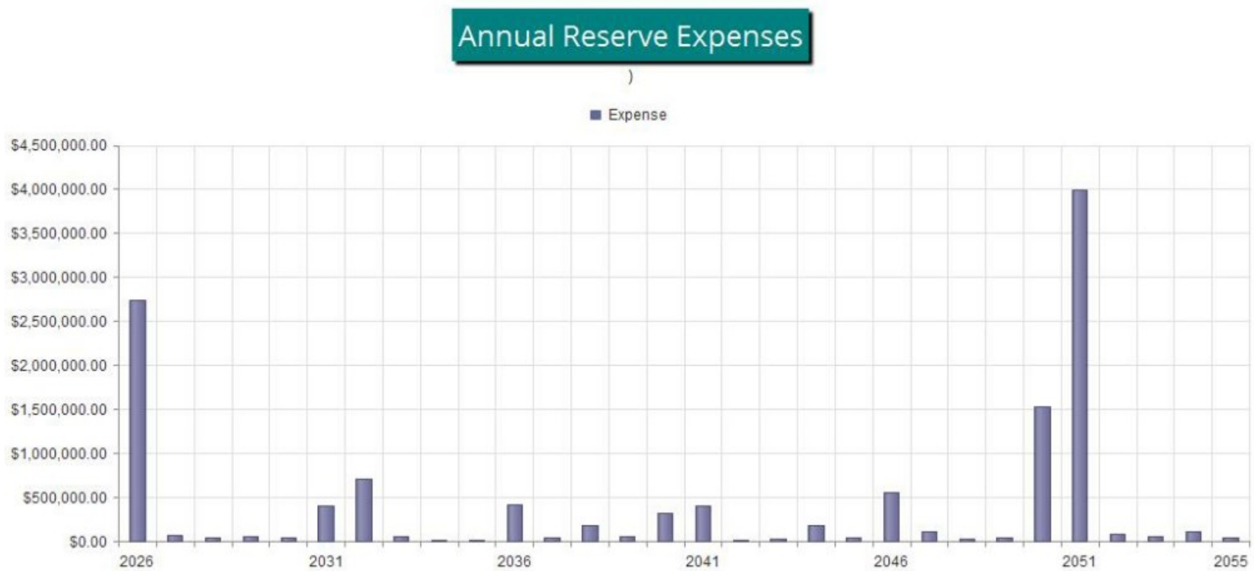


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $313,600 as-of the start of your Fiscal Year on 1/1/2026. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $3,559,197. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 8.8 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of $10,000 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.

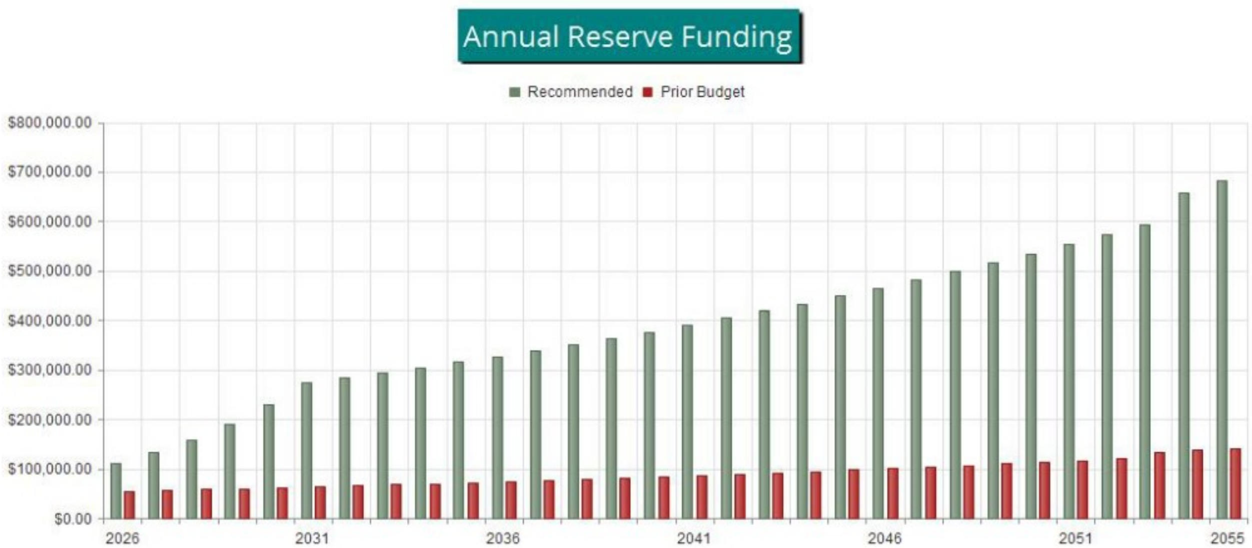


Figure 2

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

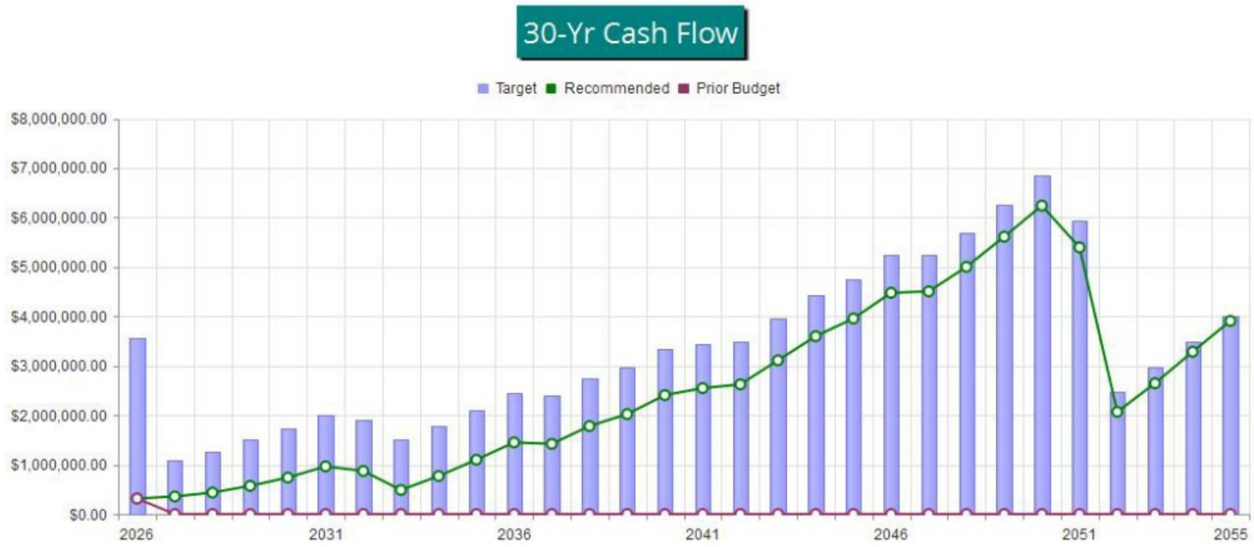


Figure 3

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.

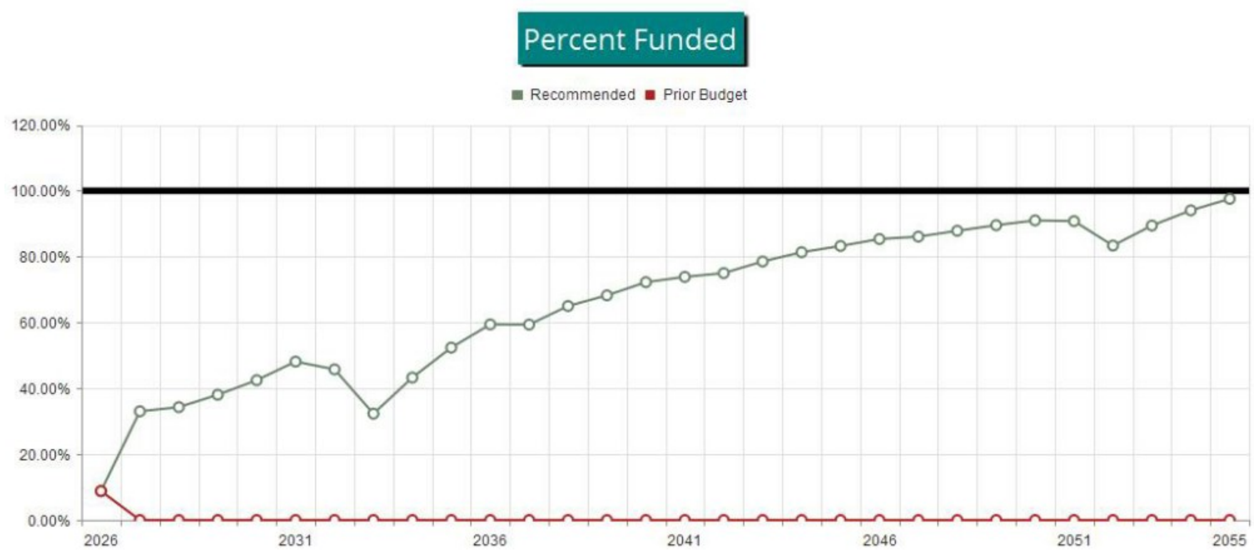


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
	General Common Area					
103	Concrete Walkways - Repair	1	Lump Sum	5	2	$5,000
201	Asphalt - Reconstruction	89,710	GSF	30	0	$448,550
202	Asphalt - Repair/Reseal	89,710	GSF	5	0	$22,400
204	Concrete Swales - Driveway - Replace	1	Lump Sum	5	0	$10,000
205	Concrete Driveways/Aprons - Repair	27,500	GSF	5	0	$57,800
208	Stamped Concrete - Entry - Replace	17,465	GSF	50	0	$367,000
320	Pole Light Fixtures - Replace	35	Fixtures	30	5	$52,500
324	Wall Light Fixtures - Replace	215	Fixtures	25	3	$32,250
403	Mailboxes - Lower - Replace	4	Mail/Parcel Kiosks	20	1	$8,000
403	Mailboxes - Upper - Replace	4	15-Box Kiosks	20	9	$8,000
404	Pool Furniture - Replace	45	Pieces	6	1	$22,500
411	Drinking Fountain - Replace	1	Fountain	15	3	$2,250
503	Metal Fence/Railings - Partial Replace	3,000	LF	5	0	$30,000
509	Wood Trellis - Mailboxes - Replace	210	GSF Trellis	25	0	$15,750
509	Wood Trellises - Trash - Replace	1,386	GSF / (7) Trellises	25	10	$104,000
513	Glass Panel Wall - Pool - Replace	12	LF	50	14	$6,000
702	Utility Doors - Partial Replace	55	Metal Doors	5	2	$8,250
704	Intercoms - Replace	2	DKS Intercoms	15	0	$10,000
705	Gate Operator (2024) - Replace	1	Liftmaster	10	8	$4,000
705	Gate Operators (2017) - Replace	6	Liftmaster	10	1	$24,000
705	Gate Operators (2020) - Replace	5	Liftmaster	10	4	$20,000
708	Trash Gates - Replace	14	Metal Gates	20	5	$28,000
709	Keypad Locks - Common - Replace	9	Locks	15	6	$1,400
730	Vehicle Gates - Replace	12	(8) 8 LF / (4) 11 LF Gate	50	14	$120,000
740	Pedestrian Gates - Replace	5	Metal Gates	50	14	$15,000
803	Water Heater/Tank - Replace	1	40 Gal 36K BTU	12	1	$4,000
909	Restrooms - Pool - Refurbish	2	Restrooms	20	10	$25,000
910	Pool Shower Tile - Replace	1	Tile Shower	10	0	$7,500
1001	Backflow Preventers - Replace	3	Backflow Valves	25	1	$7,500
1003	Irrigation Controllers - Replace	11	Controllers	15	5	$27,500
1006	Electrical Pedestals - Replace	2	Myers Pedestals	30	5	$19,000
1010	Irrigation/Landscaping - Refurbish	1	Lump Sum	10	5	$25,000
1107	Iron Fence/Rails/Gates - Repaint	3,123	LF	5	0	$37,200
1115	Stucco Surfaces - Repaint	177,600	GSF	18	6	$490,000
1116	Wood Surfaces - Repaint	28,500	GSF	6	0	$96,000
1201	Pool Deck - Replace	5,000	GSF	25	20	$93,000
1202	Pool - Resurface	1	Pool	12	2	$20,000
1202	Spa - Resurface	1	8' Diameter Spa	6	2	$7,500
1207	Pool Filter - Replace	1	Pentair Filter	12	0	$2,250
1207	Spa Filter - Replace	1	Jandy Filter	12	3	$2,250
1208	Pool Heater - Replace	1	Raypak Heater	8	4	$6,000
1208	Spa Heater - Replace	1	Raypak Heater	8	5	$5,000
1209	Pool/Spa Chemical Pumps - Replace	2	Rola-Chems	10	5	$1,600

