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Moraga Country Club
HOA
Moraga, CA



Report #: 18931-4
Beginning: January 1, 2023
Expires: December 31, 2023

RESERVE STUDY
Update "No-Site-Visit"

November 22, 2022

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Moraga Country Club - HOA

Report #: 18931-4

Moraga, CA

of Units: 521

Level of Service: Update "No-Site-Visit"

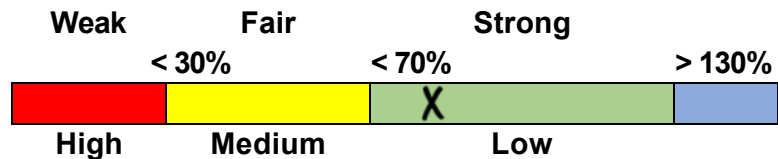
January 1, 2023 through December 31, 2023

Findings & Recommendations

as of January 1, 2023

Projected Starting Reserve Balance	\$8,354,023
Current Fully Funded Reserve Balance	\$10,003,069
Average Reserve Deficit (Surplus) Per Unit	\$3,165
Percent Funded	83.5 %
Recommended 2023 "Monthly Fully Funding Contributions"	\$125,583
2022 Monthly Contribution Rate	\$92,300

Reserve Fund Strength: 83.5%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 0.50 %

Annual Inflation Rate 4.00 %

- This is an Update "No-Site-Visit" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 10/21/2022.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 83.5 % Funded, this means the association's special assessment & deferred maintenance risk is currently Low.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$125,583/Monthly.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Streets/Driveways				
202	Asphalt - Resurface	40	0	\$1,964,275
203	Asphalt - Seal/Repair	5	0	\$225,000
206	Concrete Pavement - Rep/Repl.	50	0	\$341,000
206	Concrete Pavement (2025) - Replace	50	2	\$32,500
299	Asphalt - Inspection	5	5	\$6,440
1834	Storm Drain System - Replace	40	0	\$579,300
Unit Exteriors				
1116	Bldg Ext Surfaces - Repaint (Ph. 1)	8	0	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 2)	8	1	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 3)	8	2	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 4)	8	3	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 5)	8	4	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 6)	8	5	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 7)	8	6	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 8)	8	7	\$271,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 1)	8	0	\$289,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 2)	8	1	\$484,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 3)	8	2	\$387,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 4)	8	3	\$387,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 5)	8	4	\$387,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 6)	8	5	\$387,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 7)	8	6	\$387,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 8)	8	7	\$387,000
Landscaping/Irrigation				
1001	Backflow Devices - Replace (2013)	30	20	\$7,100
1001	Backflow Devices - Replace (Orig)	30	30	\$74,550
1003	Irrig Controllers - Replace	8	7	\$150,000
1006	Irrigation System - Replace	50	0	\$1,322,000
1009	Landscaping - Replenish	50	0	\$900,000
Augusta Pool				
320	Outdoor Lights - Replace	25	0	\$4,500
404	Pool Furniture - Replace	6	0	\$8,500
503	Metal Fence - Replace	25	0	\$10,500
508	Pool Handrails - Replace	28	0	\$2,000
1107	Metal Fence - Repaint	5	0	\$2,750
1117	Pool Equip Wood Housing - Repl	25	0	\$10,000
1202	Pool - Resurface	14	0	\$25,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1206	Pool Filter - Replace	15	0	\$2,500
1208	Pool Heater - Replace	10	0	\$7,000
1210	Pool Pump - Replace	10	0	\$2,500
1212	Pool Chlorinator - Replace	10	0	\$1,250
1224	Pool - Retile	28	0	\$10,000
1226	Pool Deck Coping - Replace	28	0	\$10,000
2765	Pool Deck - Replace	30	0	\$25,000
2766	Pool Deck- Seal	5	0	\$6,500
Cypress Point Pool				
320	Outdoor Lights- Replace	25	0	\$4,500
321	In-Pool Light - Replace	28	0	\$1,295
404	Pool Furniture - Replace	6	0	\$8,500
503	Metal Fence - Replace	25	0	\$10,500
508	Pool Handrails - Repair/Replace	28	0	\$2,000
1107	Metal Fence - Repaint	5	0	\$2,750
1117	Pool Equip Housing (Wood) - Repl	25	0	\$10,000
1202	Pool - Resurface	14	0	\$25,000
1206	Pool Filter - Replace	18	0	\$2,500
1208	Pool Heater - Replace	10	0	\$7,000
1210	Pool Pump - Replace	10	0	\$2,500
1212	Pool Chlorinator - Replace	10	0	\$1,250
1224	Pool - Retile	28	0	\$10,000
1226	Pool Deck Coping - Replace	28	0	\$10,000
2765	Pool Deck - Repair/Replace	30	0	\$25,000
2766	Pool Deck - Seal	5	0	\$6,500
Doral Pool				
320	Outdoor Lights- Replace	30	0	\$4,500
404	Pool Furniture - Replace	6	0	\$8,500
503	Metal Fence - Replace	25	0	\$28,100
508	Pool Handrails - Repair/Replace	28	0	\$1,785
509	Wood Trellis - Replace	25	0	\$15,500
1107	Metal Fence - Repaint	5	0	\$4,770
1117	Pool Equip Housing (Wood) - Repl	25	0	\$10,000
1202	Pool - Resurface	14	0	\$25,000
1206	Pool Filter - Replace	18	0	\$2,500
1208	Pool Heater - Replace	10	0	\$7,000
1210	Pool Pump - Replace	10	0	\$2,500
1212	Pool Chlorinator - Replace	10	0	\$1,250
1224	Pool - Retile	28	0	\$10,000
1226	Pool Deck Coping - Replace	28	0	\$10,000
2765	Pool Deck - Repair/Replace	30	0	\$25,000
2766	Pool Deck - Seal	5	0	\$6,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Waterways				
1702	Bridge (Pond 2) - Replace	25	0	\$15,000
1702	Bridge (Pond 3) - Replace	25	0	\$15,000
1704	Pond 1 Pump/Controller - Replace	12	0	\$25,000
1704	Pond 2 Pump/Controller - Replace	12	0	\$25,000
1704	Pond 3 Pump/Controller - Replace	12	0	\$25,000
1704	Pond 4 Pump/Controller - Replace	12	0	\$25,000
1704	Pond 5 Pump/Controller - Replace	12	0	\$25,000
1704	Pond 6 Pump/Controller - Replace	12	0	\$25,000
1799	Waterways - Restore	50	0	\$680,000
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)				
403	Metal Mailboxes - Replace	25	18	\$13,650
404	Metal Mailbox Posts - Replace	25	8	\$14,900
405	Wood Mailbox Kiosks - Replace	25	22	\$79,250
409	Bench/Trash Container- Replace	10	1	\$4,470
411	Drinking Fountain - Replace	20	1	\$2,565
505	Common Wood Fencing - Part. Replace	1	0	\$20,000
514	Retaining Wall - Repl (Brookline)	25	4	\$22,700
514	Retaining Wall - Repl (Carnoustie)	25	4	\$12,950
514	Retaining Wall - Repl (Glen Eagle)	20	6	\$6,740
514	Retaining Wall - Repl (St. Andrews)	30	22	\$16,100
514	Retaining Wall - Repl (Westchester)	30	8	\$69,150
514	Retaining Wall - Replace (Augusta)	20	4	\$23,250
514	Retaining Wall - Replace (Spyglass)	24	9	\$71,000
514	Retaining Wall-Repl (Country Club)	30	7	\$42,350
1103	Metal Mailboxes/Posts - Repaint	10	3	\$8,710
1401	Driveway Signs - Replace	20	13	\$11,750
1402	Street Signs - Replace	20	6	\$20,250
1403	Monument Sign - Replace	12	5	\$12,950
1608	Basketball Rim/Backboard - Replace	15	8	\$2,565
Vehicles				
1860	Toyota Tacoma (2018) - Replace	10	5	\$70,000
1863	V-Ride Mower (2015) - Replace	7	0	\$15,550
1863	V-Ride Mower (2018) - Replace	7	2	\$15,550
2854	Ford Transit Connect(2014)- Replace	10	1	\$32,250
2857	Toyota Tacoma (2007) - Replace	10	0	\$32,250

107 Total Funded Components

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

Introduction



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

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



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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

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 property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

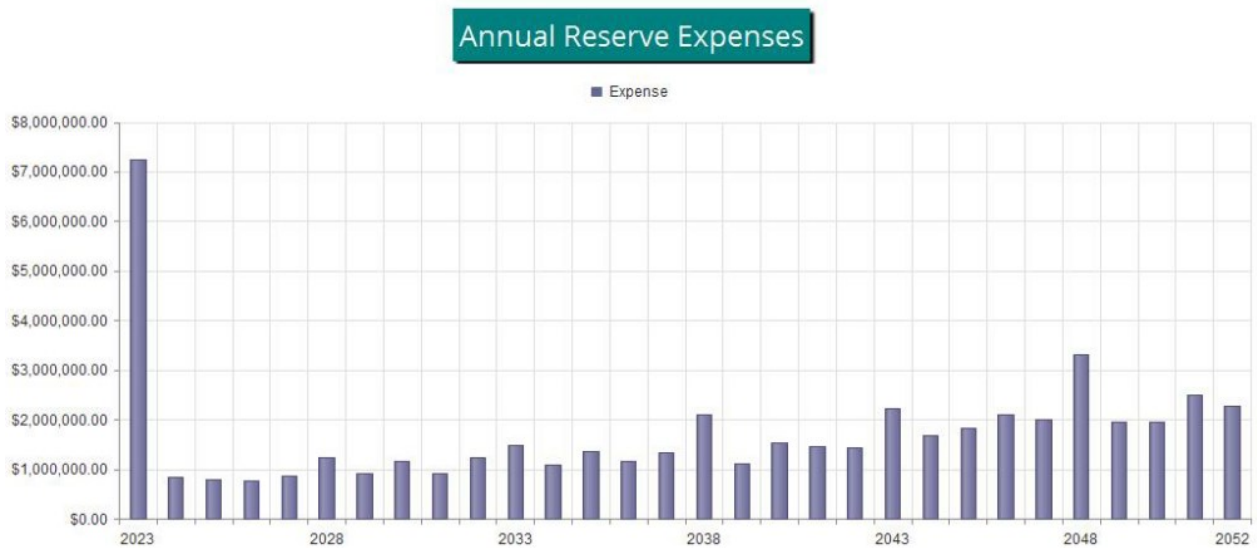


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$8,354,023 as-of the start of your fiscal year. This is based on your actual balance on 12/31/2022 of \$8,354,023 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2023, your Fully Funded Balance is computed to be \$10,003,069. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 83.5 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$125,583/Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