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1210	Pool/Spa Pumps - Partial Replace	1	(1) of (5) Pumps	3	0	$1,500
1212	Pool Deck Coping - Replace	165	LF	30	14	$15,700
1213	Pool Deck Joints - Recaulk	165	LF	7	3	$1,150
1214	Pool/Spa Skimmers - Replace	3	Skimmers	24	3	$4,500
1304	Tile Roof - Repair (2022)	1	Unit	25	21	$17,500
1304	Tile Roof - Repair (2024)	1	Unit	25	23	$17,500
1304	Tile Roofs - Repair (Stage 1)	8	Units	25	24	$140,000
1304	Tile Roofs - Repair (Stage 2)	8	Units	25	0	$147,000
1304	Tile Roofs - Repair (Stage 3)	8	Units	25	0	$147,000
1304	Tile Roofs - Repair (Stage 4)	8	Units	25	0	$147,000
1304	Tile Roofs - Repair (Stage 5)	8	Units	25	0	$147,000
1304	Tile Roofs - Repair (Stage 6)	8	Units	25	0	$147,000
1304	Tile Roofs - Repair (Stage 7)	8	Units	25	0	$147,000
1304	Tile Roofs - Repair (Stage 8)	8	Units	25	0	$147,000
1304	Tile Roofs - Repair (Stage 9)	8	Units	25	0	$147,000
1304	Tile Roofs - Repair (Stage_10)	8	Units	25	0	$147,000
1304	Tile Roofs - Repair (Stage_11)	8	Units	25	0	$147,000
1304	Tile Roofs - Repair (Stage_12)	8	Units	25	0	$147,000
1310	Gutters/Downspouts - Repair	9,750	LF	1	0	$4,400
1402	Street Name Signs - Replace	16	Metal Signs	40	4	$4,400
1403	Monument Signs - Refurbish	2	Monuments	25	15	$20,000
1720	Slopes/V-Ditches - Inspect/Repair	1	Lump Sum	5	0	$7,500
1830	Subgrade Utility Lines (common) - Repair	1	Lump Sum	10	5	$25,000

66 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	General Common Area							
103	Concrete Walkways - Repair	$5,000	X	3	/	5	=	$3,000
201	Asphalt - Reconstruction	$448,550	X	30	/	30	=	$448,550
202	Asphalt - Repair/Reseal	$22,400	X	5	/	5	=	$22,400
204	Concrete Swales - Driveway - Replace	$10,000	X	5	/	5	=	$10,000
205	Concrete Driveways/Aprons - Repair	$57,800	X	5	/	5	=	$57,800
208	Stamped Concrete - Entry - Replace	$367,000	X	50	/	50	=	$367,000
320	Pole Light Fixtures - Replace	$52,500	X	25	/	30	=	$43,750
324	Wall Light Fixtures - Replace	$32,250	X	22	/	25	=	$28,380
403	Mailboxes - Lower - Replace	$8,000	X	19	/	20	=	$7,600
403	Mailboxes - Upper - Replace	$8,000	X	11	/	20	=	$4,400
404	Pool Furniture - Replace	$22,500	X	5	/	6	=	$18,750
411	Drinking Fountain - Replace	$2,250	X	12	/	15	=	$1,800
503	Metal Fence/Railings - Partial Replace	$30,000	X	5	/	5	=	$30,000
509	Wood Trellis - Mailboxes - Replace	$15,750	X	25	/	25	=	$15,750
509	Wood Trellises - Trash - Replace	$104,000	X	15	/	25	=	$62,400
513	Glass Panel Wall - Pool - Replace	$6,000	X	36	/	50	=	$4,320
702	Utility Doors - Partial Replace	$8,250	X	3	/	5	=	$4,950
704	Intercoms - Replace	$10,000	X	15	/	15	=	$10,000
705	Gate Operator (2024) - Replace	$4,000	X	2	/	10	=	$800
705	Gate Operators (2017) - Replace	$24,000	X	9	/	10	=	$21,600
705	Gate Operators (2020) - Replace	$20,000	X	6	/	10	=	$12,000
708	Trash Gates - Replace	$28,000	X	15	/	20	=	$21,000
709	Keypad Locks - Common - Replace	$1,400	X	9	/	15	=	$840
730	Vehicle Gates - Replace	$120,000	X	36	/	50	=	$86,400
740	Pedestrian Gates - Replace	$15,000	X	36	/	50	=	$10,800
803	Water Heater/Tank - Replace	$4,000	X	11	/	12	=	$3,667
909	Restrooms - Pool - Refurbish	$25,000	X	10	/	20	=	$12,500
910	Pool Shower Tile - Replace	$7,500	X	10	/	10	=	$7,500
1001	Backflow Preventers - Replace	$7,500	X	24	/	25	=	$7,200
1003	Irrigation Controllers - Replace	$27,500	X	10	/	15	=	$18,333
1006	Electrical Pedestals - Replace	$19,000	X	25	/	30	=	$15,833
1010	Irrigation/Landscaping - Refurbish	$25,000	X	5	/	10	=	$12,500
1107	Iron Fence/Rails/Gates - Repaint	$37,200	X	5	/	5	=	$37,200
1115	Stucco Surfaces - Repaint	$490,000	X	12	/	18	=	$326,667
1116	Wood Surfaces - Repaint	$96,000	X	6	/	6	=	$96,000
1201	Pool Deck - Replace	$93,000	X	5	/	25	=	$18,600
1202	Pool - Resurface	$20,000	X	10	/	12	=	$16,667
1202	Spa - Resurface	$7,500	X	4	/	6	=	$5,000
1207	Pool Filter - Replace	$2,250	X	12	/	12	=	$2,250
1207	Spa Filter - Replace	$2,250	X	9	/	12	=	$1,688
1208	Pool Heater - Replace	$6,000	X	4	/	8	=	$3,000
1208	Spa Heater - Replace	$5,000	X	3	/	8	=	$1,875
1209	Pool/Spa Chemical Pumps - Replace	$1,600	X	5	/	10	=	$800
1210	Pool/Spa Pumps - Partial Replace	$1,500	X	3	/	3	=	$1,500

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1212	Pool Deck Coping - Replace	$15,700	X	16	/	30	=	$8,373
1213	Pool Deck Joints - Recaulk	$1,150	X	4	/	7	=	$657
1214	Pool/Spa Skimmers - Replace	$4,500	X	21	/	24	=	$3,938
1304	Tile Roof - Repair (2022)	$17,500	X	4	/	25	=	$2,800
1304	Tile Roof - Repair (2024)	$17,500	X	2	/	25	=	$1,400
1304	Tile Roofs - Repair (Stage 1)	$140,000	X	1	/	25	=	$5,600
1304	Tile Roofs - Repair (Stage 2)	$147,000	X	25	/	25	=	$147,000
1304	Tile Roofs - Repair (Stage 3)	$147,000	X	25	/	25	=	$147,000
1304	Tile Roofs - Repair (Stage 4)	$147,000	X	25	/	25	=	$147,000
1304	Tile Roofs - Repair (Stage 5)	$147,000	X	25	/	25	=	$147,000
1304	Tile Roofs - Repair (Stage 6)	$147,000	X	25	/	25	=	$147,000
1304	Tile Roofs - Repair (Stage 7)	$147,000	X	25	/	25	=	$147,000
1304	Tile Roofs - Repair (Stage 8)	$147,000	X	25	/	25	=	$147,000
1304	Tile Roofs - Repair (Stage 9)	$147,000	X	25	/	25	=	$147,000
1304	Tile Roofs - Repair (Stage_10)	$147,000	X	25	/	25	=	$147,000
1304	Tile Roofs - Repair (Stage_11)	$147,000	X	25	/	25	=	$147,000
1304	Tile Roofs - Repair (Stage_12)	$147,000	X	25	/	25	=	$147,000
1310	Gutters/Downspouts - Repair	$4,400	X	1	/	1	=	$4,400
1402	Street Name Signs - Replace	$4,400	X	36	/	40	=	$3,960
1403	Monument Signs - Refurbish	$20,000	X	10	/	25	=	$8,000
1720	Slopes/V-Ditches - Inspect/Repair	$7,500	X	5	/	5	=	$7,500
1830	Subgrade Utility Lines (common) - Repair	$25,000	X	5	/	10	=	$12,500
								$3,559,197

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	General Common Area				
103	Concrete Walkways - Repair	5	$5,000	$1,000	0.45 %
201	Asphalt - Reconstruction	30	$448,550	$14,952	6.78 %
202	Asphalt - Repair/Reseal	5	$22,400	$4,480	2.03 %
204	Concrete Swales - Driveway - Replace	5	$10,000	$2,000	0.91 %
205	Concrete Driveways/Aprons - Repair	5	$57,800	$11,560	5.24 %
208	Stamped Concrete - Entry - Replace	50	$367,000	$7,340	3.33 %
320	Pole Light Fixtures - Replace	30	$52,500	$1,750	0.79 %
324	Wall Light Fixtures - Replace	25	$32,250	$1,290	0.59 %
403	Mailboxes - Lower - Replace	20	$8,000	$400	0.18 %
403	Mailboxes - Upper - Replace	20	$8,000	$400	0.18 %
404	Pool Furniture - Replace	6	$22,500	$3,750	1.70 %
411	Drinking Fountain - Replace	15	$2,250	$150	0.07 %
503	Metal Fence/Railings - Partial Replace	5	$30,000	$6,000	2.72 %
509	Wood Trellis - Mailboxes - Replace	25	$15,750	$630	0.29 %
509	Wood Trellises - Trash - Replace	25	$104,000	$4,160	1.89 %
513	Glass Panel Wall - Pool - Replace	50	$6,000	$120	0.05 %
702	Utility Doors - Partial Replace	5	$8,250	$1,650	0.75 %
704	Intercoms - Replace	15	$10,000	$667	0.30 %
705	Gate Operator (2024) - Replace	10	$4,000	$400	0.18 %
705	Gate Operators (2017) - Replace	10	$24,000	$2,400	1.09 %
705	Gate Operators (2020) - Replace	10	$20,000	$2,000	0.91 %
708	Trash Gates - Replace	20	$28,000	$1,400	0.64 %
709	Keypad Locks - Common - Replace	15	$1,400	$93	0.04 %
730	Vehicle Gates - Replace	50	$120,000	$2,400	1.09 %
740	Pedestrian Gates - Replace	50	$15,000	$300	0.14 %
803	Water Heater/Tank - Replace	12	$4,000	$333	0.15 %
909	Restrooms - Pool - Refurbish	20	$25,000	$1,250	0.57 %
910	Pool Shower Tile - Replace	10	$7,500	$750	0.34 %
1001	Backflow Preventers - Replace	25	$7,500	$300	0.14 %
1003	Irrigation Controllers - Replace	15	$27,500	$1,833	0.83 %
1006	Electrical Pedestals - Replace	30	$19,000	$633	0.29 %
1010	Irrigation/Landscaping - Refurbish	10	$25,000	$2,500	1.13 %
1107	Iron Fence/Rails/Gates - Repaint	5	$37,200	$7,440	3.37 %
1115	Stucco Surfaces - Repaint	18	$490,000	$27,222	12.35 %
1116	Wood Surfaces - Repaint	6	$96,000	$16,000	7.26 %
1201	Pool Deck - Replace	25	$93,000	$3,720	1.69 %
1202	Pool - Resurface	12	$20,000	$1,667	0.76 %
1202	Spa - Resurface	6	$7,500	$1,250	0.57 %
1207	Pool Filter - Replace	12	$2,250	$188	0.09 %
1207	Spa Filter - Replace	12	$2,250	$188	0.09 %
1208	Pool Heater - Replace	8	$6,000	$750	0.34 %
1208	Spa Heater - Replace	8	$5,000	$625	0.28 %
1209	Pool/Spa Chemical Pumps - Replace	10	$1,600	$160	0.07 %
1210	Pool/Spa Pumps - Partial Replace	3	$1,500	$500	0.23 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1212	Pool Deck Coping - Replace	30	$15,700	$523	0.24 %
1213	Pool Deck Joints - Recaulk	7	$1,150	$164	0.07 %
1214	Pool/Spa Skimmers - Replace	24	$4,500	$188	0.09 %
1304	Tile Roof - Repair (2022)	25	$17,500	$700	0.32 %
1304	Tile Roof - Repair (2024)	25	$17,500	$700	0.32 %
1304	Tile Roofs - Repair (Stage 1)	25	$140,000	$5,600	2.54 %
1304	Tile Roofs - Repair (Stage 2)	25	$147,000	$5,880	2.67 %
1304	Tile Roofs - Repair (Stage 3)	25	$147,000	$5,880	2.67 %
1304	Tile Roofs - Repair (Stage 4)	25	$147,000	$5,880	2.67 %
1304	Tile Roofs - Repair (Stage 5)	25	$147,000	$5,880	2.67 %
1304	Tile Roofs - Repair (Stage 6)	25	$147,000	$5,880	2.67 %
1304	Tile Roofs - Repair (Stage 7)	25	$147,000	$5,880	2.67 %
1304	Tile Roofs - Repair (Stage 8)	25	$147,000	$5,880	2.67 %
1304	Tile Roofs - Repair (Stage 9)	25	$147,000	$5,880	2.67 %
1304	Tile Roofs - Repair (Stage_10)	25	$147,000	$5,880	2.67 %
1304	Tile Roofs - Repair (Stage_11)	25	$147,000	$5,880	2.67 %
1304	Tile Roofs - Repair (Stage_12)	25	$147,000	$5,880	2.67 %
1310	Gutters/Downspouts - Repair	1	$4,400	$4,400	2.00 %
1402	Street Name Signs - Replace	40	$4,400	$110	0.05 %
1403	Monument Signs - Refurbish	25	$20,000	$800	0.36 %
1720	Slopes/V-Ditches - Inspect/Repair	5	$7,500	$1,500	0.68 %
1830	Subgrade Utility Lines (common) - Repair	10	$25,000	$2,500	1.13 %
66	Total Funded Components			$220,466	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
	General Common Area						
103	Concrete Walkways - Repair	5	2	$5,000	$3,000	$0	$45.36
201	Asphalt - Reconstruction	30	0	$448,550	$448,550	$0	$678.19
202	Asphalt - Repair/Reseal	5	0	$22,400	$22,400	$22,400	$203.21
204	Concrete Swales - Driveway - Replace	5	0	$10,000	$10,000	$10,000	$90.72
205	Concrete Driveways/Aprons - Repair	5	0	$57,800	$57,800	$57,800	$524.34
208	Stamped Concrete - Entry - Replace	50	0	$367,000	$367,000	$0	$332.93
320	Pole Light Fixtures - Replace	30	5	$52,500	$43,750	$0	$79.38
324	Wall Light Fixtures - Replace	25	3	$32,250	$28,380	$0	$58.51
403	Mailboxes - Lower - Replace	20	1	$8,000	$7,600	$0	$18.14
403	Mailboxes - Upper - Replace	20	9	$8,000	$4,400	$0	$18.14
404	Pool Furniture - Replace	6	1	$22,500	$18,750	$0	$170.09
411	Drinking Fountain - Replace	15	3	$2,250	$1,800	$0	$6.80
503	Metal Fence/Railings - Partial Replace	5	0	$30,000	$30,000	$30,000	$272.15
509	Wood Trellis - Mailboxes - Replace	25	0	$15,750	$15,750	$15,750	$28.58
509	Wood Trellises - Trash - Replace	25	10	$104,000	$62,400	$0	$188.69
513	Glass Panel Wall - Pool - Replace	50	14	$6,000	$4,320	$0	$5.44
702	Utility Doors - Partial Replace	5	2	$8,250	$4,950	$0	$74.84
704	Intercoms - Replace	15	0	$10,000	$10,000	$10,000	$30.24
705	Gate Operator (2024) - Replace	10	8	$4,000	$800	$0	$18.14
705	Gate Operators (2017) - Replace	10	1	$24,000	$21,600	$0	$108.86
705	Gate Operators (2020) - Replace	10	4	$20,000	$12,000	$0	$90.72
708	Trash Gates - Replace	20	5	$28,000	$21,000	$0	$63.50
709	Keypad Locks - Common - Replace	15	6	$1,400	$840	$0	$4.23
730	Vehicle Gates - Replace	50	14	$120,000	$86,400	$0	$108.86
740	Pedestrian Gates - Replace	50	14	$15,000	$10,800	$0	$13.61
803	Water Heater/Tank - Replace	12	1	$4,000	$3,667	$0	$15.12
909	Restrooms - Pool - Refurbish	20	10	$25,000	$12,500	$0	$56.70
910	Pool Shower Tile - Replace	10	0	$7,500	$7,500	$7,500	$34.02
1001	Backflow Preventers - Replace	25	1	$7,500	$7,200	$0	$13.61
1003	Irrigation Controllers - Replace	15	5	$27,500	$18,333	$0	$83.16
1006	Electrical Pedestals - Replace	30	5	$19,000	$15,833	$0	$28.73
1010	Irrigation/Landscaping - Refurbish	10	5	$25,000	$12,500	$0	$113.40
1107	Iron Fence/Rails/Gates - Repaint	5	0	$37,200	$37,200	$37,200	$337.47
1115	Stucco Surfaces - Repaint	18	6	$490,000	$326,667	$0	$1,234.76
1116	Wood Surfaces - Repaint	6	0	$96,000	$96,000	$96,000	$725.74
1201	Pool Deck - Replace	25	20	$93,000	$18,600	$0	$168.73
1202	Pool - Resurface	12	2	$20,000	$16,667	$0	$75.60
1202	Spa - Resurface	6	2	$7,500	$5,000	$0	$56.70
1207	Pool Filter - Replace	12	0	$2,250	$2,250	$2,250	$8.50
1207	Spa Filter - Replace	12	3	$2,250	$1,688	$0	$8.50
1208	Pool Heater - Replace	8	4	$6,000	$3,000	$0	$34.02
1208	Spa Heater - Replace	8	5	$5,000	$1,875	$0	$28.35
1209	Pool/Spa Chemical Pumps - Replace	10	5	$1,600	$800	$0	$7.26