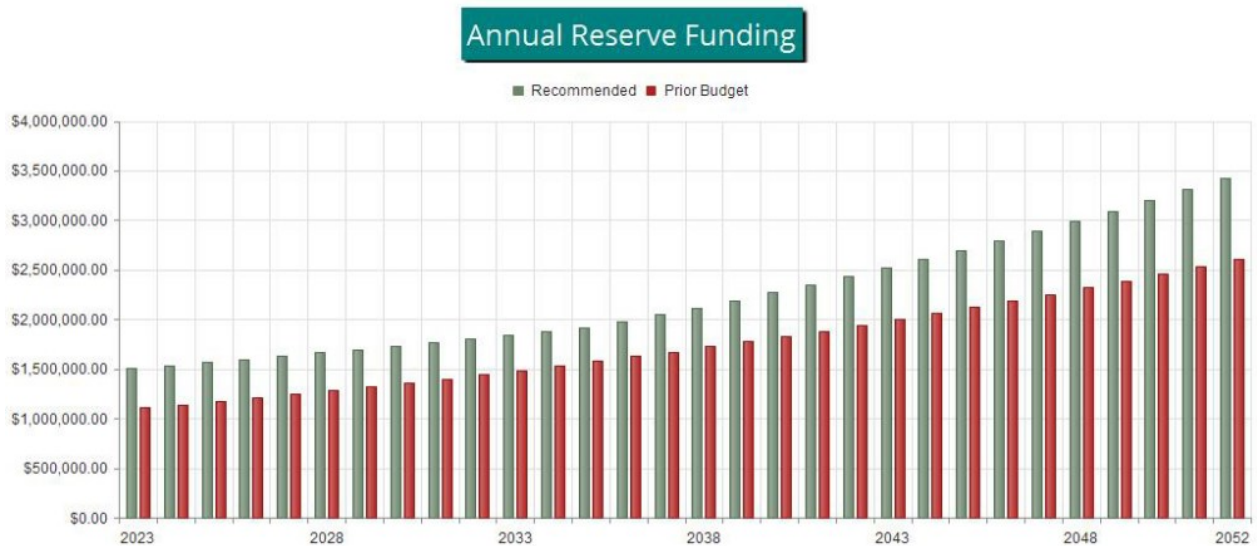


Figure 2

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

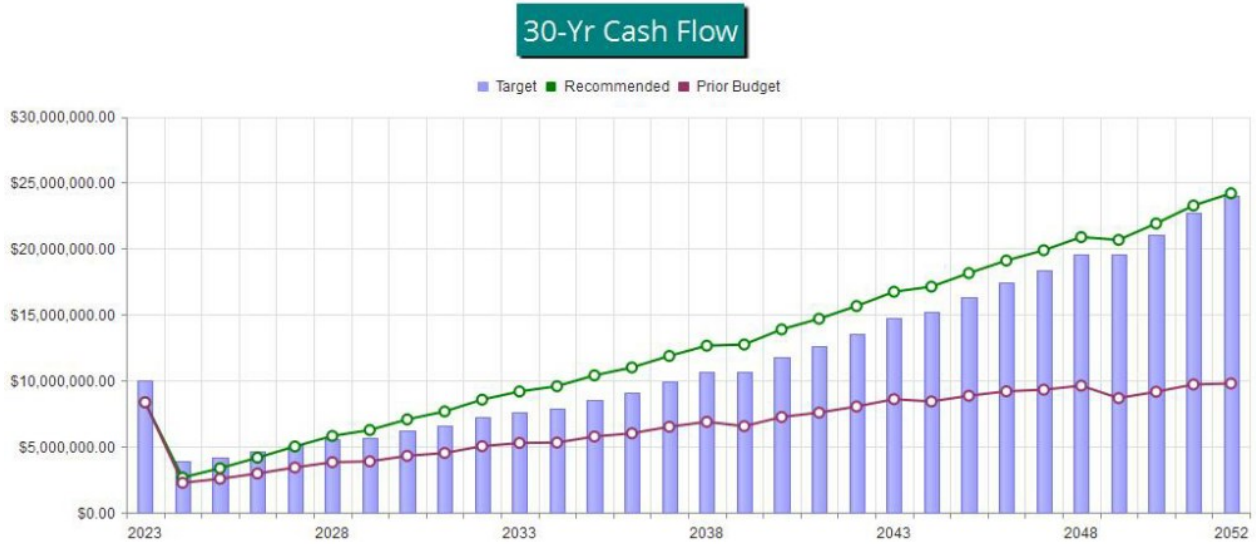


Figure 3

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

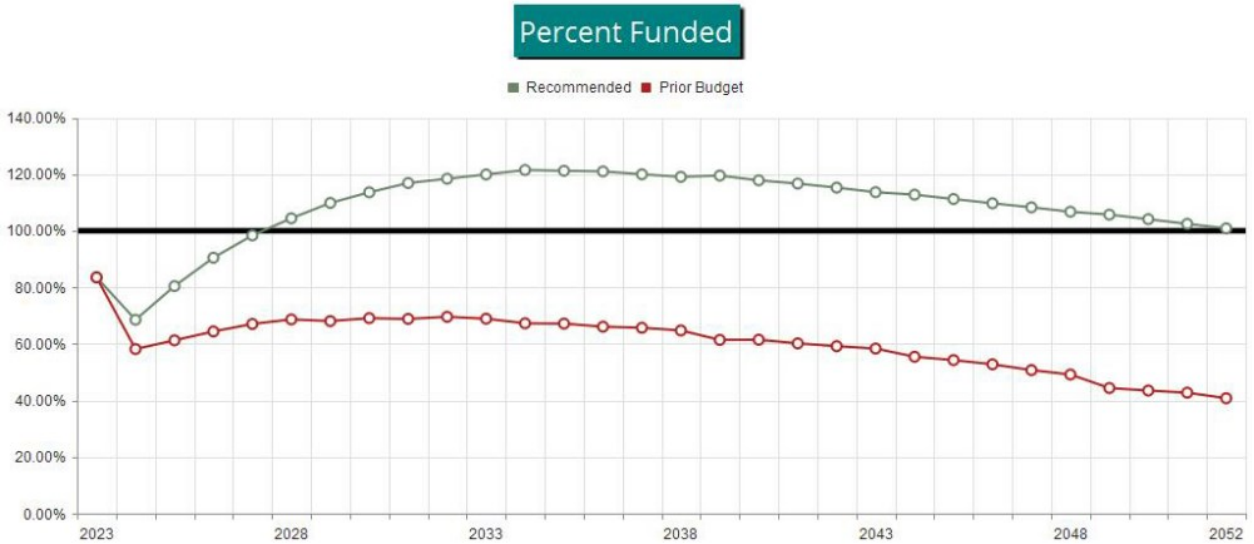


Figure 4

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

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

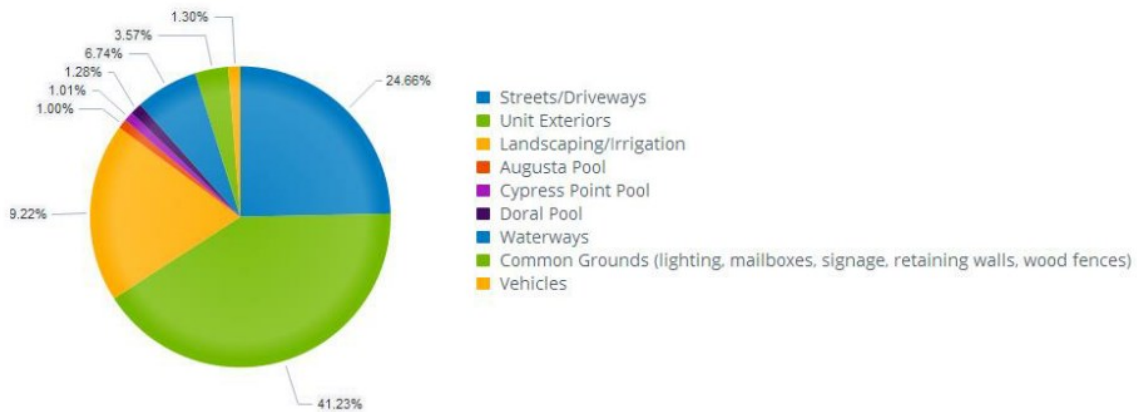


	Useful Life		2023 Rem. Useful Life		Estimated Replacement Cost in 2023	2023 Expenditures	01/01/2023 Current Fund Balance	01/01/2023 Fully Funded Balance	Remaining Bal. to be Funded	2023 Contributions
	Min	Max	Min	Max						
Streets/Driveways	5	50	0	5	\$3,148,515	\$3,109,575	\$3,109,575	\$3,140,775	\$38,940	\$185,468
Unit Exteriors	8	8	0	7	\$5,263,000	\$560,000	\$1,627,856	\$2,947,875	\$3,635,144	\$1,039,772
Landscaping/Irrigation	8	50	0	30	\$2,453,650	\$2,222,000	\$2,222,000	\$2,243,117	\$231,650	\$104,173
Augusta Pool	5	30	0	0	\$128,000	\$128,000	\$128,000	\$128,000	\$0	\$14,087
Cypress Point Pool	5	30	0	0	\$129,295	\$129,295	\$129,295	\$129,295	\$0	\$14,116
Doral Pool	5	30	0	0	\$162,905	\$162,905	\$162,905	\$162,905	\$0	\$16,715
Waterways	12	50	0	0	\$860,000	\$860,000	\$860,000	\$860,000	\$0	\$43,148
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)	1	30	0	22	\$455,300	\$20,000	\$26,460	\$268,170	\$428,840	\$61,237
Vehicles	7	10	0	5	\$165,600	\$47,800	\$87,932	\$122,932	\$77,668	\$28,280
					\$12,766,265	\$7,239,575	\$8,354,023	\$10,003,069	\$4,412,242	\$1,506,996

Percent Funded: 83.5%

Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Streets/Driveways					
202	Asphalt - Resurface	Approx 886,000 GSF	40	0	\$1,964,275
203	Asphalt - Seal/Repair	Approx 886,000 GSF	5	0	\$225,000
206	Concrete Pavement - Rep/Repl.	Extensive GSF	50	0	\$341,000
206	Concrete Pavement (2025) - Replace	Extensive GSF	50	2	\$32,500
299	Asphalt - Inspection	Approx 886,000 GSF	5	5	\$6,440
1834	Storm Drain System - Replace	Drainage Systems	40	0	\$579,300
Unit Exteriors					
1116	Bldg Ext Surfaces - Repaint (Ph. 1)	(64) Units	8	0	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 2)	(93) Units	8	1	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 3)	(68) Units	8	2	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 4)	(65) Units	8	3	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 5)	(61) Units	8	4	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 6)	(61) Units	8	5	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 7)	(51) Units	8	6	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 8)	(58) Units	8	7	\$271,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 1)	(64) Units	8	0	\$289,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 2)	(93) Units	8	1	\$484,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 3)	(68) Units	8	2	\$387,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 4)	(65) Units	8	3	\$387,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 5)	(61) Units	8	4	\$387,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 6)	(61) Units	8	5	\$387,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 7)	(51) Units	8	6	\$387,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 8)	(58) Units	8	7	\$387,000
Landscaping/Irrigation					
1001	Backflow Devices - Replace (2013)	(2) Devices	30	20	\$7,100
1001	Backflow Devices - Replace (Orig)	(21) Devices	30	30	\$74,550
1003	Irrig Controllers - Replace	(57) Controllers	8	7	\$150,000
1006	Irrigation System - Replace	Common Area Irrigation	50	0	\$1,322,000
1009	Landscaping - Replenish	Common Area Landscaping	50	0	\$900,000
Augusta Pool					
320	Outdoor Lights - Replace	(1) Lighting System	25	0	\$4,500
404	Pool Furniture - Replace	(29) Assorted Pieces	6	0	\$8,500
503	Metal Fence - Replace	Approx 125 LF	25	0	\$10,500
508	Pool Handrails - Replace	Handrails	28	0	\$2,000
1107	Metal Fence - Repaint	Approx 125 LF	5	0	\$2,750
1117	Pool Equip Wood Housing - Repl	(1) Structure	25	0	\$10,000
1202	Pool - Resurface	Approx 800 GSF	14	0	\$25,000
1206	Pool Filter - Replace	(1) Hayward Sand Filter	15	0	\$2,500
1208	Pool Heater - Replace	(1) Rheem 400k BTU	10	0	\$7,000
1210	Pool Pump - Replace	(1) Hayward Pump	10	0	\$2,500
1212	Pool Chlorinator - Replace	(1) Chlorinator	10	0	\$1,250
1224	Pool - Retile	(1) Pool, Approx 145 LF	28	0	\$10,000
1226	Pool Deck Coping - Replace	Approx 200 LF	28	0	\$10,000
2765	Pool Deck - Replace	Approx 1,290 GSF	30	0	\$25,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2766	Pool Deck - Seal	Approx 1,290 GSF	5	0	\$6,500
Cypress Point Pool					
320	Outdoor Lights- Replace	(1) Lighting System	25	0	\$4,500
321	In-Pool Light - Replace	(1) In-Pool Light	28	0	\$1,295
404	Pool Furniture - Replace	(56) Assorted Pieces	6	0	\$8,500
503	Metal Fence - Replace	Approx 150 LF	25	0	\$10,500
508	Pool Handrails - Repair/Replace	Handrails	28	0	\$2,000
1107	Metal Fence - Repaint	Approx 150 LF	5	0	\$2,750
1117	Pool Equip Housing (Wood) - Repl	(1) Structure	25	0	\$10,000
1202	Pool - Resurface	Approx 670 GSF	14	0	\$25,000
1206	Pool Filter - Replace	(1) Hayward Sand Filter	18	0	\$2,500
1208	Pool Heater - Replace	(1) Raypak, 399k BTUs	10	0	\$7,000
1210	Pool Pump - Replace	(1) Hayward Pump, 1.5hp	10	0	\$2,500
1212	Pool Chlorinator - Replace	(1) Chlorinator	10	0	\$1,250
1224	Pool - Retile	(1) Pool, Approx 115 LF	28	0	\$10,000
1226	Pool Deck Coping - Replace	Approx 160 LF	28	0	\$10,000
2765	Pool Deck - Repair/Replace	Approx 1500 GSF x 25%	30	0	\$25,000
2766	Pool Deck - Seal	Approx 1500 GSF	5	0	\$6,500
Doral Pool					
320	Outdoor Lights- Replace	(1) Lighting System	30	0	\$4,500
404	Pool Furniture - Replace	(31) Assorted Pieces	6	0	\$8,500
503	Metal Fence - Replace	Approx 330 LF	25	0	\$28,100
508	Pool Handrails - Repair/Replace	Handrails	28	0	\$1,785
509	Wood Trellis - Replace	Approx 310 GSF	25	0	\$15,500
1107	Metal Fence - Repaint	Approx 330 LF	5	0	\$4,770
1117	Pool Equip Housing (Wood) - Repl	(1) Structure	25	0	\$10,000
1202	Pool - Resurface	Approx 720 GSF	14	0	\$25,000
1206	Pool Filter - Replace	(1) Hayward Sand Filter	18	0	\$2,500
1208	Pool Heater - Replace	(1) Rheem, 400k BTUs	10	0	\$7,000
1210	Pool Pump - Replace	(1) Pump, 1.5hp	10	0	\$2,500
1212	Pool Chlorinator - Replace	(1) Chlorinator	10	0	\$1,250
1224	Pool - Retile	(1) Pool, Approx 130 LF	28	0	\$10,000
1226	Pool Deck Coping - Replace	Approx 300 LF	28	0	\$10,000
2765	Pool Deck - Repair/Replace	Approx 3,700 GSF x 25%	30	0	\$25,000
2766	Pool Deck - Seal	Approx 3,700 GSF	5	0	\$6,500
Waterways					
1702	Bridge (Pond 2) - Replace	Approx 60 GSF	25	0	\$15,000
1702	Bridge (Pond 3) - Replace	Approx 60 GSF	25	0	\$15,000
1704	Pond 1 Pump/Controller - Replace	(1) Pump	12	0	\$25,000
1704	Pond 2 Pump/Controller - Replace	(1) Pump, (1) Controller	12	0	\$25,000
1704	Pond 3 Pump/Controller - Replace	(1) Pump, (1) Controller	12	0	\$25,000
1704	Pond 4 Pump/Controller - Replace	(1) Pump, (1) Controller	12	0	\$25,000
1704	Pond 5 Pump/Controller - Replace	(1) Pump, (1) Controller	12	0	\$25,000
1704	Pond 6 Pump/Controller - Replace	(1) Pump, (1) Controller	12	0	\$25,000
1799	Waterways - Restore	(6) Ponds	50	0	\$680,000
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)					
403	Metal Mailboxes - Replace	(438) Boxes	25	18	\$13,650
404	Metal Mailbox Posts - Replace	(262) Posts	25	8	\$14,900
405	Wood Mailbox Kiosks - Replace	(176) Kiosks	25	22	\$79,250