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1210	Pool/Spa Pumps - Partial Replace	3	0	$1,500	$1,500	$1,500	$22.68
1212	Pool Deck Coping - Replace	30	14	$15,700	$8,373	$0	$23.74
1213	Pool Deck Joints - Recaulk	7	3	$1,150	$657	$0	$7.45
1214	Pool/Spa Skimmers - Replace	24	3	$4,500	$3,938	$0	$8.50
1304	Tile Roof - Repair (2022)	25	21	$17,500	$2,800	$0	$31.75
1304	Tile Roof - Repair (2024)	25	23	$17,500	$1,400	$0	$31.75
1304	Tile Roofs - Repair (Stage 1)	25	24	$140,000	$5,600	$0	$254.01
1304	Tile Roofs - Repair (Stage 2)	25	0	$147,000	$147,000	$11,300	$266.71
1304	Tile Roofs - Repair (Stage 3)	25	0	$147,000	$147,000	$0	$266.71
1304	Tile Roofs - Repair (Stage 4)	25	0	$147,000	$147,000	$0	$266.71
1304	Tile Roofs - Repair (Stage 5)	25	0	$147,000	$147,000	$0	$266.71
1304	Tile Roofs - Repair (Stage 6)	25	0	$147,000	$147,000	$0	$266.71
1304	Tile Roofs - Repair (Stage 7)	25	0	$147,000	$147,000	$0	$266.71
1304	Tile Roofs - Repair (Stage 8)	25	0	$147,000	$147,000	$0	$266.71
1304	Tile Roofs - Repair (Stage 9)	25	0	$147,000	$147,000	$0	$266.71
1304	Tile Roofs - Repair (Stage_10)	25	0	$147,000	$147,000	$0	$266.71
1304	Tile Roofs - Repair (Stage_11)	25	0	$147,000	$147,000	$0	$266.71
1304	Tile Roofs - Repair (Stage_12)	25	0	$147,000	$147,000	$0	$266.71
1310	Gutters/Downspouts - Repair	1	0	$4,400	$4,400	$4,400	$199.58
1402	Street Name Signs - Replace	40	4	$4,400	$3,960	$0	$4.99
1403	Monument Signs - Refurbish	25	15	$20,000	$8,000	$0	$36.29
1720	Slopes/V-Ditches - Inspect/Repair	5	0	$7,500	$7,500	$7,500	$68.04
1830	Subgrade Utility Lines (common) - Repair	10	5	$25,000	$12,500	$0	$113.40
66	Total Funded Components				$3,559,197	$313,600	$10,000

30-Year Reserve Plan Summary

Report # 4748-3
With-Site-Visit

Fiscal Year Start: 2026	Net After Tax Interest: 2.00 %	Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	$313,600	$3,559,197	8.8 %	High	100.00 %	$120,000	$2,650,000	$6,685	$2,734,850
2027	$355,435	$1,076,157	33.0 %	Medium	20.00 %	$144,000	$0	$7,896	$72,512
2028	$434,818	$1,267,647	34.3 %	Medium	20.00 %	$172,800	$0	$10,037	$47,900
2029	$569,756	$1,497,248	38.1 %	Medium	20.00 %	$207,360	$0	$13,060	$52,779
2030	$737,397	$1,735,940	42.5 %	Medium	20.00 %	$248,832	$0	$17,000	$39,168
2031	$964,061	$2,003,255	48.1 %	Medium	20.00 %	$298,598	$0	$18,344	$409,108
2032	$871,896	$1,905,219	45.8 %	Medium	3.50 %	$309,049	$0	$13,568	$708,431
2033	$486,082	$1,503,837	32.3 %	Medium	3.50 %	$319,866	$0	$12,541	$49,379
2034	$769,109	$1,777,370	43.3 %	Medium	3.50 %	$331,061	$0	$18,662	$20,142
2035	$1,098,691	$2,097,603	52.4 %	Medium	3.50 %	$342,649	$0	$25,451	$18,136
2036	$1,448,655	$2,438,138	59.4 %	Medium	3.50 %	$354,641	$0	$28,656	$412,515
2037	$1,419,437	$2,391,568	59.4 %	Medium	3.50 %	$367,054	$0	$31,958	$39,312
2038	$1,779,136	$2,737,155	65.0 %	Medium	3.50 %	$379,901	$0	$37,969	$175,939
2039	$2,021,067	$2,961,814	68.2 %	Medium	3.50 %	$393,197	$0	$44,230	$52,720
2040	$2,405,774	$3,329,840	72.2 %	Low	3.50 %	$406,959	$0	$49,482	$315,526
2041	$2,546,688	$3,448,222	73.9 %	Low	3.50 %	$421,203	$0	$51,650	$396,736
2042	$2,622,805	$3,496,812	75.0 %	Low	3.50 %	$435,945	$0	$57,268	$7,061
2043	$3,108,956	$3,958,841	78.5 %	Low	3.50 %	$451,203	$0	$66,992	$31,074
2044	$3,596,078	$4,420,928	81.3 %	Low	3.50 %	$466,995	$0	$75,439	$184,118
2045	$3,954,394	$4,750,502	83.2 %	Low	3.50 %	$483,340	$0	$84,219	$47,169
2046	$4,474,783	$5,242,618	85.4 %	Low	3.50 %	$500,256	$0	$89,704	$561,339
2047	$4,503,404	$5,231,848	86.1 %	Low	3.50 %	$517,765	$0	$94,963	$114,966
2048	$5,001,167	$5,692,824	87.9 %	Low	3.50 %	$535,887	$0	$106,012	$33,819
2049	$5,609,247	$6,263,883	89.5 %	Low	3.50 %	$554,643	$0	$118,380	$43,222
2050	$6,239,049	$6,855,442	91.0 %	Low	3.50 %	$574,056	$0	$116,229	$1,535,369
2051	$5,393,965	$5,941,281	90.8 %	Low	3.50 %	$594,148	$0	$74,549	$3,995,242
2052	$2,067,420	$2,479,874	83.4 %	Low	3.50 %	$614,943	$0	$47,078	$84,970
2053	$2,644,471	$2,956,470	89.4 %	Low	3.50 %	$636,466	$0	$59,220	$57,531
2054	$3,282,626	$3,490,316	94.0 %	Low	3.50 %	$658,742	$0	$71,829	$106,732
2055	$3,906,465	$4,004,634	97.5 %	Low	3.50 %	$681,798	$0	$85,316	$41,004

#	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$313,600	$355,435	$434,818	$569,756	$737,397
	Annual Reserve Funding	$120,000	$144,000	$172,800	$207,360	$248,832
	Recommended Special Assessments	$2,650,000	$0	$0	$0	$0
	Interest Earnings	$6,685	$7,896	$10,037	$13,060	$17,000
	Total Income	$3,090,285	$507,330	$617,655	$790,176	$1,003,229
#	Component					
	General Common Area					
103	Concrete Walkways - Repair	$0	$0	$5,305	$0	$0
201	Asphalt - Reconstruction	$448,550	$0	$0	$0	$0
202	Asphalt - Repair/Reseal	$22,400	$0	$0	$0	$0
204	Concrete Swales - Driveway - Replace	$10,000	$0	$0	$0	$0
205	Concrete Driveways/Aprons - Repair	$57,800	$0	$0	$0	$0
208	Stamped Concrete - Entry - Replace	$367,000	$0	$0	$0	$0
320	Pole Light Fixtures - Replace	$0	$0	$0	$0	$0
324	Wall Light Fixtures - Replace	$0	$0	$0	$35,240	$0
403	Mailboxes - Lower - Replace	$0	$8,240	$0	$0	$0
403	Mailboxes - Upper - Replace	$0	$0	$0	$0	$0
404	Pool Furniture - Replace	$0	$23,175	$0	$0	$0
411	Drinking Fountain - Replace	$0	$0	$0	$2,459	$0
503	Metal Fence/Railings - Partial Replace	$30,000	$0	$0	$0	$0
509	Wood Trellis - Mailboxes - Replace	$15,750	$0	$0	$0	$0
509	Wood Trellises - Trash - Replace	$0	$0	$0	$0	$0
513	Glass Panel Wall - Pool - Replace	$0	$0	$0	$0	$0
702	Utility Doors - Partial Replace	$0	$0	$8,752	$0	$0
704	Intercoms - Replace	$10,000	$0	$0	$0	$0
705	Gate Operator (2024) - Replace	$0	$0	$0	$0	$0
705	Gate Operators (2017) - Replace	$0	$24,720	$0	$0	$0
705	Gate Operators (2020) - Replace	$0	$0	$0	$0	$22,510
708	Trash Gates - Replace	$0	$0	$0	$0	$0
709	Keypad Locks - Common - Replace	$0	$0	$0	$0	$0
730	Vehicle Gates - Replace	$0	$0	$0	$0	$0
740	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
803	Water Heater/Tank - Replace	$0	$4,120	$0	$0	$0
909	Restrooms - Pool - Refurbish	$0	$0	$0	$0	$0
910	Pool Shower Tile - Replace	$7,500	$0	$0	$0	$0
1001	Backflow Preventers - Replace	$0	$7,725	$0	$0	$0
1003	Irrigation Controllers - Replace	$0	$0	$0	$0	$0
1006	Electrical Pedestals - Replace	$0	$0	$0	$0	$0
1010	Irrigation/Landscaping - Refurbish	$0	$0	$0	$0	$0
1107	Iron Fence/Rails/Gates - Repaint	$37,200	$0	$0	$0	$0
1115	Stucco Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$96,000	$0	$0	$0	$0
1201	Pool Deck - Replace	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$21,218	$0	$0
1202	Spa - Resurface	$0	$0	$7,957	$0	$0
1207	Pool Filter - Replace	$2,250	$0	$0	$0	$0
1207	Spa Filter - Replace	$0	$0	$0	$2,459	$0
1208	Pool Heater - Replace	$0	$0	$0	$0	$6,753
1208	Spa Heater - Replace	$0	$0	$0	$0	$0
1209	Pool/Spa Chemical Pumps - Replace	$0	$0	$0	$0	$0
1210	Pool/Spa Pumps - Partial Replace	$1,500	$0	$0	$1,639	$0
1212	Pool Deck Coping - Replace	$0	$0	$0	$0	$0
1213	Pool Deck Joints - Recaulk	$0	$0	$0	$1,257	$0
1214	Pool/Spa Skimmers - Replace	$0	$0	$0	$4,917	$0
1304	Tile Roof - Repair (2022)	$0	$0	$0	$0	$0
1304	Tile Roof - Repair (2024)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 1)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 2)	$147,000	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 3)	$147,000	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 4)	$147,000	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 5)	$147,000	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 6)	$147,000	$0	$0	$0	$0