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
409	Bench/Trash Container- Replace	(2) Benches, (1) Trash	10	1	\$4,470
411	Drinking Fountain - Replace	(1) Drinking Fountain	20	1	\$2,565
505	Common Wood Fencing - Part. Replace	(521) Units	1	0	\$20,000
514	Retaining Wall - Repl (Brookline)	Approx 76 LF, 2-4' Tall	25	4	\$22,700
514	Retaining Wall - Repl (Carnoustie)	Approx 60 LF, 4' Tall	25	4	\$12,950
514	Retaining Wall - Repl (Glen Eagle)	Approx 35 LF, 3' Tall	20	6	\$6,740
514	Retaining Wall - Repl (St. Andrews)	Approx 177 LF, 1-4' Tall	30	22	\$16,100
514	Retaining Wall - Repl (Westchester)	Approx 485LF, 2-4' Tall	30	8	\$69,150
514	Retaining Wall - Replace (Augusta)	Approx 140 LF, 2-3' Tall	20	4	\$23,250
514	Retaining Wall - Replace (Spyglass)	Approx 270 LF, 2-4' Tall	24	9	\$71,000
514	Retaining Wall-Repl (Country Club)	Approx 150 LF, 2-3' Tall	30	7	\$42,350
1103	Metal Mailboxes/Posts - Repaint	(438) Boxes, (262) Posts	10	3	\$8,710
1401	Driveway Signs - Replace	(14) Rock Signs	20	13	\$11,750
1402	Street Signs - Replace	(23) Street Signs	20	6	\$20,250
1403	Monument Sign - Replace	(1) Sign	12	5	\$12,950
1608	Basketball Rim/Backboard - Replace	(1) Post/Rim/Backboard	15	8	\$2,565
Vehicles					
1860	Toyota Tacoma (2018) - Replace	(2) Toyota Tacoma	10	5	\$70,000
1863	V-Ride Mower (2015) - Replace	(1) Mower	7	0	\$15,550
1863	V-Ride Mower (2018) - Replace	(1) Mower	7	2	\$15,550
2854	Ford Transit Connect(2014)- Replace	(1) Ford Transit Connect	10	1	\$32,250
2857	Toyota Tacoma (2007) - Replace	(1) Toyota Tacoma	10	0	\$32,250
107	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Streets/Driveways								
202	Asphalt - Resurface	\$1,964,275	X	40	/	40	=	\$1,964,275
203	Asphalt - Seal/Repair	\$225,000	X	5	/	5	=	\$225,000
206	Concrete Pavement - Rep/Repl.	\$341,000	X	50	/	50	=	\$341,000
206	Concrete Pavement (2025) - Replace	\$32,500	X	48	/	50	=	\$31,200
299	Asphalt - Inspection	\$6,440	X	0	/	5	=	\$0
1834	Storm Drain System - Replace	\$579,300	X	40	/	40	=	\$579,300
Unit Exteriors								
1116	Bldg Ext Surfaces - Repaint (Ph. 1)	\$271,000	X	8	/	8	=	\$271,000
1116	Bldg Ext Surfaces - Repaint (Ph. 2)	\$271,000	X	7	/	8	=	\$237,125
1116	Bldg Ext Surfaces - Repaint (Ph. 3)	\$271,000	X	6	/	8	=	\$203,250
1116	Bldg Ext Surfaces - Repaint (Ph. 4)	\$271,000	X	5	/	8	=	\$169,375
1116	Bldg Ext Surfaces - Repaint (Ph. 5)	\$271,000	X	4	/	8	=	\$135,500
1116	Bldg Ext Surfaces - Repaint (Ph. 6)	\$271,000	X	3	/	8	=	\$101,625
1116	Bldg Ext Surfaces - Repaint (Ph. 7)	\$271,000	X	2	/	8	=	\$67,750
1116	Bldg Ext Surfaces - Repaint (Ph. 8)	\$271,000	X	1	/	8	=	\$33,875
1117	Bldg Ext Surf - Repair/Repl (Ph. 1)	\$289,000	X	8	/	8	=	\$289,000
1117	Bldg Ext Surf - Repair/Repl (Ph. 2)	\$484,000	X	7	/	8	=	\$423,500
1117	Bldg Ext Surf - Repair/Repl (Ph. 3)	\$387,000	X	6	/	8	=	\$290,250
1117	Bldg Ext Surf - Repair/Repl (Ph. 4)	\$387,000	X	5	/	8	=	\$241,875
1117	Bldg Ext Surf - Repair/Repl (Ph. 5)	\$387,000	X	4	/	8	=	\$193,500
1117	Bldg Ext Surf - Repair/Repl (Ph. 6)	\$387,000	X	3	/	8	=	\$145,125
1117	Bldg Ext Surf - Repair/Repl (Ph. 7)	\$387,000	X	2	/	8	=	\$96,750
1117	Bldg Ext Surf - Repair/Repl (Ph. 8)	\$387,000	X	1	/	8	=	\$48,375
Landscaping/Irrigation								
1001	Backflow Devices - Replace (2013)	\$7,100	X	10	/	30	=	\$2,367
1001	Backflow Devices - Replace (Orig)	\$74,550	X	0	/	30	=	\$0
1003	Irrig Controllers - Replace	\$150,000	X	1	/	8	=	\$18,750
1006	Irrigation System - Replace	\$1,322,000	X	50	/	50	=	\$1,322,000
1009	Landscaping - Replenish	\$900,000	X	50	/	50	=	\$900,000
Augusta Pool								
320	Outdoor Lights - Replace	\$4,500	X	25	/	25	=	\$4,500
404	Pool Furniture - Replace	\$8,500	X	6	/	6	=	\$8,500
503	Metal Fence - Replace	\$10,500	X	25	/	25	=	\$10,500
508	Pool Handrails - Replace	\$2,000	X	28	/	28	=	\$2,000
1107	Metal Fence - Repaint	\$2,750	X	5	/	5	=	\$2,750
1117	Pool Equip Wood Housing - Repl	\$10,000	X	25	/	25	=	\$10,000
1202	Pool - Resurface	\$25,000	X	14	/	14	=	\$25,000
1206	Pool Filter - Replace	\$2,500	X	15	/	15	=	\$2,500
1208	Pool Heater - Replace	\$7,000	X	10	/	10	=	\$7,000
1210	Pool Pump - Replace	\$2,500	X	10	/	10	=	\$2,500
1212	Pool Chlorinator - Replace	\$1,250	X	10	/	10	=	\$1,250
1224	Pool - Retile	\$10,000	X	28	/	28	=	\$10,000
1226	Pool Deck Coping - Replace	\$10,000	X	28	/	28	=	\$10,000
2765	Pool Deck - Replace	\$25,000	X	30	/	30	=	\$25,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2766	Pool Deck - Seal	\$6,500	X	5	/	5	=	\$6,500
Cypress Point Pool								
320	Outdoor Lights - Replace	\$4,500	X	25	/	25	=	\$4,500
321	In-Pool Light - Replace	\$1,295	X	28	/	28	=	\$1,295
404	Pool Furniture - Replace	\$8,500	X	6	/	6	=	\$8,500
503	Metal Fence - Replace	\$10,500	X	25	/	25	=	\$10,500
508	Pool Handrails - Repair/Replace	\$2,000	X	28	/	28	=	\$2,000
1107	Metal Fence - Repaint	\$2,750	X	5	/	5	=	\$2,750
1117	Pool Equip Housing (Wood) - Repl	\$10,000	X	25	/	25	=	\$10,000
1202	Pool - Resurface	\$25,000	X	14	/	14	=	\$25,000
1206	Pool Filter - Replace	\$2,500	X	18	/	18	=	\$2,500
1208	Pool Heater - Replace	\$7,000	X	10	/	10	=	\$7,000
1210	Pool Pump - Replace	\$2,500	X	10	/	10	=	\$2,500
1212	Pool Chlorinator - Replace	\$1,250	X	10	/	10	=	\$1,250
1224	Pool - Retile	\$10,000	X	28	/	28	=	\$10,000
1226	Pool Deck Coping - Replace	\$10,000	X	28	/	28	=	\$10,000
2765	Pool Deck - Repair/Replace	\$25,000	X	30	/	30	=	\$25,000
2766	Pool Deck - Seal	\$6,500	X	5	/	5	=	\$6,500
Doral Pool								
320	Outdoor Lights - Replace	\$4,500	X	30	/	30	=	\$4,500
404	Pool Furniture - Replace	\$8,500	X	6	/	6	=	\$8,500
503	Metal Fence - Replace	\$28,100	X	25	/	25	=	\$28,100
508	Pool Handrails - Repair/Replace	\$1,785	X	28	/	28	=	\$1,785
509	Wood Trellis - Replace	\$15,500	X	25	/	25	=	\$15,500
1107	Metal Fence - Repaint	\$4,770	X	5	/	5	=	\$4,770
1117	Pool Equip Housing (Wood) - Repl	\$10,000	X	25	/	25	=	\$10,000
1202	Pool - Resurface	\$25,000	X	14	/	14	=	\$25,000
1206	Pool Filter - Replace	\$2,500	X	18	/	18	=	\$2,500
1208	Pool Heater - Replace	\$7,000	X	10	/	10	=	\$7,000
1210	Pool Pump - Replace	\$2,500	X	10	/	10	=	\$2,500
1212	Pool Chlorinator - Replace	\$1,250	X	10	/	10	=	\$1,250
1224	Pool - Retile	\$10,000	X	28	/	28	=	\$10,000
1226	Pool Deck Coping - Replace	\$10,000	X	28	/	28	=	\$10,000
2765	Pool Deck - Repair/Replace	\$25,000	X	30	/	30	=	\$25,000
2766	Pool Deck - Seal	\$6,500	X	5	/	5	=	\$6,500
Waterways								
1702	Bridge (Pond 2) - Replace	\$15,000	X	25	/	25	=	\$15,000
1702	Bridge (Pond 3) - Replace	\$15,000	X	25	/	25	=	\$15,000
1704	Pond 1 Pump/Controller - Replace	\$25,000	X	12	/	12	=	\$25,000
1704	Pond 2 Pump/Controller - Replace	\$25,000	X	12	/	12	=	\$25,000
1704	Pond 3 Pump/Controller - Replace	\$25,000	X	12	/	12	=	\$25,000
1704	Pond 4 Pump/Controller - Replace	\$25,000	X	12	/	12	=	\$25,000
1704	Pond 5 Pump/Controller - Replace	\$25,000	X	12	/	12	=	\$25,000
1704	Pond 6 Pump/Controller - Replace	\$25,000	X	12	/	12	=	\$25,000
1799	Waterways - Restore	\$680,000	X	50	/	50	=	\$680,000
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)								
403	Metal Mailboxes - Replace	\$13,650	X	7	/	25	=	\$3,822
404	Metal Mailbox Posts - Replace	\$14,900	X	17	/	25	=	\$10,132
405	Wood Mailbox Kiosks - Replace	\$79,250	X	3	/	25	=	\$9,510

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
409	Bench/Trash Container- Replace	\$4,470	X	9	/	10	=	\$4,023
411	Drinking Fountain - Replace	\$2,565	X	19	/	20	=	\$2,437
505	Common Wood Fencing - Part. Replace	\$20,000	X	1	/	1	=	\$20,000
514	Retaining Wall - Repl (Brookline)	\$22,700	X	21	/	25	=	\$19,068
514	Retaining Wall - Repl (Carnoustie)	\$12,950	X	21	/	25	=	\$10,878
514	Retaining Wall - Repl (Glen Eagle)	\$6,740	X	14	/	20	=	\$4,718
514	Retaining Wall - Repl (St. Andrews)	\$16,100	X	8	/	30	=	\$4,293
514	Retaining Wall - Repl (Westchester)	\$69,150	X	22	/	30	=	\$50,710
514	Retaining Wall - Replace (Augusta)	\$23,250	X	16	/	20	=	\$18,600
514	Retaining Wall - Replace (Spyglass)	\$71,000	X	15	/	24	=	\$44,375
514	Retaining Wall-Repl (Country Club)	\$42,350	X	23	/	30	=	\$32,468
1103	Metal Mailboxes/Posts - Repaint	\$8,710	X	7	/	10	=	\$6,097
1401	Driveway Signs - Replace	\$11,750	X	7	/	20	=	\$4,113
1402	Street Signs - Replace	\$20,250	X	14	/	20	=	\$14,175
1403	Monument Sign - Replace	\$12,950	X	7	/	12	=	\$7,554
1608	Basketball Rim/Backboard - Replace	\$2,565	X	7	/	15	=	\$1,197
Vehicles								
1860	Toyota Tacoma (2018) - Replace	\$70,000	X	5	/	10	=	\$35,000
1863	V-Ride Mower (2015) - Replace	\$15,550	X	7	/	7	=	\$15,550
1863	V-Ride Mower (2018) - Replace	\$15,550	X	5	/	7	=	\$11,107
2854	Ford Transit Connect(2014)- Replace	\$32,250	X	9	/	10	=	\$29,025
2857	Toyota Tacoma (2007) - Replace	\$32,250	X	10	/	10	=	\$32,250
								\$10,003,069