	Fiscal Year	2026	2027	2028	2029	2030
1304	Tile Roofs - Repair (Stage 7)	$147,000	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 8)	$147,000	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 9)	$147,000	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_10)	$147,000	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_11)	$147,000	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_12)	$147,000	$0	$0	$0	$0
1310	Gutters/Downspouts - Repair	$4,400	$4,532	$4,668	$4,808	$4,952
1402	Street Name Signs - Replace	$0	$0	$0	$0	$4,952
1403	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1720	Slopes/V-Ditches - Inspect/Repair	$7,500	$0	$0	$0	$0
1830	Subgrade Utility Lines (common) - Repair	$0	$0	$0	$0	$0
	Total Expenses	$2,734,850	$72,512	$47,900	$52,779	$39,168
	Ending Reserve Balance	$355,435	$434,818	$569,756	$737,397	$964,061

#	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$964,061	$871,896	$486,082	$769,109	$1,098,691
	Annual Reserve Funding	$298,598	$309,049	$319,866	$331,061	$342,649
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$18,344	$13,568	$12,541	$18,662	$25,451
	Total Income	$1,281,003	$1,194,513	$818,489	$1,118,833	$1,466,791
#	Component					
	General Common Area					
103	Concrete Walkways - Repair	$0	$0	$6,149	$0	$0
201	Asphalt - Reconstruction	$0	$0	$0	$0	$0
202	Asphalt - Repair/Reseal	$25,968	$0	$0	$0	$0
204	Concrete Swales - Driveway - Replace	$11,593	$0	$0	$0	$0
205	Concrete Driveways/Aprons - Repair	$67,006	$0	$0	$0	$0
208	Stamped Concrete - Entry - Replace	$0	$0	$0	$0	$0
320	Pole Light Fixtures - Replace	$60,862	$0	$0	$0	$0
324	Wall Light Fixtures - Replace	$0	$0	$0	$0	$0
403	Mailboxes - Lower - Replace	$0	$0	$0	$0	$0
403	Mailboxes - Upper - Replace	$0	$0	$0	$0	$10,438
404	Pool Furniture - Replace	$0	$0	$27,672	$0	$0
411	Drinking Fountain - Replace	$0	$0	$0	$0	$0
503	Metal Fence/Railings - Partial Replace	$34,778	$0	$0	$0	$0
509	Wood Trellis - Mailboxes - Replace	$0	$0	$0	$0	$0
509	Wood Trellises - Trash - Replace	$0	$0	$0	$0	$0
513	Glass Panel Wall - Pool - Replace	$0	$0	$0	$0	$0
702	Utility Doors - Partial Replace	$0	$0	$10,146	$0	$0
704	Intercoms - Replace	$0	$0	$0	$0	$0
705	Gate Operator (2024) - Replace	$0	$0	$0	$5,067	$0
705	Gate Operators (2017) - Replace	$0	$0	$0	$0	$0
705	Gate Operators (2020) - Replace	$0	$0	$0	$0	$0
708	Trash Gates - Replace	$32,460	$0	$0	$0	$0
709	Keypad Locks - Common - Replace	$0	$1,672	$0	$0	$0
730	Vehicle Gates - Replace	$0	$0	$0	$0	$0
740	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
803	Water Heater/Tank - Replace	$0	$0	$0	$0	$0
909	Restrooms - Pool - Refurbish	$0	$0	$0	$0	$0
910	Pool Shower Tile - Replace	$0	$0	$0	$0	$0
1001	Backflow Preventers - Replace	$0	$0	$0	$0	$0
1003	Irrigation Controllers - Replace	$31,880	$0	$0	$0	$0
1006	Electrical Pedestals - Replace	$22,026	$0	$0	$0	$0
1010	Irrigation/Landscaping - Refurbish	$28,982	$0	$0	$0	$0
1107	Iron Fence/Rails/Gates - Repaint	$43,125	$0	$0	$0	$0
1115	Stucco Surfaces - Repaint	$0	$585,086	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$114,629	$0	$0	$0
1201	Pool Deck - Replace	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1202	Spa - Resurface	$0	$0	$0	$9,501	$0
1207	Pool Filter - Replace	$0	$0	$0	$0	$0
1207	Spa Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$0	$0	$0	$0	$0
1208	Spa Heater - Replace	$5,796	$0	$0	$0	$0
1209	Pool/Spa Chemical Pumps - Replace	$1,855	$0	$0	$0	$0
1210	Pool/Spa Pumps - Partial Replace	$0	$1,791	$0	$0	$1,957
1212	Pool Deck Coping - Replace	$0	$0	$0	$0	$0
1213	Pool Deck Joints - Recaulk	$0	$0	$0	$0	$0
1214	Pool/Spa Skimmers - Replace	$0	$0	$0	$0	$0
1304	Tile Roof - Repair (2022)	$0	$0	$0	$0	$0
1304	Tile Roof - Repair (2024)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 1)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 2)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 3)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 4)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 5)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 6)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 7)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 8)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 9)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_10)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_11)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_12)	$0	$0	$0	$0	$0
1310	Gutters/Downspouts - Repair	$5,101	$5,254	$5,411	$5,574	$5,741

	Fiscal Year	2031	2032	2033	2034	2035
1402	Street Name Signs - Replace	$0	$0	$0	$0	$0
1403	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1720	Slopes/V-Ditches - Inspect/Repair	$8,695	$0	$0	$0	$0
1830	Subgrade Utility Lines (common) - Repair	$28,982	$0	$0	$0	$0
	Total Expenses	$409,108	$708,431	$49,379	$20,142	$18,136
	Ending Reserve Balance	$871,896	$486,082	$769,109	$1,098,691	$1,448,655

	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$1,448,655	$1,419,437	$1,779,136	$2,021,067	$2,405,774
	Annual Reserve Funding	$354,641	$367,054	$379,901	$393,197	$406,959
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$28,656	$31,958	$37,969	$44,230	$49,482
	Total Income	$1,831,952	$1,818,448	$2,197,006	$2,458,494	$2,862,214
#	Component					
	General Common Area					
103	Concrete Walkways - Repair	$0	$0	$7,129	$0	$0
201	Asphalt - Reconstruction	$0	$0	$0	$0	$0
202	Asphalt - Repair/Reseal	$30,104	$0	$0	$0	$0
204	Concrete Swales - Driveway - Replace	$13,439	$0	$0	$0	$0
205	Concrete Driveways/Aprons - Repair	$77,678	$0	$0	$0	$0
208	Stamped Concrete - Entry - Replace	$0	$0	$0	$0	$0
320	Pole Light Fixtures - Replace	$0	$0	$0	$0	$0
324	Wall Light Fixtures - Replace	$0	$0	$0	$0	$0
403	Mailboxes - Lower - Replace	$0	$0	$0	$0	$0
403	Mailboxes - Upper - Replace	$0	$0	$0	$0	$0
404	Pool Furniture - Replace	$0	$0	$0	$33,042	$0
411	Drinking Fountain - Replace	$0	$0	$0	$0	$0
503	Metal Fence/Railings - Partial Replace	$40,317	$0	$0	$0	$0
509	Wood Trellis - Mailboxes - Replace	$0	$0	$0	$0	$0
509	Wood Trellises - Trash - Replace	$139,767	$0	$0	$0	$0
513	Glass Panel Wall - Pool - Replace	$0	$0	$0	$0	$9,076
702	Utility Doors - Partial Replace	$0	$0	$11,763	$0	$0
704	Intercoms - Replace	$0	$0	$0	$0	$0
705	Gate Operator (2024) - Replace	$0	$0	$0	$0	$0
705	Gate Operators (2017) - Replace	$0	$33,222	$0	$0	$0
705	Gate Operators (2020) - Replace	$0	$0	$0	$0	$30,252
708	Trash Gates - Replace	$0	$0	$0	$0	$0
709	Keypad Locks - Common - Replace	$0	$0	$0	$0	$0
730	Vehicle Gates - Replace	$0	$0	$0	$0	$181,511
740	Pedestrian Gates - Replace	$0	$0	$0	$0	$22,689
803	Water Heater/Tank - Replace	$0	$0	$0	$5,874	$0
909	Restrooms - Pool - Refurbish	$33,598	$0	$0	$0	$0
910	Pool Shower Tile - Replace	$10,079	$0	$0	$0	$0
1001	Backflow Preventers - Replace	$0	$0	$0	$0	$0
1003	Irrigation Controllers - Replace	$0	$0	$0	$0	$0
1006	Electrical Pedestals - Replace	$0	$0	$0	$0	$0
1010	Irrigation/Landscaping - Refurbish	$0	$0	$0	$0	$0
1107	Iron Fence/Rails/Gates - Repaint	$49,994	$0	$0	$0	$0
1115	Stucco Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$0	$136,873	$0	$0
1201	Pool Deck - Replace	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$30,252
1202	Spa - Resurface	$0	$0	$0	$0	$11,344
1207	Pool Filter - Replace	$0	$0	$3,208	$0	$0
1207	Spa Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$0	$0	$8,555	$0	$0
1208	Spa Heater - Replace	$0	$0	$0	$7,343	$0
1209	Pool/Spa Chemical Pumps - Replace	$0	$0	$0	$0	$0
1210	Pool/Spa Pumps - Partial Replace	$0	$0	$2,139	$0	$0
1212	Pool Deck Coping - Replace	$0	$0	$0	$0	$23,748
1213	Pool Deck Joints - Recaulk	$1,546	$0	$0	$0	$0
1214	Pool/Spa Skimmers - Replace	$0	$0	$0	$0	$0
1304	Tile Roof - Repair (2022)	$0	$0	$0	$0	$0
1304	Tile Roof - Repair (2024)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 1)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 2)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 3)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 4)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 5)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 6)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 7)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 8)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 9)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_10)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_11)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_12)	$0	$0	$0	$0	$0
1310	Gutters/Downspouts - Repair	$5,913	$6,091	$6,273	$6,462	$6,655

	Fiscal Year	2036	2037	2038	2039	2040
1402	Street Name Signs - Replace	$0	$0	$0	$0	$0
1403	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1720	Slopes/V-Ditches - Inspect/Repair	$10,079	$0	$0	$0	$0
1830	Subgrade Utility Lines (common) - Repair	$0	$0	$0	$0	$0
	Total Expenses	$412,515	$39,312	$175,939	$52,720	$315,526
	Ending Reserve Balance	$1,419,437	$1,779,136	$2,021,067	$2,405,774	$2,546,688