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Streets/Driveways				
202 Asphalt - Resurface	40	\$1,964,275	\$49,107	5.15 %
203 Asphalt - Seal/Repair	5	\$225,000	\$45,000	4.72 %
206 Concrete Pavement - Rep/Repl.	50	\$341,000	\$6,820	0.72 %
206 Concrete Pavement (2025) - Replace	50	\$32,500	\$650	0.07 %
299 Asphalt - Inspection	5	\$6,440	\$1,288	0.14 %
1834 Storm Drain System - Replace	40	\$579,300	\$14,483	1.52 %
Unit Exteriors				
1116 Bldg Ext Surfaces - Repaint (Ph. 1)	8	\$271,000	\$33,875	3.55 %
1116 Bldg Ext Surfaces - Repaint (Ph. 2)	8	\$271,000	\$33,875	3.55 %
1116 Bldg Ext Surfaces - Repaint (Ph. 3)	8	\$271,000	\$33,875	3.55 %
1116 Bldg Ext Surfaces - Repaint (Ph. 4)	8	\$271,000	\$33,875	3.55 %
1116 Bldg Ext Surfaces - Repaint (Ph. 5)	8	\$271,000	\$33,875	3.55 %
1116 Bldg Ext Surfaces - Repaint (Ph. 6)	8	\$271,000	\$33,875	3.55 %
1116 Bldg Ext Surfaces - Repaint (Ph. 7)	8	\$271,000	\$33,875	3.55 %
1116 Bldg Ext Surfaces - Repaint (Ph. 8)	8	\$271,000	\$33,875	3.55 %
1117 Bldg Ext Surf - Repair/Repl (Ph. 1)	8	\$289,000	\$36,125	3.79 %
1117 Bldg Ext Surf - Repair/Repl (Ph. 2)	8	\$484,000	\$60,500	6.35 %
1117 Bldg Ext Surf - Repair/Repl (Ph. 3)	8	\$387,000	\$48,375	5.07 %
1117 Bldg Ext Surf - Repair/Repl (Ph. 4)	8	\$387,000	\$48,375	5.07 %
1117 Bldg Ext Surf - Repair/Repl (Ph. 5)	8	\$387,000	\$48,375	5.07 %
1117 Bldg Ext Surf - Repair/Repl (Ph. 6)	8	\$387,000	\$48,375	5.07 %
1117 Bldg Ext Surf - Repair/Repl (Ph. 7)	8	\$387,000	\$48,375	5.07 %
1117 Bldg Ext Surf - Repair/Repl (Ph. 8)	8	\$387,000	\$48,375	5.07 %
Landscaping/Irrigation				
1001 Backflow Devices - Replace (2013)	30	\$7,100	\$237	0.02 %
1001 Backflow Devices - Replace (Orig)	30	\$74,550	\$2,485	0.26 %
1003 Irrig Controllers - Replace	8	\$150,000	\$18,750	1.97 %
1006 Irrigation System - Replace	50	\$1,322,000	\$26,440	2.77 %
1009 Landscaping - Replenish	50	\$900,000	\$18,000	1.89 %
Augusta Pool				
320 Outdoor Lights - Replace	25	\$4,500	\$180	0.02 %
404 Pool Furniture - Replace	6	\$8,500	\$1,417	0.15 %
503 Metal Fence - Replace	25	\$10,500	\$420	0.04 %
508 Pool Handrails - Replace	28	\$2,000	\$71	0.01 %
1107 Metal Fence - Repaint	5	\$2,750	\$550	0.06 %
1117 Pool Equip Wood Housing - Repl	25	\$10,000	\$400	0.04 %
1202 Pool - Resurface	14	\$25,000	\$1,786	0.19 %
1206 Pool Filter - Replace	15	\$2,500	\$167	0.02 %
1208 Pool Heater - Replace	10	\$7,000	\$700	0.07 %
1210 Pool Pump - Replace	10	\$2,500	\$250	0.03 %
1212 Pool Chlorinator - Replace	10	\$1,250	\$125	0.01 %
1224 Pool - Retile	28	\$10,000	\$357	0.04 %
1226 Pool Deck Coping - Replace	28	\$10,000	\$357	0.04 %
2765 Pool Deck - Replace	30	\$25,000	\$833	0.09 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2766	Pool Deck - Seal	5	\$6,500	\$1,300	0.14 %
Cypress Point Pool					
320	Outdoor Lights - Replace	25	\$4,500	\$180	0.02 %
321	In-Pool Light - Replace	28	\$1,295	\$46	0.00 %
404	Pool Furniture - Replace	6	\$8,500	\$1,417	0.15 %
503	Metal Fence - Replace	25	\$10,500	\$420	0.04 %
508	Pool Handrails - Repair/Replace	28	\$2,000	\$71	0.01 %
1107	Metal Fence - Repaint	5	\$2,750	\$550	0.06 %
1117	Pool Equip Housing (Wood) - Repl	25	\$10,000	\$400	0.04 %
1202	Pool - Resurface	14	\$25,000	\$1,786	0.19 %
1206	Pool Filter - Replace	18	\$2,500	\$139	0.01 %
1208	Pool Heater - Replace	10	\$7,000	\$700	0.07 %
1210	Pool Pump - Replace	10	\$2,500	\$250	0.03 %
1212	Pool Chlorinator - Replace	10	\$1,250	\$125	0.01 %
1224	Pool - Retile	28	\$10,000	\$357	0.04 %
1226	Pool Deck Coping - Replace	28	\$10,000	\$357	0.04 %
2765	Pool Deck - Repair/Replace	30	\$25,000	\$833	0.09 %
2766	Pool Deck - Seal	5	\$6,500	\$1,300	0.14 %
Doral Pool					
320	Outdoor Lights - Replace	30	\$4,500	\$150	0.02 %
404	Pool Furniture - Replace	6	\$8,500	\$1,417	0.15 %
503	Metal Fence - Replace	25	\$28,100	\$1,124	0.12 %
508	Pool Handrails - Repair/Replace	28	\$1,785	\$64	0.01 %
509	Wood Trellis - Replace	25	\$15,500	\$620	0.07 %
1107	Metal Fence - Repaint	5	\$4,770	\$954	0.10 %
1117	Pool Equip Housing (Wood) - Repl	25	\$10,000	\$400	0.04 %
1202	Pool - Resurface	14	\$25,000	\$1,786	0.19 %
1206	Pool Filter - Replace	18	\$2,500	\$139	0.01 %
1208	Pool Heater - Replace	10	\$7,000	\$700	0.07 %
1210	Pool Pump - Replace	10	\$2,500	\$250	0.03 %
1212	Pool Chlorinator - Replace	10	\$1,250	\$125	0.01 %
1224	Pool - Retile	28	\$10,000	\$357	0.04 %
1226	Pool Deck Coping - Replace	28	\$10,000	\$357	0.04 %
2765	Pool Deck - Repair/Replace	30	\$25,000	\$833	0.09 %
2766	Pool Deck - Seal	5	\$6,500	\$1,300	0.14 %
Waterways					
1702	Bridge (Pond 2) - Replace	25	\$15,000	\$600	0.06 %
1702	Bridge (Pond 3) - Replace	25	\$15,000	\$600	0.06 %
1704	Pond 1 Pump/Controller - Replace	12	\$25,000	\$2,083	0.22 %
1704	Pond 2 Pump/Controller - Replace	12	\$25,000	\$2,083	0.22 %
1704	Pond 3 Pump/Controller - Replace	12	\$25,000	\$2,083	0.22 %
1704	Pond 4 Pump/Controller - Replace	12	\$25,000	\$2,083	0.22 %
1704	Pond 5 Pump/Controller - Replace	12	\$25,000	\$2,083	0.22 %
1704	Pond 6 Pump/Controller - Replace	12	\$25,000	\$2,083	0.22 %
1799	Waterways - Restore	50	\$680,000	\$13,600	1.43 %
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)					
403	Metal Mailboxes - Replace	25	\$13,650	\$546	0.06 %
404	Metal Mailbox Posts - Replace	25	\$14,900	\$596	0.06 %
405	Wood Mailbox Kiosks - Replace	25	\$79,250	\$3,170	0.33 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
409	Bench/Trash Container- Replace	10	\$4,470	\$447	0.05 %
411	Drinking Fountain - Replace	20	\$2,565	\$128	0.01 %
505	Common Wood Fencing - Part. Replace	1	\$20,000	\$20,000	2.10 %
514	Retaining Wall - Repl (Brookline)	25	\$22,700	\$908	0.10 %
514	Retaining Wall - Repl (Carnoustie)	25	\$12,950	\$518	0.05 %
514	Retaining Wall - Repl (Glen Eagle)	20	\$6,740	\$337	0.04 %
514	Retaining Wall - Repl (St. Andrews)	30	\$16,100	\$537	0.06 %
514	Retaining Wall - Repl (Westchester)	30	\$69,150	\$2,305	0.24 %
514	Retaining Wall - Replace (Augusta)	20	\$23,250	\$1,163	0.12 %
514	Retaining Wall - Replace (Spyglass)	24	\$71,000	\$2,958	0.31 %
514	Retaining Wall-Repl (Country Club)	30	\$42,350	\$1,412	0.15 %
1103	Metal Mailboxes/Posts - Repaint	10	\$8,710	\$871	0.09 %
1401	Driveway Signs - Replace	20	\$11,750	\$588	0.06 %
1402	Street Signs - Replace	20	\$20,250	\$1,013	0.11 %
1403	Monument Sign - Replace	12	\$12,950	\$1,079	0.11 %
1608	Basketball Rim/Backboard - Replace	15	\$2,565	\$171	0.02 %
Vehicles					
1860	Toyota Tacoma (2018) - Replace	10	\$70,000	\$7,000	0.73 %
1863	V-Ride Mower (2015) - Replace	7	\$15,550	\$2,221	0.23 %
1863	V-Ride Mower (2018) - Replace	7	\$15,550	\$2,221	0.23 %
2854	Ford Transit Connect(2014)- Replace	10	\$32,250	\$3,225	0.34 %
2857	Toyota Tacoma (2007) - Replace	10	\$32,250	\$3,225	0.34 %
107	Total Funded Components			\$953,493	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
Streets/Driveways							
202	Asphalt - Resurface	40	0	\$1,964,275	\$1,964,275	\$1,964,275	\$6,467.79
203	Asphalt - Seal/Repair	5	0	\$225,000	\$225,000	\$225,000	\$5,926.88
206	Concrete Pavement - Rep/Repl.	50	0	\$341,000	\$341,000	\$341,000	\$898.25
206	Concrete Pavement (2025) - Replace	50	2	\$32,500	\$31,200	\$0	\$85.61
299	Asphalt - Inspection	5	5	\$6,440	\$0	\$0	\$169.64
1834	Storm Drain System - Replace	40	0	\$579,300	\$579,300	\$579,300	\$1,907.47
Unit Exteriors							
1116	Bldg Ext Surfaces - Repaint (Ph. 1)	8	0	\$271,000	\$271,000	\$271,000	\$4,461.62
1116	Bldg Ext Surfaces - Repaint (Ph. 2)	8	1	\$271,000	\$237,125	\$237,125	\$4,461.62
1116	Bldg Ext Surfaces - Repaint (Ph. 3)	8	2	\$271,000	\$203,250	\$203,250	\$4,461.62
1116	Bldg Ext Surfaces - Repaint (Ph. 4)	8	3	\$271,000	\$169,375	\$0	\$4,461.62
1116	Bldg Ext Surfaces - Repaint (Ph. 5)	8	4	\$271,000	\$135,500	\$0	\$4,461.62
1116	Bldg Ext Surfaces - Repaint (Ph. 6)	8	5	\$271,000	\$101,625	\$0	\$4,461.62
1116	Bldg Ext Surfaces - Repaint (Ph. 7)	8	6	\$271,000	\$67,750	\$0	\$4,461.62
1116	Bldg Ext Surfaces - Repaint (Ph. 8)	8	7	\$271,000	\$33,875	\$0	\$4,461.62
1117	Bldg Ext Surf - Repair/Repl (Ph. 1)	8	0	\$289,000	\$289,000	\$289,000	\$4,757.97
1117	Bldg Ext Surf - Repair/Repl (Ph. 2)	8	1	\$484,000	\$423,500	\$423,500	\$7,968.36
1117	Bldg Ext Surf - Repair/Repl (Ph. 3)	8	2	\$387,000	\$290,250	\$203,981	\$6,371.39
1117	Bldg Ext Surf - Repair/Repl (Ph. 4)	8	3	\$387,000	\$241,875	\$0	\$6,371.39
1117	Bldg Ext Surf - Repair/Repl (Ph. 5)	8	4	\$387,000	\$193,500	\$0	\$6,371.39
1117	Bldg Ext Surf - Repair/Repl (Ph. 6)	8	5	\$387,000	\$145,125	\$0	\$6,371.39
1117	Bldg Ext Surf - Repair/Repl (Ph. 7)	8	6	\$387,000	\$96,750	\$0	\$6,371.39
1117	Bldg Ext Surf - Repair/Repl (Ph. 8)	8	7	\$387,000	\$48,375	\$0	\$6,371.39
Landscaping/Irrigation							
1001	Backflow Devices - Replace (2013)	30	20	\$7,100	\$2,367	\$0	\$31.17
1001	Backflow Devices - Replace (Orig)	30	30	\$74,550	\$0	\$0	\$327.30
1003	Irrig Controllers - Replace	8	7	\$150,000	\$18,750	\$0	\$2,469.53
1006	Irrigation System - Replace	50	0	\$1,322,000	\$1,322,000	\$1,322,000	\$3,482.37
1009	Landscaping - Replenish	50	0	\$900,000	\$900,000	\$900,000	\$2,370.75
Augusta Pool							
320	Outdoor Lights - Replace	25	0	\$4,500	\$4,500	\$4,500	\$23.71
404	Pool Furniture - Replace	6	0	\$8,500	\$8,500	\$8,500	\$186.59
503	Metal Fence - Replace	25	0	\$10,500	\$10,500	\$10,500	\$55.32
508	Pool Handrails - Replace	28	0	\$2,000	\$2,000	\$2,000	\$9.41
1107	Metal Fence - Repaint	5	0	\$2,750	\$2,750	\$2,750	\$72.44
1117	Pool Equip Wood Housing - Repl	25	0	\$10,000	\$10,000	\$10,000	\$52.68
1202	Pool - Resurface	14	0	\$25,000	\$25,000	\$25,000	\$235.19
1206	Pool Filter - Replace	15	0	\$2,500	\$2,500	\$2,500	\$21.95
1208	Pool Heater - Replace	10	0	\$7,000	\$7,000	\$7,000	\$92.20
1210	Pool Pump - Replace	10	0	\$2,500	\$2,500	\$2,500	\$32.93
1212	Pool Chlorinator - Replace	10	0	\$1,250	\$1,250	\$1,250	\$16.46
1224	Pool - Retile	28	0	\$10,000	\$10,000	\$10,000	\$47.04
1226	Pool Deck Coping - Replace	28	0	\$10,000	\$10,000	\$10,000	\$47.04

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2765	Pool Deck - Replace	30	0	\$25,000	\$25,000	\$25,000	\$109.76
2766	Pool Deck- Seal	5	0	\$6,500	\$6,500	\$6,500	\$171.22
Cypress Point Pool							
320	Outdoor Lights- Replace	25	0	\$4,500	\$4,500	\$4,500	\$23.71
321	In-Pool Light - Replace	28	0	\$1,295	\$1,295	\$1,295	\$6.09
404	Pool Furniture - Replace	6	0	\$8,500	\$8,500	\$8,500	\$186.59
503	Metal Fence - Replace	25	0	\$10,500	\$10,500	\$10,500	\$55.32
508	Pool Handrails - Repair/Replace	28	0	\$2,000	\$2,000	\$2,000	\$9.41
1107	Metal Fence - Repaint	5	0	\$2,750	\$2,750	\$2,750	\$72.44
1117	Pool Equip Housing (Wood) - Repl	25	0	\$10,000	\$10,000	\$10,000	\$52.68
1202	Pool - Resurface	14	0	\$25,000	\$25,000	\$25,000	\$235.19
1206	Pool Filter - Replace	18	0	\$2,500	\$2,500	\$2,500	\$18.29
1208	Pool Heater - Replace	10	0	\$7,000	\$7,000	\$7,000	\$92.20
1210	Pool Pump - Replace	10	0	\$2,500	\$2,500	\$2,500	\$32.93
1212	Pool Chlorinator - Replace	10	0	\$1,250	\$1,250	\$1,250	\$16.46
1224	Pool - Retile	28	0	\$10,000	\$10,000	\$10,000	\$47.04
1226	Pool Deck Coping - Replace	28	0	\$10,000	\$10,000	\$10,000	\$47.04
2765	Pool Deck - Repair/Replace	30	0	\$25,000	\$25,000	\$25,000	\$109.76
2766	Pool Deck - Seal	5	0	\$6,500	\$6,500	\$6,500	\$171.22
Doral Pool							
320	Outdoor Lights- Replace	30	0	\$4,500	\$4,500	\$4,500	\$19.76
404	Pool Furniture - Replace	6	0	\$8,500	\$8,500	\$8,500	\$186.59
503	Metal Fence - Replace	25	0	\$28,100	\$28,100	\$28,100	\$148.04
508	Pool Handrails - Repair/Replace	28	0	\$1,785	\$1,785	\$1,785	\$8.40
509	Wood Trellis - Replace	25	0	\$15,500	\$15,500	\$15,500	\$81.66
1107	Metal Fence - Repaint	5	0	\$4,770	\$4,770	\$4,770	\$125.65
1117	Pool Equip Housing (Wood) - Repl	25	0	\$10,000	\$10,000	\$10,000	\$52.68
1202	Pool - Resurface	14	0	\$25,000	\$25,000	\$25,000	\$235.19
1206	Pool Filter - Replace	18	0	\$2,500	\$2,500	\$2,500	\$18.29
1208	Pool Heater - Replace	10	0	\$7,000	\$7,000	\$7,000	\$92.20
1210	Pool Pump - Replace	10	0	\$2,500	\$2,500	\$2,500	\$32.93
1212	Pool Chlorinator - Replace	10	0	\$1,250	\$1,250	\$1,250	\$16.46
1224	Pool - Retile	28	0	\$10,000	\$10,000	\$10,000	\$47.04
1226	Pool Deck Coping - Replace	28	0	\$10,000	\$10,000	\$10,000	\$47.04
2765	Pool Deck - Repair/Replace	30	0	\$25,000	\$25,000	\$25,000	\$109.76
2766	Pool Deck - Seal	5	0	\$6,500	\$6,500	\$6,500	\$171.22
Waterways							
1702	Bridge (Pond 2) - Replace	25	0	\$15,000	\$15,000	\$15,000	\$79.03
1702	Bridge (Pond 3) - Replace	25	0	\$15,000	\$15,000	\$15,000	\$79.03
1704	Pond 1 Pump/Controller - Replace	12	0	\$25,000	\$25,000	\$25,000	\$274.39
1704	Pond 2 Pump/Controller - Replace	12	0	\$25,000	\$25,000	\$25,000	\$274.39
1704	Pond 3 Pump/Controller - Replace	12	0	\$25,000	\$25,000	\$25,000	\$274.39
1704	Pond 4 Pump/Controller - Replace	12	0	\$25,000	\$25,000	\$25,000	\$274.39
1704	Pond 5 Pump/Controller - Replace	12	0	\$25,000	\$25,000	\$25,000	\$274.39
1704	Pond 6 Pump/Controller - Replace	12	0	\$25,000	\$25,000	\$25,000	\$274.39
1799	Waterways - Restore	50	0	\$680,000	\$680,000	\$680,000	\$1,791.23
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)							

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
403	Metal Mailboxes - Replace	25	18	\$13,650	\$3,822	\$0	\$71.91
404	Metal Mailbox Posts - Replace	25	8	\$14,900	\$10,132	\$0	\$78.50
405	Wood Mailbox Kiosks - Replace	25	22	\$79,250	\$9,510	\$0	\$417.52
409	Bench/Trash Container- Replace	10	1	\$4,470	\$4,023	\$4,023	\$58.87
411	Drinking Fountain - Replace	20	1	\$2,565	\$2,437	\$2,437	\$16.89
505	Common Wood Fencing - Part. Replace	1	0	\$20,000	\$20,000	\$20,000	\$2,634.17
514	Retaining Wall - Repl (Brookline)	25	4	\$22,700	\$19,068	\$0	\$119.59
514	Retaining Wall - Repl (Carnoustie)	25	4	\$12,950	\$10,878	\$0	\$68.22
514	Retaining Wall - Repl (Glen Eagle)	20	6	\$6,740	\$4,718	\$0	\$44.39
514	Retaining Wall - Repl (St. Andrews)	30	22	\$16,100	\$4,293	\$0	\$70.68
514	Retaining Wall - Repl (Westchester)	30	8	\$69,150	\$50,710	\$0	\$303.59
514	Retaining Wall - Replace (Augusta)	20	4	\$23,250	\$18,600	\$0	\$153.11
514	Retaining Wall - Replace (Spyglass)	24	9	\$71,000	\$44,375	\$0	\$389.64
514	Retaining Wall-Repl (Country Club)	30	7	\$42,350	\$32,468	\$0	\$185.93
1103	Metal Mailboxes/Posts - Repaint	10	3	\$8,710	\$6,097	\$0	\$114.72
1401	Driveway Signs - Replace	20	13	\$11,750	\$4,113	\$0	\$77.38
1402	Street Signs - Replace	20	6	\$20,250	\$14,175	\$0	\$133.35
1403	Monument Sign - Replace	12	5	\$12,950	\$7,554	\$0	\$142.14
1608	Basketball Rim/Backboard - Replace	15	8	\$2,565	\$1,197	\$0	\$22.52
Vehicles							
1860	Toyota Tacoma (2018) - Replace	10	5	\$70,000	\$35,000	\$0	\$921.96
1863	V-Ride Mower (2015) - Replace	7	0	\$15,550	\$15,550	\$15,550	\$292.58
1863	V-Ride Mower (2018) - Replace	7	2	\$15,550	\$11,107	\$11,107	\$292.58
2854	Ford Transit Connect(2014)- Replace	10	1	\$32,250	\$29,025	\$29,025	\$424.76
2857	Toyota Tacoma (2007) - Replace	10	0	\$32,250	\$32,250	\$32,250	\$424.76
107 Total Funded Components					\$10,003,069	\$8,354,023	\$125,583