#	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$2,546,688	$2,622,805	$3,108,956	$3,596,078	$3,954,394
	Annual Reserve Funding	$421,203	$435,945	$451,203	$466,995	$483,340
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$51,650	$57,268	$66,992	$75,439	$84,219
	Total Income	$3,019,541	$3,116,017	$3,627,151	$4,138,512	$4,521,952
#	Component					
	General Common Area					
103	Concrete Walkways - Repair	$0	$0	$8,264	$0	$0
201	Asphalt - Reconstruction	$0	$0	$0	$0	$0
202	Asphalt - Repair/Reseal	$34,898	$0	$0	$0	$0
204	Concrete Swales - Driveway - Replace	$15,580	$0	$0	$0	$0
205	Concrete Driveways/Aprons - Repair	$90,051	$0	$0	$0	$0
208	Stamped Concrete - Entry - Replace	$0	$0	$0	$0	$0
320	Pole Light Fixtures - Replace	$0	$0	$0	$0	$0
324	Wall Light Fixtures - Replace	$0	$0	$0	$0	$0
403	Mailboxes - Lower - Replace	$0	$0	$0	$0	$0
403	Mailboxes - Upper - Replace	$0	$0	$0	$0	$0
404	Pool Furniture - Replace	$0	$0	$0	$0	$39,454
411	Drinking Fountain - Replace	$0	$0	$0	$3,830	$0
503	Metal Fence/Railings - Partial Replace	$46,739	$0	$0	$0	$0
509	Wood Trellis - Mailboxes - Replace	$0	$0	$0	$0	$0
509	Wood Trellises - Trash - Replace	$0	$0	$0	$0	$0
513	Glass Panel Wall - Pool - Replace	$0	$0	$0	$0	$0
702	Utility Doors - Partial Replace	$0	$0	$13,636	$0	$0
704	Intercoms - Replace	$15,580	$0	$0	$0	$0
705	Gate Operator (2024) - Replace	$0	$0	$0	$6,810	$0
705	Gate Operators (2017) - Replace	$0	$0	$0	$0	$0
705	Gate Operators (2020) - Replace	$0	$0	$0	$0	$0
708	Trash Gates - Replace	$0	$0	$0	$0	$0
709	Keypad Locks - Common - Replace	$0	$0	$0	$0	$0
730	Vehicle Gates - Replace	$0	$0	$0	$0	$0
740	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
803	Water Heater/Tank - Replace	$0	$0	$0	$0	$0
909	Restrooms - Pool - Refurbish	$0	$0	$0	$0	$0
910	Pool Shower Tile - Replace	$0	$0	$0	$0	$0
1001	Backflow Preventers - Replace	$0	$0	$0	$0	$0
1003	Irrigation Controllers - Replace	$0	$0	$0	$0	$0
1006	Electrical Pedestals - Replace	$0	$0	$0	$0	$0
1010	Irrigation/Landscaping - Refurbish	$38,949	$0	$0	$0	$0
1107	Iron Fence/Rails/Gates - Repaint	$57,956	$0	$0	$0	$0
1115	Stucco Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$0	$0	$163,434	$0
1201	Pool Deck - Replace	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1202	Spa - Resurface	$0	$0	$0	$0	$0
1207	Pool Filter - Replace	$0	$0	$0	$0	$0
1207	Spa Filter - Replace	$3,505	$0	$0	$0	$0
1208	Pool Heater - Replace	$0	$0	$0	$0	$0
1208	Spa Heater - Replace	$0	$0	$0	$0	$0
1209	Pool/Spa Chemical Pumps - Replace	$2,493	$0	$0	$0	$0
1210	Pool/Spa Pumps - Partial Replace	$2,337	$0	$0	$2,554	$0
1212	Pool Deck Coping - Replace	$0	$0	$0	$0	$0
1213	Pool Deck Joints - Recaulk	$0	$0	$1,901	$0	$0
1214	Pool/Spa Skimmers - Replace	$0	$0	$0	$0	$0
1304	Tile Roof - Repair (2022)	$0	$0	$0	$0	$0
1304	Tile Roof - Repair (2024)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 1)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 2)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 3)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 4)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 5)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 6)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 7)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 8)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 9)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_10)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_11)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_12)	$0	$0	$0	$0	$0
1310	Gutters/Downspouts - Repair	$6,855	$7,061	$7,273	$7,491	$7,715

	Fiscal Year	2041	2042	2043	2044	2045
1402	Street Name Signs - Replace	$0	$0	$0	$0	$0
1403	Monument Signs - Refurbish	$31,159	$0	$0	$0	$0
1720	Slopes/V-Ditches - Inspect/Repair	$11,685	$0	$0	$0	$0
1830	Subgrade Utility Lines (common) - Repair	$38,949	$0	$0	$0	$0
	Total Expenses	$396,736	$7,061	$31,074	$184,118	$47,169
	Ending Reserve Balance	$2,622,805	$3,108,956	$3,596,078	$3,954,394	$4,474,783

#	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$4,474,783	$4,503,404	$5,001,167	$5,609,247	$6,239,049
	Annual Reserve Funding	$500,256	$517,765	$535,887	$554,643	$574,056
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$89,704	$94,963	$106,012	$118,380	$116,229
	Total Income	$5,064,744	$5,116,133	$5,643,067	$6,282,271	$6,929,335
#	Component					
	General Common Area					
103	Concrete Walkways - Repair	$0	$0	$9,581	$0	$0
201	Asphalt - Reconstruction	$0	$0	$0	$0	$0
202	Asphalt - Repair/Reseal	$40,457	$0	$0	$0	$0
204	Concrete Swales - Driveway - Replace	$18,061	$0	$0	$0	$0
205	Concrete Driveways/Aprons - Repair	$104,393	$0	$0	$0	$0
208	Stamped Concrete - Entry - Replace	$0	$0	$0	$0	$0
320	Pole Light Fixtures - Replace	$0	$0	$0	$0	$0
324	Wall Light Fixtures - Replace	$0	$0	$0	$0	$0
403	Mailboxes - Lower - Replace	$0	$14,882	$0	$0	$0
403	Mailboxes - Upper - Replace	$0	$0	$0	$0	$0
404	Pool Furniture - Replace	$0	$0	$0	$0	$0
411	Drinking Fountain - Replace	$0	$0	$0	$0	$0
503	Metal Fence/Railings - Partial Replace	$54,183	$0	$0	$0	$0
509	Wood Trellis - Mailboxes - Replace	$0	$0	$0	$0	$0
509	Wood Trellises - Trash - Replace	$0	$0	$0	$0	$0
513	Glass Panel Wall - Pool - Replace	$0	$0	$0	$0	$0
702	Utility Doors - Partial Replace	$0	$0	$15,808	$0	$0
704	Intercoms - Replace	$0	$0	$0	$0	$0
705	Gate Operator (2024) - Replace	$0	$0	$0	$0	$0
705	Gate Operators (2017) - Replace	$0	$44,647	$0	$0	$0
705	Gate Operators (2020) - Replace	$0	$0	$0	$0	$40,656
708	Trash Gates - Replace	$0	$0	$0	$0	$0
709	Keypad Locks - Common - Replace	$0	$2,604	$0	$0	$0
730	Vehicle Gates - Replace	$0	$0	$0	$0	$0
740	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
803	Water Heater/Tank - Replace	$0	$0	$0	$0	$0
909	Restrooms - Pool - Refurbish	$0	$0	$0	$0	$0
910	Pool Shower Tile - Replace	$13,546	$0	$0	$0	$0
1001	Backflow Preventers - Replace	$0	$0	$0	$0	$0
1003	Irrigation Controllers - Replace	$49,668	$0	$0	$0	$0
1006	Electrical Pedestals - Replace	$0	$0	$0	$0	$0
1010	Irrigation/Landscaping - Refurbish	$0	$0	$0	$0	$0
1107	Iron Fence/Rails/Gates - Repaint	$67,187	$0	$0	$0	$0
1115	Stucco Surfaces - Repaint	$0	$0	$0	$0	$996,069
1116	Wood Surfaces - Repaint	$0	$0	$0	$0	$195,148
1201	Pool Deck - Replace	$167,968	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1202	Spa - Resurface	$13,546	$0	$0	$0	$0
1207	Pool Filter - Replace	$0	$0	$0	$0	$4,574
1207	Spa Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$10,837	$0	$0	$0	$0
1208	Spa Heater - Replace	$0	$9,301	$0	$0	$0
1209	Pool/Spa Chemical Pumps - Replace	$0	$0	$0	$0	$0
1210	Pool/Spa Pumps - Partial Replace	$0	$2,790	$0	$0	$3,049
1212	Pool Deck Coping - Replace	$0	$0	$0	$0	$0
1213	Pool Deck Joints - Recaulk	$0	$0	$0	$0	$2,338
1214	Pool/Spa Skimmers - Replace	$0	$0	$0	$0	$0
1304	Tile Roof - Repair (2022)	$0	$32,555	$0	$0	$0
1304	Tile Roof - Repair (2024)	$0	$0	$0	$34,538	$0
1304	Tile Roofs - Repair (Stage 1)	$0	$0	$0	$0	$284,591
1304	Tile Roofs - Repair (Stage 2)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 3)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 4)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 5)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 6)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 7)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 8)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 9)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_10)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_11)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_12)	$0	$0	$0	$0	$0
1310	Gutters/Downspouts - Repair	$7,947	$8,185	$8,431	$8,684	$8,944

	Fiscal Year	2046	2047	2048	2049	2050
1402	Street Name Signs - Replace	$0	$0	$0	$0	$0
1403	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1720	Slopes/V-Ditches - Inspect/Repair	$13,546	$0	$0	$0	$0
1830	Subgrade Utility Lines (common) - Repair	$0	$0	$0	$0	$0
	Total Expenses	$561,339	$114,966	$33,819	$43,222	$1,535,369
	Ending Reserve Balance	$4,503,404	$5,001,167	$5,609,247	$6,239,049	$5,393,965

#	Fiscal Year	2051	2052	2053	2054	2055
	Starting Reserve Balance	$5,393,965	$2,067,420	$2,644,471	$3,282,626	$3,906,465
	Annual Reserve Funding	$594,148	$614,943	$636,466	$658,742	$681,798
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$74,549	$47,078	$59,220	$71,829	$85,316
	Total Income	$6,062,662	$2,729,441	$3,340,157	$4,013,197	$4,673,579
#	Component					
	General Common Area					
103	Concrete Walkways - Repair	$0	$0	$11,106	$0	$0
201	Asphalt - Reconstruction	$0	$0	$0	$0	$0
202	Asphalt - Repair/Reseal	$46,901	$0	$0	$0	$0
204	Concrete Swales - Driveway - Replace	$20,938	$0	$0	$0	$0
205	Concrete Driveways/Aprons - Repair	$121,020	$0	$0	$0	$0
208	Stamped Concrete - Entry - Replace	$0	$0	$0	$0	$0
320	Pole Light Fixtures - Replace	$0	$0	$0	$0	$0
324	Wall Light Fixtures - Replace	$0	$0	$0	$73,786	$0
403	Mailboxes - Lower - Replace	$0	$0	$0	$0	$0
403	Mailboxes - Upper - Replace	$0	$0	$0	$0	$18,853
404	Pool Furniture - Replace	$47,110	$0	$0	$0	$0
411	Drinking Fountain - Replace	$0	$0	$0	$0	$0
503	Metal Fence/Railings - Partial Replace	$62,813	$0	$0	$0	$0
509	Wood Trellis - Mailboxes - Replace	$32,977	$0	$0	$0	$0
509	Wood Trellises - Trash - Replace	$0	$0	$0	$0	$0
513	Glass Panel Wall - Pool - Replace	$0	$0	$0	$0	$0
702	Utility Doors - Partial Replace	$0	$0	$18,326	$0	$0
704	Intercoms - Replace	$0	$0	$0	$0	$0
705	Gate Operator (2024) - Replace	$0	$0	$0	$9,152	$0
705	Gate Operators (2017) - Replace	$0	$0	$0	$0	$0
705	Gate Operators (2020) - Replace	$0	$0	$0	$0	$0
708	Trash Gates - Replace	$58,626	$0	$0	$0	$0
709	Keypad Locks - Common - Replace	$0	$0	$0	$0	$0
730	Vehicle Gates - Replace	$0	$0	$0	$0	$0
740	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
803	Water Heater/Tank - Replace	$8,375	$0	$0	$0	$0
909	Restrooms - Pool - Refurbish	$0	$0	$0	$0	$0
910	Pool Shower Tile - Replace	$0	$0	$0	$0	$0
1001	Backflow Preventers - Replace	$0	$16,174	$0	$0	$0
1003	Irrigation Controllers - Replace	$0	$0	$0	$0	$0
1006	Electrical Pedestals - Replace	$0	$0	$0	$0	$0
1010	Irrigation/Landscaping - Refurbish	$52,344	$0	$0	$0	$0
1107	Iron Fence/Rails/Gates - Repaint	$77,889	$0	$0	$0	$0
1115	Stucco Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$0	$0	$0	$0
1201	Pool Deck - Replace	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$43,132	$0	$0	$0
1202	Spa - Resurface	$0	$16,174	$0	$0	$0
1207	Pool Filter - Replace	$0	$0	$0	$0	$0
1207	Spa Filter - Replace	$0	$0	$4,998	$0	$0
1208	Pool Heater - Replace	$0	$0	$0	$13,728	$0
1208	Spa Heater - Replace	$0	$0	$0	$0	$11,783
1209	Pool/Spa Chemical Pumps - Replace	$3,350	$0	$0	$0	$0
1210	Pool/Spa Pumps - Partial Replace	$0	$0	$3,332	$0	$0
1212	Pool Deck Coping - Replace	$0	$0	$0	$0	$0
1213	Pool Deck Joints - Recaulk	$0	$0	$0	$0	$0
1214	Pool/Spa Skimmers - Replace	$0	$0	$9,996	$0	$0
1304	Tile Roof - Repair (2022)	$0	$0	$0	$0	$0
1304	Tile Roof - Repair (2024)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 1)	$0	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 2)	$307,785	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 3)	$307,785	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 4)	$307,785	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 5)	$307,785	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 6)	$307,785	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 7)	$307,785	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 8)	$307,785	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage 9)	$307,785	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_10)	$307,785	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_11)	$307,785	$0	$0	$0	$0
1304	Tile Roofs - Repair (Stage_12)	$307,785	$0	$0	$0	$0
1310	Gutters/Downspouts - Repair	$9,213	$9,489	$9,774	$10,067	$10,369

	Fiscal Year	2051	2052	2053	2054	2055
1402	Street Name Signs - Replace	$0	$0	$0	$0	$0
1403	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1720	Slopes/V-Ditches - Inspect/Repair	$15,703	$0	$0	$0	$0
1830	Subgrade Utility Lines (common) - Repair	$52,344	$0	$0	$0	$0
	Total Expenses	$3,995,242	$84,970	$57,531	$106,732	$41,004
	Ending Reserve Balance	$2,067,420	$2,644,471	$3,282,626	$3,906,465	$4,632,575

Accuracy, Limitations, and Disclosures

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters. Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually. Association Reserves - Gold Coast, LLC., and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation. We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

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)
UOM	Unit of Measure
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.