30-Year Reserve Plan Summary

Report # 18931-4
No-Site-Visit

Fiscal Year Start: 2023

Interest:

0.50 %

Inflation:

4.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2023	\$8,354,023	\$10,003,069	83.5 %	Low	36.06 %	\$1,506,996	\$0	\$27,502	\$7,239,575
2024	\$2,648,946	\$3,865,666	68.5 %	Medium	2.00 %	\$1,537,136	\$0	\$15,005	\$846,856
2025	\$3,354,230	\$4,170,860	80.4 %	Low	2.00 %	\$1,567,879	\$0	\$18,771	\$785,296
2026	\$4,155,583	\$4,593,537	90.5 %	Low	2.00 %	\$1,599,236	\$0	\$22,897	\$772,455
2027	\$5,005,262	\$5,089,376	98.3 %	Low	2.00 %	\$1,631,221	\$0	\$27,011	\$862,069
2028	\$5,801,425	\$5,556,469	104.4 %	Low	2.00 %	\$1,663,845	\$0	\$30,127	\$1,243,614
2029	\$6,251,783	\$5,691,842	109.8 %	Low	2.00 %	\$1,697,122	\$0	\$33,267	\$924,303
2030	\$7,057,869	\$6,212,972	113.6 %	Low	2.00 %	\$1,731,065	\$0	\$36,787	\$1,165,784
2031	\$7,659,937	\$6,553,997	116.9 %	Low	2.00 %	\$1,765,686	\$0	\$40,526	\$912,309
2032	\$8,553,840	\$7,224,473	118.4 %	Low	2.00 %	\$1,801,000	\$0	\$44,308	\$1,226,254
2033	\$9,172,893	\$7,649,550	119.9 %	Low	2.00 %	\$1,837,020	\$0	\$46,850	\$1,485,736
2034	\$9,571,027	\$7,878,225	121.5 %	Low	2.00 %	\$1,873,760	\$0	\$49,903	\$1,100,279
2035	\$10,394,411	\$8,575,637	121.2 %	Low	2.00 %	\$1,911,235	\$0	\$53,456	\$1,366,481
2036	\$10,992,622	\$9,085,157	121.0 %	Low	3.50 %	\$1,978,129	\$0	\$57,132	\$1,162,987
2037	\$11,864,895	\$9,890,198	120.0 %	Low	3.50 %	\$2,047,363	\$0	\$61,256	\$1,330,880
2038	\$12,642,634	\$10,618,877	119.1 %	Low	3.50 %	\$2,119,021	\$0	\$63,426	\$2,092,174
2039	\$12,732,906	\$10,653,646	119.5 %	Low	3.50 %	\$2,193,186	\$0	\$66,511	\$1,115,454
2040	\$13,877,150	\$11,777,028	117.8 %	Low	3.50 %	\$2,269,948	\$0	\$71,387	\$1,534,848
2041	\$14,683,637	\$12,583,469	116.7 %	Low	3.50 %	\$2,349,396	\$0	\$75,808	\$1,462,943
2042	\$15,645,897	\$13,574,212	115.3 %	Low	3.50 %	\$2,431,625	\$0	\$80,923	\$1,428,444
2043	\$16,730,001	\$14,720,819	113.6 %	Low	3.50 %	\$2,516,732	\$0	\$84,599	\$2,214,809
2044	\$17,116,523	\$15,179,039	112.8 %	Low	3.50 %	\$2,604,818	\$0	\$88,122	\$1,669,961
2045	\$18,139,501	\$16,309,142	111.2 %	Low	3.50 %	\$2,695,986	\$0	\$93,069	\$1,832,777
2046	\$19,095,779	\$17,405,508	109.7 %	Low	3.50 %	\$2,790,346	\$0	\$97,411	\$2,106,900
2047	\$19,876,635	\$18,354,644	108.3 %	Low	3.50 %	\$2,888,008	\$0	\$101,846	\$1,996,173
2048	\$20,870,315	\$19,554,665	106.7 %	Low	3.50 %	\$2,989,088	\$0	\$103,799	\$3,305,131
2049	\$20,658,072	\$19,543,046	105.7 %	Low	3.50 %	\$3,093,706	\$0	\$106,382	\$1,954,563
2050	\$21,903,596	\$21,041,293	104.1 %	Low	3.50 %	\$3,201,986	\$0	\$112,894	\$1,954,924
2051	\$23,263,552	\$22,709,066	102.4 %	Low	3.50 %	\$3,314,055	\$0	\$118,610	\$2,505,806
2052	\$24,190,411	\$23,985,001	100.9 %	Low	3.50 %	\$3,430,047	\$0	\$124,146	\$2,266,012

30-Year Income/Expense Detail

Report # 18931-4
No-Site-Visit

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$8,354,023	\$2,648,946	\$3,354,230	\$4,155,583	\$5,005,262
Annual Reserve Funding	\$1,506,996	\$1,537,136	\$1,567,879	\$1,599,236	\$1,631,221
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,502	\$15,005	\$18,771	\$22,897	\$27,011
Total Income	\$9,888,521	\$4,201,086	\$4,940,879	\$5,777,717	\$6,663,494
# Component					
Streets/Driveways					
202 Asphalt - Resurface	\$1,964,275	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair	\$225,000	\$0	\$0	\$0	\$0
206 Concrete Pavement - Rep/Repl.	\$341,000	\$0	\$0	\$0	\$0
206 Concrete Pavement (2025) - Replace	\$0	\$0	\$35,152	\$0	\$0
299 Asphalt - Inspection	\$0	\$0	\$0	\$0	\$0
1834 Storm Drain System - Replace	\$579,300	\$0	\$0	\$0	\$0
Unit Exteriors					
1116 Bldg Ext Surfaces - Repaint (Ph. 1)	\$271,000	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 2)	\$0	\$281,840	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 3)	\$0	\$0	\$293,114	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 4)	\$0	\$0	\$0	\$304,838	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 5)	\$0	\$0	\$0	\$0	\$317,032
1116 Bldg Ext Surfaces - Repaint (Ph. 6)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 7)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 8)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 1)	\$289,000	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 2)	\$0	\$503,360	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 3)	\$0	\$0	\$418,579	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 4)	\$0	\$0	\$0	\$435,322	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 5)	\$0	\$0	\$0	\$0	\$452,735
1117 Bldg Ext Surf - Repair/Repl (Ph. 6)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 7)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 8)	\$0	\$0	\$0	\$0	\$0
Landscaping/Irrigation					
1001 Backflow Devices - Replace (2013)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace (Orig)	\$0	\$0	\$0	\$0	\$0
1003 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1006 Irrigation System - Replace	\$1,322,000	\$0	\$0	\$0	\$0
1009 Landscaping - Replenish	\$900,000	\$0	\$0	\$0	\$0
Augusta Pool					
320 Outdoor Lights - Replace	\$4,500	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$8,500	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$10,500	\$0	\$0	\$0	\$0
508 Pool Handrails - Replace	\$2,000	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$2,750	\$0	\$0	\$0	\$0
1117 Pool Equip Wood Housing - Repl	\$10,000	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$25,000	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$2,500	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$7,000	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$2,500	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$1,250	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$10,000	\$0	\$0	\$0	\$0
1226 Pool Deck Coping - Replace	\$10,000	\$0	\$0	\$0	\$0
2765 Pool Deck - Replace	\$25,000	\$0	\$0	\$0	\$0
2766 Pool Deck- Seal	\$6,500	\$0	\$0	\$0	\$0
Cypress Point Pool					
320 Outdoor Lights- Replace	\$4,500	\$0	\$0	\$0	\$0
321 In-Pool Light - Replace	\$1,295	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$8,500	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$10,500	\$0	\$0	\$0	\$0
508 Pool Handrails - Repair/Replace	\$2,000	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$2,750	\$0	\$0	\$0	\$0
1117 Pool Equip Housing (Wood) - Repl	\$10,000	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$25,000	\$0	\$0	\$0	\$0

Fiscal Year	2023	2024	2025	2026	2027
1206 Pool Filter - Replace	\$2,500	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$7,000	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$2,500	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$1,250	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$10,000	\$0	\$0	\$0	\$0
1226 Pool Deck Coping - Replace	\$10,000	\$0	\$0	\$0	\$0
2765 Pool Deck - Repair/Replace	\$25,000	\$0	\$0	\$0	\$0
2766 Pool Deck - Seal	\$6,500	\$0	\$0	\$0	\$0
Doral Pool					
320 Outdoor Lights- Replace	\$4,500	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$8,500	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$28,100	\$0	\$0	\$0	\$0
508 Pool Handrails - Repair/Replace	\$1,785	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$15,500	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$4,770	\$0	\$0	\$0	\$0
1117 Pool Equip Housing (Wood) - Repl	\$10,000	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$25,000	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$2,500	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$7,000	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$2,500	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$1,250	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$10,000	\$0	\$0	\$0	\$0
1226 Pool Deck Coping - Replace	\$10,000	\$0	\$0	\$0	\$0
2765 Pool Deck - Repair/Replace	\$25,000	\$0	\$0	\$0	\$0
2766 Pool Deck - Seal	\$6,500	\$0	\$0	\$0	\$0
Waterways					
1702 Bridge (Pond 2) - Replace	\$15,000	\$0	\$0	\$0	\$0
1702 Bridge (Pond 3) - Replace	\$15,000	\$0	\$0	\$0	\$0
1704 Pond 1 Pump/Controller - Replace	\$25,000	\$0	\$0	\$0	\$0
1704 Pond 2 Pump/Controller - Replace	\$25,000	\$0	\$0	\$0	\$0
1704 Pond 3 Pump/Controller - Replace	\$25,000	\$0	\$0	\$0	\$0
1704 Pond 4 Pump/Controller - Replace	\$25,000	\$0	\$0	\$0	\$0
1704 Pond 5 Pump/Controller - Replace	\$25,000	\$0	\$0	\$0	\$0
1704 Pond 6 Pump/Controller - Replace	\$25,000	\$0	\$0	\$0	\$0
1799 Waterways - Restore	\$680,000	\$0	\$0	\$0	\$0
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)					
403 Metal Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
404 Metal Mailbox Posts - Replace	\$0	\$0	\$0	\$0	\$0
405 Wood Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
409 Bench/Trash Container- Replace	\$0	\$4,649	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$2,668	\$0	\$0	\$0
505 Common Wood Fencing - Part. Replace	\$20,000	\$20,800	\$21,632	\$22,497	\$23,397
514 Retaining Wall - Repl (Brookline)	\$0	\$0	\$0	\$0	\$26,556
514 Retaining Wall - Repl (Carnoustie)	\$0	\$0	\$0	\$0	\$15,150
514 Retaining Wall - Repl (Glen Eagle)	\$0	\$0	\$0	\$0	\$0
514 Retaining Wall - Repl (St. Andrews)	\$0	\$0	\$0	\$0	\$0
514 Retaining Wall - Repl (Westchester)	\$0	\$0	\$0	\$0	\$0
514 Retaining Wall - Replace (Augusta)	\$0	\$0	\$0	\$0	\$27,199
514 Retaining Wall - Replace (Spyglass)	\$0	\$0	\$0	\$0	\$0
514 Retaining Wall-Repl (Country Club)	\$0	\$0	\$0	\$0	\$0
1103 Metal Mailboxes/Posts - Repaint	\$0	\$0	\$0	\$9,798	\$0
1401 Driveway Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1608 Basketball Rim/Backboard - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles					
1860 Toyota Tacoma (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1863 V-Ride Mower (2015) - Replace	\$15,550	\$0	\$0	\$0	\$0
1863 V-Ride Mower (2018) - Replace	\$0	\$0	\$16,819	\$0	\$0
2854 Ford Transit Connect(2014)- Replace	\$0	\$33,540	\$0	\$0	\$0
2857 Toyota Tacoma (2007) - Replace	\$32,250	\$0	\$0	\$0	\$0
Total Expenses	\$7,239,575	\$846,856	\$785,296	\$772,455	\$862,069
Ending Reserve Balance	\$2,648,946	\$3,354,230	\$4,155,583	\$5,005,262	\$5,801,425