General Common Area

Comp #: 103 Concrete Walkways - Repair **Approx Quantity: 1 Lump Sum**
Location: Throughout common areas
Funded?: Yes.
History:
Comments: Under normal circumstances these surfaces should reach a very long useful life with no expectation for complete replacement. These surfaces should be inspected on a regular basis for trip-hazards. Funding for ongoing partial repairs and replacements to maintain overall surface integrity and appearance. It is recommended that Reserve funding be implemented for concrete repairs for communities with large quantities of concrete surfaces since it is highly likely that repair expenses will exceed the 1% of Annual Budget threshold needed to designate a reoccurring project as a Reserve expense.

Useful Life:
5 years

Remaining Life:
2 years

Lower Estimate: $ 4,500 **Higher Estimate:** $ 5,500

Cost Source: Reserve Allowance

Comp #: 201 Asphalt - Reconstruction **Approx Quantity: 89,710 GSF**
Location: Driveways and visitor parking on both levels
Funded?: Yes.
History:
Comments: Signs of heavy transverse cracking and spalling. The asphalt is failing and is in need of reconstruction. It was reported that the asphalt driveways and parking spaces will be replaced with concrete in the near future for a longer lasting option with less maintenance.

Useful Life:
30 years

Remaining Life:
0 years

Lower Estimate: $ 404,000 **Higher Estimate:** $ 493,000

Cost Source: Based on 2025 Estimate

Comp #: 202 Asphalt - Repair/Reseal **Approx Quantity: 89,710 GSF**
Location: Driveways, visitor parking
Funded?: Yes.
History:
Comments: The asphalt is due for repaving (refer to #202). The first seal coat application should be applied 6-12 months after the completion of the repaving project and every (5) years thereafter.

The asphalt should be resealed or slurry coated every 5-7 years to maintain the asphalts appearance, integrity, and life expectancy. Failure to execute these projects could result in much shorter useful life, and additional base & subgrade repair costs (refer to #201). Additional repairs are included with this project, including the restriping of the parking spaces and repainting of the curbs.

Useful Life:
5 years

Remaining Life:
0 years

Lower Estimate: $ 20,200 **Higher Estimate:** $ 24,600

Cost Source: ARI Cost Database

Comp #: 204 Concrete Swales - Driveway - Replace **Approx Quantity: 1 Lump Sum**
Location: Throughout roadways
Funded?: Yes.
History:
Comments: Sections of heavy cracking. Funding for ongoing partial repairs in order to maintain proper drainage and appearance. Coordinate upcoming repairs with the asphalt reconstruction project (#201).

Useful Life:
5 years

Remaining Life:
0 years

Lower Estimate: $ 9,000 **Higher Estimate:** $ 11,000

Cost Source: Reserve Allowance

Comp #: 205 Concrete Driveways/Aprons - Repair **Approx Quantity: 27,500 GSF**
Location: Driveways and garage aprons
Funded?: Yes.
History:
Comments: Surfaces should be pressure washed on a regular basis to remove any tire marks and oil stains. These projects should be handled as an Operating expense. Any trip-hazard repairs should be completed immediately as an Operating expense.

Funding for ongoing partial replacements of the driveways and aprons.

Useful Life:
5 years

Remaining Life:
0 years

Lower Estimate: $ 52,000 **Higher Estimate:** $ 63,600

Cost Source: Reserve Allowance

Comp #: 208 Stamped Concrete - Entry - Replace **Approx Quantity: 17,465 GSF**
Location: Entry areas
Funded?: Yes.
History:
Comments: Signs of heavy cracking and surface wear. Declining conditions. Funding for the complete replacement of the concrete paver driveways to maintain an attractive appearance at the entry areas. Surfaces should be inspected on a regular basis for trip-hazards. Minor repairs and pressure-washing should be handled as an Operating expense.

Useful Life:
50 years

Remaining Life:
0 years

Lower Estimate: $ 330,000 **Higher Estimate:** $ 404,000

Cost Source: ARI Cost Database

Comp #: 320 Pole Light Fixtures - Replace **Approx Quantity: 35 Fixtures**
Location: Throughout common areas
Funded?: Yes.
History:
Comments: Signs of corrosion. Fair condition. Inspected during daylight hours, but assumed to be functional. Fixtures should be cleaned on a regular basis to allow full illumination. Funding for eventual complete replacement to maintain a uniform appearance.

Useful Life:
30 years

Remaining Life:
5 years

Lower Estimate: $ 47,300 **Higher Estimate:** $ 57,800

Cost Source: ARI Cost Database

Comp #: 324 Wall Light Fixtures - Replace **Approx Quantity: 215 Fixtures**
Location: Entry, patio, garage, address and wall lights
Funded?: Yes.
History:
Comments: Aged and weathered in appearance. Inspected during daylight hours, but assumed to be functional. Fixtures should be cleaned on a regular basis to allow full illumination. Funding for complete replacement projects to maintain a uniform style and appearance throughout the property.

Useful Life:
25 years

Remaining Life:
3 years

Lower Estimate: $ 29,000 **Higher Estimate:** $ 35,500

Cost Source: ARI Cost Database

Comp #: 403 Mailboxes - Lower - Replace **Approx Quantity: 4 Mail/Parcel Kiosks**
Location: Adjacent to pool building
Funded?: Yes.
History:
Comments: The mailboxes are aged and weathered in appearance. Replacement should be expected in the near future based on current conditions.

Useful Life:
20 years

Remaining Life:
1 years

Lower Estimate: $ 7,200 **Higher Estimate:** $ 8,800

Cost Source: ARI Cost Database

Comp #: 403 Mailboxes - Upper - Replace **Approx Quantity: 4 15-Box Kiosks**
Location: Upper mailbox area
Funded?: Yes.
History: 2015
Comments: The mailboxes are intact and functional. No signs of advanced deterioration or abuse. Funding for periodic replacements to maintain security and reliability.

Useful Life:
20 years

Remaining Life:
9 years

Lower Estimate: $ 7,200 **Higher Estimate:** $ 8,800

Cost Source: ARI Cost Database

Comp #: 404 Pool Furniture - Replace **Approx Quantity: 45 Pieces**
Location: Pool area
Funded?: Yes.
History:
Comments: The furniture consists of (10) chaise lounges, (18) chairs, (5) tables, (5) umbrellas, and (7) drink tables. Signs of tears on the chair fabric. Fair condition overall. Funding for ongoing complete replacement projects to maintain a uniform and attractive appearance.

Useful Life:
6 years

Remaining Life:
1 years

Lower Estimate: $ 20,300 **Higher Estimate:** $ 24,800

Cost Source: Reserve Allowance

Comp #: 411 Drinking Fountain - Replace **Approx Quantity: 1 Fountain**
Location: Pool building
Funded?: Yes.
History:
Comments: The fountain was functional. No signs of damage, abuse, nor active leakage. Fair condition.

Useful Life:
15 years

Remaining Life:
3 years

Lower Estimate: $ 2,030 **Higher Estimate:** $ 2,480

Cost Source: ARI Cost Database

Comp #: 501 Block Walls - Repair **Approx Quantity: 1 Lump Sum**
Location: Throughout the community
Funded?: No.
History:
Comments: Under normal circumstances, these walls should reach a very long useful life with no expectation for replacement within the scope of this study. Failure due to earthquakes should be covered by your insurance policy. No Reserve funding is required at this time.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 503 Metal Fence/Railings - Partial Replace **Approx Quantity: 3,000 LF**
Location: Throughout the community
Funded?: Yes.
History:
Comments: Sections of heavy corrosion and damage observed. The useful life is based on the assumption that the ironwork will be repainted on schedule (refer to #1107 for minor repairs and repainting). There is no expectation for the replacement of all ironwork at the community in one project. Funding for ongoing partial replacement projects.

Useful Life:
5 years

Remaining Life:
0 years

Lower Estimate: $ 27,000 **Higher Estimate:** $ 33,000

Cost Source: ARI Cost Database (10% of Total LF)

Comp #: 509 Wood Trellis - Mailboxes - Replace **Approx Quantity: 210 GSF Trellis**
Location: Upper mailboxes
Funded?: Yes.
History:
Comments: The wood trellis is showing signs of heavy damage. Poor condition.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 14,200 **Higher Estimate:** $ 17,300

Cost Source: ARI Cost Database

Comp #: 509 Wood Trellises - Trash - Replace **Approx Quantity: 1,386 GSF / (7) Trellises**
Location: Upper mailboxes
Funded?: Yes.
History:
Comments: The trash wood trellises are mounted on top of stucco walls and are in good to fair condition.

Useful Life:
25 years

Remaining Life:
10 years

Lower Estimate: $ 93,600 **Higher Estimate:** $ 114,000

Cost Source: ARI Cost Database

Comp #: 513 Glass Panel Wall - Pool - Replace **Approx Quantity: 12 LF**
Location: Pool area
Funded?: Yes.
History:
Comments: The glass panel was appears to be original but was intact and stable. No need to replace at this time.

Useful Life:
50 years

Remaining Life:
14 years

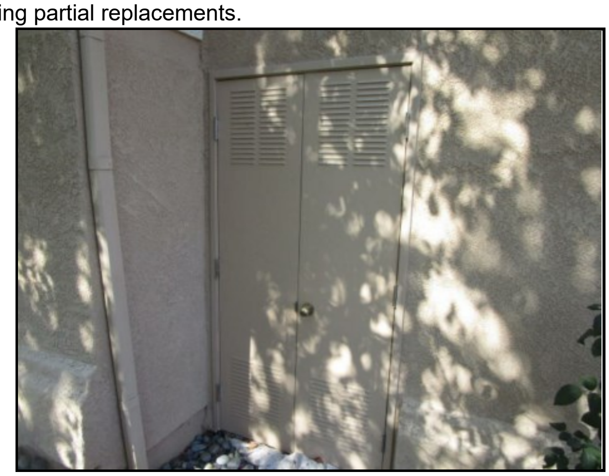
Lower Estimate: $ 5,400 **Higher Estimate:** $ 6,600

Cost Source:

Comp #: 702 Utility Doors - Partial Replace **Approx Quantity: 55 Metal Doors**
Location: Residential & pool building exteriors
Funded?: Yes.
History:
Comments: Doors vary based on location, use and exposure to direct sunlight. There is no expectation for complete replacement. Funding for ongoing partial replacements.

Useful Life:
5 years

Remaining Life:
2 years



Lower Estimate: $ 7,430 **Higher Estimate:** $ 9,080

Cost Source: ARI Cost Database

Comp #: 704 Intercoms - Replace **Approx Quantity: 2 DKS Intercoms**
Location: Entry areas
Funded?: Yes.
History: 2011
Comments: The intercom system is in declining condition. Replacement should be expected in the near future. Intercom systems typically reach 10-15 years of useful life.

Useful Life:
15 years

Remaining Life:
0 years

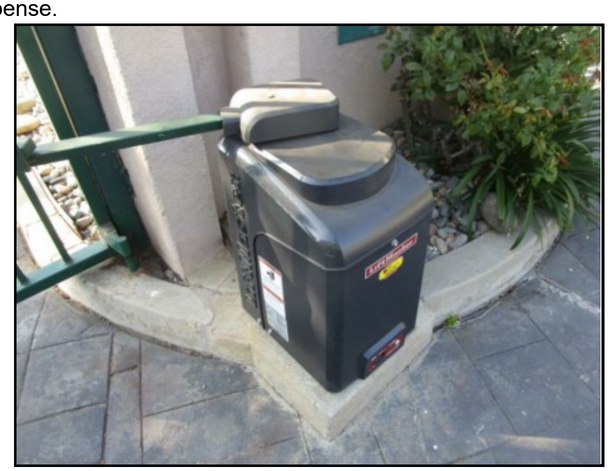
Lower Estimate: $ 9,000 **Higher Estimate:** $ 11,000

Cost Source: ARI Cost Database

Comp #: 705 Gate Operator (2024) - Replace **Approx Quantity: 1 Liftmaster**
Location: Lower entry area
Funded?: Yes.
History: 2024
Comments: The gate operator was functional at time of inspection. No reported problems. Regular maintenance should be conducted as an Operating expense.

Useful Life:
10 years

Remaining Life:
8 years



Lower Estimate: $ 3,600 **Higher Estimate:** $ 4,400

Cost Source: ARI Cost Database

Comp #: 705 Gate Operators (2017) - Replace **Approx Quantity: 6 Liftmaster**
Location: Upper entry area
Funded?: Yes.
History: 2017
Comments: The gate operators were functional but are older. Expect the need to replace in the near future based on age. Regular maintenance should be conducted as an Operating expense.

Useful Life:
10 years

Remaining Life:
1 years

Lower Estimate: $ 21,600 **Higher Estimate:** $ 26,400

Cost Source: ARI Cost Database

Comp #: 705 Gate Operators (2020) - Replace **Approx Quantity: 5 Liftmaster**
Location: Lower entry area
Funded?: Yes.
History: 2020
Comments: The gate operators were functional at time of inspection. No reported problems. Regular maintenance should be conducted as an Operating expense.

Useful Life:
10 years

Remaining Life:
4 years

Lower Estimate: $ 18,000 **Higher Estimate:** $ 22,000

Cost Source: ARI Cost Database

Comp #: 708 Trash Gates - Replace **Approx Quantity: 14 Metal Gates**
Location: Trash enclosures
Funded?: Yes.
History:
Comments: Trash gates vary in condition based use and abuse. Funding for eventual complete replacement in order to maintain a uniform appearance and functionality.

Useful Life:
20 years

Remaining Life:
5 years

Lower Estimate:	$ 25,200	**Higher Estimate:**	$ 30,800

Cost Source: ARI Cost Database

Comp #: 709 Keypad Locks - Common - Replace **Approx Quantity: 9 Locks**
Location: Entry areas & pool area
Funded?: Yes.
History: 2017
Comments: The keypad locks appeared to be intact and aging normally. No signs of heavy damage or abuse.

Useful Life:
15 years

Remaining Life:
6 years

Lower Estimate:	$ 1,260	**Higher Estimate:**	$ 1,540

Cost Source: Client Cost History

Comp #: 730 Vehicle Gates - Replace **Approx Quantity: 12 (8) 8 LF / (4) 11 LF Gate**
Location: Upper and Lower entrance gates
Funded?: Yes.
History:
Comments: Signs of corrosion. Normal operation observed during inspection. The useful life is based on the assumption that the repainting projects will be completed on schedule (refer to #1107). Ongoing maintenance should be handled as an Operating expense.

Useful Life:
50 years

Remaining Life:
14 years

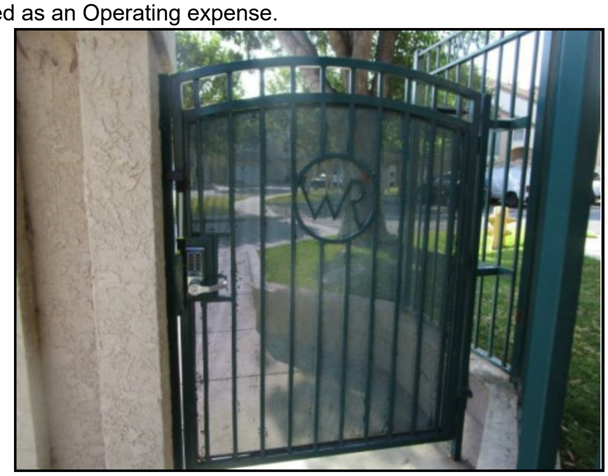
Lower Estimate: $ 108,000 **Higher Estimate:** $ 132,000

Cost Source: ARI Cost Database

Comp #: 740 Pedestrian Gates - Replace **Approx Quantity: 5 Metal Gates**
Location: Entry areas & pool area
Funded?: Yes.
History:
Comments: Signs of corrosion. Fair condition. Normal operation observed during inspection. The useful life is based on the assumption that the repainting projects will be completed on schedule (refer to #1107). Ongoing maintenance and hardware replacements should be handled as an Operating expense.

Useful Life:
50 years

Remaining Life:
14 years



Lower Estimate: $ 13,500 **Higher Estimate:** $ 16,500

Cost Source: ARI Cost Database

Comp #: 803 Water Heater/Tank - Replace **Approx Quantity: 1 40 Gal 36K BTU**
Location: Utility room area
Funded?: Yes.
History: 2017
Comments: No access to inspect. The function of the water-heater was not tested as part of the scope of this reserve study. Water-heater tanks typically last 10-12 years. The tank should be flushed annually as an Operating expense. Water-heater tanks should be replaced proactively based on age and service vendor recommendations since failure is usually very sudden and could result in expensive interior damage and prolonged down-time while the heater is being replaced.

No Photo Available

Useful Life:
12 years

Remaining Life:
1 years

Lower Estimate: $ 3,600 **Higher Estimate:** $ 4,400

Cost Source: ARI Cost Database

Comp #: 909 Restrooms - Pool - Refurbish **Approx Quantity: 2 Restrooms**
Location: Pool building
Funded?: Yes.
History: 2016
Comments: Funding for periodic remodeling projects to maintain an attractive appearance and reliable plumbing fixtures. Repaint the interiors as needed as an Operating expense. This project may include the replacement of the (4) restroom windows.

Useful Life:
20 years

Remaining Life:
10 years

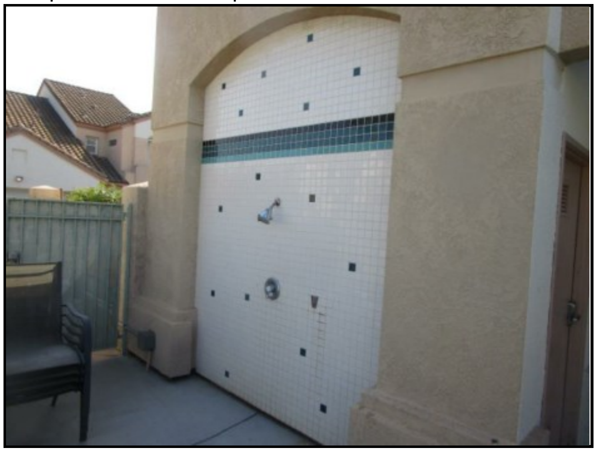
Lower Estimate: $ 22,500 **Higher Estimate:** $ 27,500

Cost Source: Reserve Allowance

Comp #: 910 Pool Shower Tile - Replace **Approx Quantity: 1 Tile Shower**
Location: Pool building
Funded?: Yes.
History:
Comments: The shower tiles are in poor condition. Replacement is recommended in the near future.

Useful Life:
10 years

Remaining Life:
0 years



Lower Estimate: $ 6,750 **Higher Estimate:** $ 8,250

Cost Source: ARI Cost Database

Comp #: 1001 Backflow Preventers - Replace **Approx Quantity: 3 Backflow Valves**
Location: Throughout association
Funded?: Yes.
History:
Comments: The backflow devices were not tested as part of the scope of this reserve study. Backflow preventer devices are designed to prevent water from backwashing into the drinking water supply. This backwashing water may have been exposed to chemical or soil pollution in the line beyond this valve. Backflow preventer devices should be inspected annually by a licensed plumber. Repairs should be completed as needed as an Operating expense.

Useful Life:
25 years

Remaining Life:
1 years

Lower Estimate: $ 6,750 **Higher Estimate:** $ 8,250

Cost Source: ARI Cost Database

Comp #: 1003 Irrigation Controllers - Replace **Approx Quantity: 11 Controllers**
Location: Throughout common areas
Funded?: Yes.
History:
Comments: The irrigation controllers vary in age and brand. No reported issues. Funding to eventually replace with "smart-controllers" for water efficiency.

Useful Life:
15 years

Remaining Life:
5 years

Lower Estimate: $ 24,800 **Higher Estimate:** $ 30,300

Cost Source: ARI Cost Database

Comp #: 1006 Electrical Pedestals - Replace **Approx Quantity: 2 Myers Pedestals**
Location: Common areas
Funded?: Yes.
History:
Comments: The utility pedestal houses the electrical meter and electrical breaker panel. We will continue to fund for stainless steel utility pedestals, which are more durable and attractive than galvanized metal models.

Useful Life:
30 years

Remaining Life:
5 years

Lower Estimate: $ 17,100 **Higher Estimate:** $ 20,900

Cost Source: ARI Cost Database

Comp #: 1010 Irrigation/Landscaping - Refurbish **Approx Quantity: 1 Lump Sum**
Location: Throughout common areas
Funded?: Yes.
History:
Comments: The common area landscaping and irrigation system is maintained on a regular basis as an Operating expense. This line-item provides Reserve funding for periodic partial replacement projects, such as the installation of dry-scape and drip irrigation. There is no expectation for complete replacement at this time.

Useful Life:
10 years

Remaining Life:
5 years

Lower Estimate: $ 22,500 **Higher Estimate:** $ 27,500

Cost Source: Reserve Allowance

Comp #: 1107 Iron Fence/Rails/Gates - Repaint **Approx Quantity: 3,123 LF**
Location: Throughout the community
Funded?: Yes.
History:
Comments: Signs of heavy corrosion and peeling throughout. Metal surfaces should be repainted at least every 5 years in mild climates, and every 2-3 years at beachfront and alpine climates. Regular repainting projects will protect the metal surfaces from damaging weather elements, maintain an attractive appearance, and extend the useful life of the asset. Metal repainting projects should be coordinated with other repainting projects whenever possible, such as stucco and wood.

Useful Life:
5 years

Remaining Life:
0 years

Lower Estimate: $ 33,500 **Higher Estimate:** $ 40,900

Cost Source: ARI Cost Database

Comp #: 1115 Stucco Surfaces - Repaint **Approx Quantity: 177,600 GSF**
Location: Building exteriors
Funded?: Yes.
History: 2014
Comments: Sections of heavy staining observed. Although not ideal conditions, this project has been extended to prioritize the roof replacement projects. Stucco repainting is for mostly cosmetic purposes.

Funding for periodic repainting projects to maintain an attractive exterior appearance. Stucco repairs should be included as part of each repainting project. In general, stucco should be repainted every 10-20 years. This project should be coordinated with other surfaces (wood & metal) whenever possible to lower the overall cost of repainting. The cost of scaffolding has been added to the cost projections if necessary.

Useful Life:
18 years

Remaining Life:
6 years

Lower Estimate: $ 441,000 **Higher Estimate:** $ 539,000

Cost Source: ARI Cost Database

Comp #: 1116 Wood Surfaces - Repaint **Approx Quantity: 28,500 GSF**
Location: Building exteriors, pool building, trash enclosures
Funded?: Yes.
History: 2014
Comments: The wood surfaces are dry and weathered. Unlike stucco surfaces, wood surface repainting projects should not be deferred since the paint protects the wood surfaces from decay.

Exterior wood surfaces should be repainted on a regular basis in order to protect the surfaces from damaging weather elements and termite infestation. Wood surfaces should be repainted every 4-6 years in mild climates, and every 2-3 in beach or alpine climates. Repainting on schedule will decrease ongoing wood repair costs dramatically, while maintaining attractive exterior appearances. The repainting of the wood surfaces should be coordinated with other surfaces, such as stucco and metal, whenever possible to lower the overall cost of repainting and to utilize the same scaffolding at certain projects.

Useful Life:
6 years

Remaining Life:
0 years

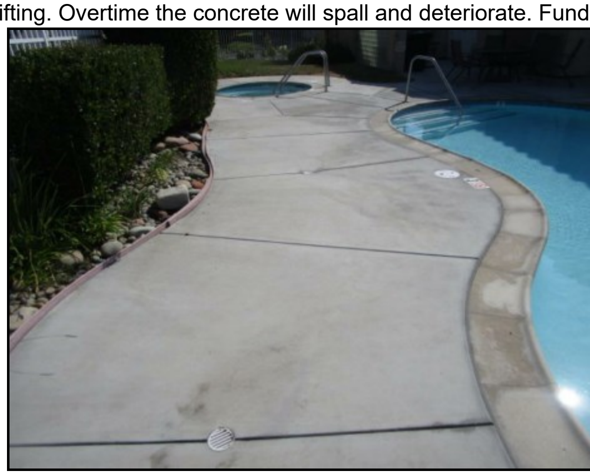
Lower Estimate: $ 86,400 **Higher Estimate:** $ 106,000

Cost Source: ARI Cost Database

Comp #: 1201 Pool Deck - Replace **Approx Quantity: 5,000 GSF**
Location: Pool area
Funded?: Yes.
History: 2021
Comments: Surfaces should be inspected on a regular basis for trip hazards. Adjacent trees with invasive root systems should be removed before they cause lifting. Overtime the concrete will spall and deteriorate. Funding for eventual complete replacement.

Useful Life:
25 years

Remaining Life:
20 years



Lower Estimate: $ 83,700 **Higher Estimate:** $ 102,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 1202 Pool - Resurface **Approx Quantity: 1 Pool**
Location: Center of complex
Funded?: Yes.
History:
Comments: Plaster is showing signs of minor surface wear and discoloration. Tiles are intact. Fair condition. Funding for the replastering of the pool surfaces every 10-15 years, and the replacement of the tile at longer intervals. Project may also include the replacement of ladder and handrail.

Useful Life:
12 years

Remaining Life:
2 years

Lower Estimate: $ 18,000 **Higher Estimate:** $ 22,000

Cost Source: ARI Cost Database

Comp #: 1202 Spa - Resurface **Approx Quantity: 1 8' Diameter Spa**
Location: Center of complex
Funded?: Yes.
History:
Comments: Plaster is showing signs of minor surface wear and discoloration. Tiles are intact. Fair condition. Funding for the replastering of the pool surfaces every 10-15 years, and the replacement of the tile at longer intervals. Projects may include the replacement of the (2) handrails.

Useful Life:
6 years

Remaining Life:
2 years

Lower Estimate: $ 6,750 **Higher Estimate:** $ 8,250

Cost Source: ARI Cost Database

Comp #: 1207 Pool Filter - Replace **Approx Quantity: 1 Pentair Filter**
Location: Pool/spa equipment area, exposed
Funded?: Yes.
History:
Comments: The pool filter is older and has reached an extended life. Leaking at time of inspection. Replace the filter cartridges as needed as an Operating expense. Expect the need to replace in the near future based on age.

Useful Life:
12 years

Remaining Life:
0 years

Lower Estimate: $ 2,030 **Higher Estimate:** $ 2,480

Cost Source: ARI Cost Database

Comp #: 1207 Spa Filter - Replace **Approx Quantity: 1 Jandy Filter**
Location: Pool equipment area, exposed
Funded?: Yes.
History: 2017
Comments: No signs of heavy staining or active leakage. Replace the filter cartridges as needed as an Operating expense. Funding for periodic replacement of the filter.

Useful Life:
12 years

Remaining Life:
3 years

Lower Estimate: $ 2,030 **Higher Estimate:** $ 2,480

Cost Source: ARI Cost Database

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

Location: Pool/spa equipment area, exposed
Funded?: Yes.
History: 2022
Comments: No reports of malfunction. Service the heater on a regular basis as an Operating expense.

Useful Life:
8 years

Remaining Life:
4 years

Lower Estimate: $ 5,400 **Higher Estimate:** $ 6,600

Cost Source: ARI Cost Database

Comp #: 1208 Spa Heater - Replace **Approx Quantity: 1 Raypak Heater**

Location: Pool/spa equipment area, exposed
Funded?: Yes.
History: 2023
Comments: No reports of malfunction. Service the heater on a regular basis as an Operating expense.

Useful Life:
8 years

Remaining Life:
5 years

Lower Estimate: $ 4,500 **Higher Estimate:** $ 5,500

Cost Source: ARI Cost Database

Comp #: 1209 Pool/Spa Chemical Pumps - Replace **Approx Quantity: 2 Rola-Chems**
Location: Pool Equipment Area
Funded?: Yes.
History:
Comments: No reported issues with the chemical pump. Assumed to be in good working order. These pumps should be monitored closely by your pool service professional to ensure safe water chemistry. Improper water chemistry can lead to shorter lifespans of the pool plaster, heaters and filters.

Useful Life:
10 years

Remaining Life:
5 years

Lower Estimate: $ 1,440 **Higher Estimate:** $ 1,760

Cost Source: ARI Cost Database

Comp #: 1210 Pool/Spa Pumps - Partial Replace **Approx Quantity: 1 (1) of (5) Pumps**
Location: Pool equipment area
Funded?: Yes.
History:
Comments: The pumps vary in age. There is no expectation to replace all pumps at the same time. Funding for ongoing replacements of individual pumps as they fail. The pumps should be serviced on a regular basis as an Operating expense. The cost to replace individual pump motors is too low for Reserve designation. Replace motors as needed as an Operating expense. Funding for the replacement of the entire pump assembly from Reserves.

Useful Life:
3 years

Remaining Life:
0 years

Lower Estimate: $ 1,350 **Higher Estimate:** $ 1,650

Cost Source: ARI Cost Database

Comp #: 1212 Pool Deck Coping - Replace **Approx Quantity: 165 LF**
Location: Pool area
Funded?: Yes.
History:
Comments: The concrete coping was intact and aging normally. No signs of looseness or heavy cracking. The useful life assumes that the coping joints will be recaulked on schedule. Funding for eventual complete replacement to maintain a uniform appearance.

Useful Life:
30 years

Remaining Life:
14 years

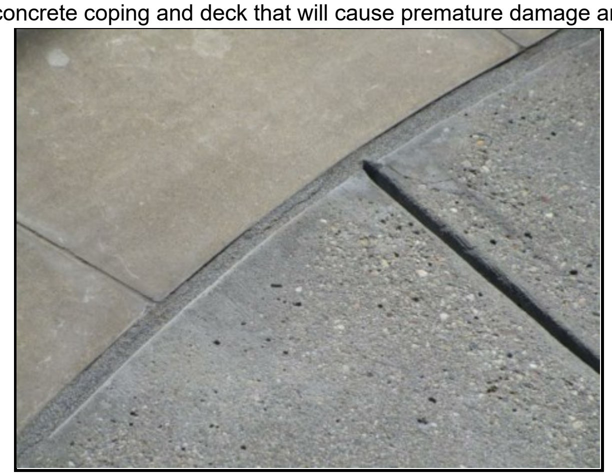
Lower Estimate: $ 14,100 **Higher Estimate:** $ 17,300

Cost Source: AR Cost Database

Comp #: 1213 Pool Deck Joints - Recaulk **Approx Quantity: 165 LF**
Location: Pool area
Funded?: Yes.
History:
Comments: The joint caulking was recently replaced. Good condition. The joints should be recaulked on a regular basis in order to reduce friction between the concrete coping and deck that will cause premature damage and expensive repairs.

Useful Life:
7 years

Remaining Life:
3 years



Lower Estimate: $ 1,040 **Higher Estimate:** $ 1,270

Cost Source: ARI Cost Database

Comp #: 1214 Pool/Spa Skimmers - Replace **Approx Quantity: 3 Skimmers**
Location: Pool area
Funded?: Yes.
History:
Comments: No reported issues with the skimmers. The skimmers catch small floating debris before they sink to the bottom. The skimmer basket should be cleaned by your pool service company on a weekly basis to ensure proper functional and circulation of the filtered water. Funding for periodic replacements, which often require the removal and replacement of the pool deck concrete around the basket.

Useful Life:
24 years

Remaining Life:
3 years

Lower Estimate: $ 4,050 **Higher Estimate:** $ 4,950

Cost Source:

Comp #: 1304 Tile Roof - Repair (2022) **Approx Quantity: 1 Unit**
Location: Building rooftop
Funded?: Yes.
History: 2022 - (1) Unit Completed
Comments: The community has started to replace the tile roof underlayments. A couple of units were completed before the major replacements started. The useful life is based on the assumption that the tile roofs will be cleaned and maintained on a regular basis as an Operating expense.

Useful Life:
25 years

Remaining Life:
21 years

Lower Estimate: $ 15,800 **Higher Estimate:** $ 19,300

Cost Source: ARI Cost Database

Comp #: 1304 Tile Roof - Repair (2024) **Approx Quantity: 1 Unit**
Location: Building rooftop
Funded?: Yes.
History: 2024 - (1) Unit Completed
Comments: The community has started to replace the tile roof underlayments. A couple of units were completed before the major replacements started. The useful life is based on the assumption that the tile roofs will be cleaned and maintained on a regular basis as an Operating expense.

Useful Life:
25 years

Remaining Life:
23 years

Lower Estimate: $ 15,800 **Higher Estimate:** $ 19,300

Cost Source: ARI Cost Database

Comp #: 1304 Tile Roofs - Repair (Stage 1) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History: 2025
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
24 years

Lower Estimate: $ 126,000 **Higher Estimate:** $ 154,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Repair (Stage 2) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History:
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 132,000 **Higher Estimate:** $ 162,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Repair (Stage 3) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History:
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 132,000 **Higher Estimate:** $ 162,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Repair (Stage 4) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History:
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 132,000 **Higher Estimate:** $ 162,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Repair (Stage 5) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History:
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 132,000 **Higher Estimate:** $ 162,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Repair (Stage 6) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History:
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 132,000 **Higher Estimate:** $ 162,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Repair (Stage 7) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History:
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 132,000 **Higher Estimate:** $ 162,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Repair (Stage 8) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History:
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 132,000 **Higher Estimate:** $ 162,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Repair (Stage 9) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History:
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 132,000 **Higher Estimate:** $ 162,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Repair (Stage_10) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History:
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 132,000 **Higher Estimate:** $ 162,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Repair (Stage_11) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History:
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 132,000 **Higher Estimate:** $ 162,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Repair (Stage_12) **Approx Quantity: 8 Units**
Location: Building rooftop
Funded?: Yes.
History:
Comments: The community has started to replace the tile roof underlayments. This project is expected to be completed over (12) stages in the near future. It is recommended to complete all stages as soon as possible to avoid damage to the unit interiors. The useful life is based on the assumption that the roofs will be cleaned and maintained annually as an Operating expense.

Useful Life:
25 years

Remaining Life:
0 years

Lower Estimate: $ 132,000 **Higher Estimate:** $ 162,000

Cost Source: Client Cost History

Comp #: 1310 Gutters/Downspouts - Repair **Approx Quantity: 9,750 LF**
Location: Attached to building sides
Funded?: Yes.
History:
Comments: The gutters should be cleaned of debris on regular basis to allow optimal drainage. The cleaning projects and minor repairs should be handled as an Operating expense. Clogged gutters and downspouts will fail prematurely, while water runoff will stain the building exteriors and could lead to water intrusion, mold, and/or damage. Repainting is included with the building exterior repainting projects. There is no expectation for complete replacement. Funding for annual repairs.

Useful Life:
1 years

Remaining Life:
0 years

Lower Estimate: $ 3,960 **Higher Estimate:** $ 4,840

Cost Source: Reserve Allowance

Comp #: 1402 Street Name Signs - Replace **Approx Quantity: 16 Metal Signs**
Location: Throughout the community
Funded?: Yes.
History:
Comments: Fair condition overall. Damaged signs observed. Funding for eventual complete replacement in order to maintain a uniform appearance.

Useful Life:
40 years

Remaining Life:
4 years

Lower Estimate: $ 3,960 **Higher Estimate:** $ 4,840

Cost Source:

Comp #: 1403 Monument Signs - Refurbish **Approx Quantity: 2 Monuments**
Location: Corner perimeter & upper entry area
Funded?: Yes.
History:
Comments: Good condition. There is no expectation for future complete replacement unless otherwise directed by the Board. Funding for periodic major refurbishment projects (new letters, wall caps, facade) in order to maintain an attractive appearance.

Useful Life:
25 years

Remaining Life:
15 years

Lower Estimate: $ 18,000 **Higher Estimate:** $ 22,000

Cost Source: Reserve Allowance

Comp #: 1720 Slopes/V-Ditches - Inspect/Repair **Approx Quantity: 1 Lump Sum**
Location: Community perimeters
Funded?: Yes.
History:
Comments: We did not perform any assessment regarding the structural integrity of the slopes as part of this Reserve Study update. We recommend that the Board fund for and complete regular Geotechnical Engineering inspections to monitor the current conditions of the slopes and concrete v-ditches. Slope failures have no predictable useful life nor costs. If remediation is ever required the project should be handled with emergency special assessment funds or an insurance claim. The concrete v-ditches should be cleaned of debris on a regular basis as an Operating expense. Additional funding has been allocated for partial concrete repairs. Again, if larger-scale repairs are ever required for the concrete v-ditches then the project should be addressed with emergency special assessment funds. Inspections should be accelerated if signs of slope failure become apparent and/or after a heavy rainy season.

Useful Life:
5 years

Remaining Life:
0 years

Lower Estimate: $ 6,750 **Higher Estimate:** $ 8,250

Cost Source: Reserve Allowance

Comp #: 1808 Trees - Maintenance **Approx Quantity: 1 Lump Sum**
Location: Throughout common areas
Funded?: No.
History:
Comments: The association handles tree trimming as an Operating expense. Therefore, Reserve funding is not required at this time.

Useful Life:

Remaining Life:

Lower Estimate: **Higher Estimate:**

Cost Source:

Comp #: 1820 Termite Fumigation **Approx Quantity: 96 Units**
Location: Building interiors
Funded?: No.
History:
Comments: We are not licensed to evaluate the extent of termite infestation or give recommendations. We recommend that the association maintain a current termite service contact with a licensed termite company that includes a warranty that protects against the cost of fumigation projects. This regular termite service will reduce the cost of future wood repairs. The service contract is handled as an Operating expense. No Reserve funding required since the warranty will cover fumigation projects.

Useful Life:

Remaining Life:

Lower Estimate: **Higher Estimate:**

Cost Source:

Comp #: 1830 Subgrade Utility Lines (common) - Repair **Approx Quantity: 1 Lump Sum**
Location: Throughout common areas
Funded?: Yes.
History:
Comments: An assessment of the subgrade utility lines was not performed as part of the scope of the reserve study site inspection. The association should anticipate the need for ongoing repairs of the subgrade utility lines, which consists of the sewer, gas, and water distribution lines. The association is only responsible for the common area plumbing infrastructure. Plumbing infrastructure costs and repair schedules are usually unpredictable. Consult with your plumbing service companies for system evaluations. Funding for ongoing partial repairs. Special assessments may be needed if larger-scale projects are ever required. In the State of California, repairs are required to “commence” within 14-days of service disruption (SB 900).

Useful Life:
10 years

Remaining Life:
5 years

Lower Estimate: $ 22,500 **Higher Estimate:** $ 27,500

Cost Source: Reserve Allowance