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$5,801,425	\$6,251,783	\$7,057,869	\$7,659,937	\$8,553,840
Annual Reserve Funding	\$1,663,845	\$1,697,122	\$1,731,065	\$1,765,686	\$1,801,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$30,127	\$33,267	\$36,787	\$40,526	\$44,308
Total Income	\$7,495,397	\$7,982,172	\$8,825,721	\$9,466,149	\$10,399,147
# Component					
Streets/Driveways					
202 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair	\$273,747	\$0	\$0	\$0	\$0
206 Concrete Pavement - Rep/Repl.	\$0	\$0	\$0	\$0	\$0
206 Concrete Pavement (2025) - Replace	\$0	\$0	\$0	\$0	\$0
299 Asphalt - Inspection	\$7,835	\$0	\$0	\$0	\$0
1834 Storm Drain System - Replace	\$0	\$0	\$0	\$0	\$0
Unit Exteriors					
1116 Bldg Ext Surfaces - Repaint (Ph. 1)	\$0	\$0	\$0	\$370,882	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 2)	\$0	\$0	\$0	\$0	\$385,718
1116 Bldg Ext Surfaces - Repaint (Ph. 3)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 4)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 5)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 6)	\$329,713	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 7)	\$0	\$342,901	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 8)	\$0	\$0	\$356,618	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 1)	\$0	\$0	\$0	\$395,516	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 2)	\$0	\$0	\$0	\$0	\$688,883
1117 Bldg Ext Surf - Repair/Repl (Ph. 3)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 4)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 5)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 6)	\$470,845	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 7)	\$0	\$489,678	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 8)	\$0	\$0	\$509,266	\$0	\$0
Landscaping/Irrigation					
1001 Backflow Devices - Replace (2013)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace (Orig)	\$0	\$0	\$0	\$0	\$0
1003 Irrig Controllers - Replace	\$0	\$0	\$197,390	\$0	\$0
1006 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1009 Landscaping - Replenish	\$0	\$0	\$0	\$0	\$0
Augusta Pool					
320 Outdoor Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$10,755	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508 Pool Handrails - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$3,346	\$0	\$0	\$0	\$0
1117 Pool Equip Wood Housing - Repl	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226 Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0
2765 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
2766 Pool Deck- Seal	\$7,908	\$0	\$0	\$0	\$0
Cypress Point Pool					
320 Outdoor Lights- Replace	\$0	\$0	\$0	\$0	\$0
321 In-Pool Light - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$10,755	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508 Pool Handrails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$3,346	\$0	\$0	\$0	\$0
1117 Pool Equip Housing (Wood) - Repl	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226 Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2028	2029	2030	2031	2032
2765	Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2766	Pool Deck - Seal	\$7,908	\$0	\$0	\$0	\$0
Doral Pool						
320	Outdoor Lights- Replace	\$0	\$0	\$0	\$0	\$0
404	Pool Furniture - Replace	\$0	\$10,755	\$0	\$0	\$0
503	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508	Pool Handrails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
509	Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
1107	Metal Fence - Repaint	\$5,803	\$0	\$0	\$0	\$0
1117	Pool Equip Housing (Wood) - Repl	\$0	\$0	\$0	\$0	\$0
1202	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206	Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208	Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210	Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212	Pool Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
1224	Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226	Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0
2765	Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2766	Pool Deck - Seal	\$7,908	\$0	\$0	\$0	\$0
Waterways						
1702	Bridge (Pond 2) - Replace	\$0	\$0	\$0	\$0	\$0
1702	Bridge (Pond 3) - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 1 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 2 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 3 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 4 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 5 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 6 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1799	Waterways - Restore	\$0	\$0	\$0	\$0	\$0
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)						
403	Metal Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
404	Metal Mailbox Posts - Replace	\$0	\$0	\$0	\$20,392	\$0
405	Wood Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
409	Bench/Trash Container- Replace	\$0	\$0	\$0	\$0	\$0
411	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
505	Common Wood Fencing - Part. Replace	\$24,333	\$25,306	\$26,319	\$27,371	\$28,466
514	Retaining Wall - Repl (Brookline)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Carnoustie)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Glen Eagle)	\$0	\$8,528	\$0	\$0	\$0
514	Retaining Wall - Repl (St. Andrews)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Westchester)	\$0	\$0	\$0	\$94,637	\$0
514	Retaining Wall - Replace (Augusta)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Replace (Spyglass)	\$0	\$0	\$0	\$0	\$101,055
514	Retaining Wall-Repl (Country Club)	\$0	\$0	\$55,730	\$0	\$0
1103	Metal Mailboxes/Posts - Repaint	\$0	\$0	\$0	\$0	\$0
1401	Driveway Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402	Street Signs - Replace	\$0	\$25,623	\$0	\$0	\$0
1403	Monument Sign - Replace	\$15,756	\$0	\$0	\$0	\$0
1608	Basketball Rim/Backboard - Replace	\$0	\$0	\$0	\$3,510	\$0
Vehicles						
1860	Toyota Tacoma (2018) - Replace	\$85,166	\$0	\$0	\$0	\$0
1863	V-Ride Mower (2015) - Replace	\$0	\$0	\$20,463	\$0	\$0
1863	V-Ride Mower (2018) - Replace	\$0	\$0	\$0	\$0	\$22,132
2854	Ford Transit Connect(2014)- Replace	\$0	\$0	\$0	\$0	\$0
2857	Toyota Tacoma (2007) - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$1,243,614	\$924,303	\$1,165,784	\$912,309	\$1,226,254
Ending Reserve Balance		\$6,251,783	\$7,057,869	\$7,659,937	\$8,553,840	\$9,172,893

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$9,172,893	\$9,571,027	\$10,394,411	\$10,992,622	\$11,864,895
Annual Reserve Funding	\$1,837,020	\$1,873,760	\$1,911,235	\$1,978,129	\$2,047,363
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$46,850	\$49,903	\$53,456	\$57,132	\$61,256
Total Income	\$11,056,763	\$11,494,690	\$12,359,103	\$13,027,882	\$13,973,514
# Component					
Streets/Driveways					
202 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair	\$333,055	\$0	\$0	\$0	\$0
206 Concrete Pavement - Rep/Repl.	\$0	\$0	\$0	\$0	\$0
206 Concrete Pavement (2025) - Replace	\$0	\$0	\$0	\$0	\$0
299 Asphalt - Inspection	\$9,533	\$0	\$0	\$0	\$0
1834 Storm Drain System - Replace	\$0	\$0	\$0	\$0	\$0
Unit Exteriors					
1116 Bldg Ext Surfaces - Repaint (Ph. 1)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 2)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 3)	\$401,146	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 4)	\$0	\$417,192	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 5)	\$0	\$0	\$433,880	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 6)	\$0	\$0	\$0	\$451,235	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 7)	\$0	\$0	\$0	\$0	\$469,284
1116 Bldg Ext Surfaces - Repaint (Ph. 8)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 1)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 2)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 3)	\$572,855	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 4)	\$0	\$595,769	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 5)	\$0	\$0	\$619,599	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 6)	\$0	\$0	\$0	\$644,383	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 7)	\$0	\$0	\$0	\$0	\$670,159
1117 Bldg Ext Surf - Repair/Repl (Ph. 8)	\$0	\$0	\$0	\$0	\$0
Landscaping/Irrigation					
1001 Backflow Devices - Replace (2013)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace (Orig)	\$0	\$0	\$0	\$0	\$0
1003 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1006 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1009 Landscaping - Replenish	\$0	\$0	\$0	\$0	\$0
Augusta Pool					
320 Outdoor Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$13,609	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508 Pool Handrails - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$4,071	\$0	\$0	\$0	\$0
1117 Pool Equip Wood Housing - Repl	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$43,292
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$10,362	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$3,701	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$1,850	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226 Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0
2765 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
2766 Pool Deck- Seal	\$9,622	\$0	\$0	\$0	\$0
Cypress Point Pool					
320 Outdoor Lights- Replace	\$0	\$0	\$0	\$0	\$0
321 In-Pool Light - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$13,609	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508 Pool Handrails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$4,071	\$0	\$0	\$0	\$0
1117 Pool Equip Housing (Wood) - Repl	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$43,292
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$10,362	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$3,701	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$1,850	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226 Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2033	2034	2035	2036	2037
2765	Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2766	Pool Deck - Seal	\$9,622	\$0	\$0	\$0	\$0
Doral Pool						
320	Outdoor Lights- Replace	\$0	\$0	\$0	\$0	\$0
404	Pool Furniture - Replace	\$0	\$0	\$13,609	\$0	\$0
503	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508	Pool Handrails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
509	Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
1107	Metal Fence - Repaint	\$7,061	\$0	\$0	\$0	\$0
1117	Pool Equip Housing (Wood) - Repl	\$0	\$0	\$0	\$0	\$0
1202	Pool - Resurface	\$0	\$0	\$0	\$0	\$43,292
1206	Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208	Pool Heater - Replace	\$10,362	\$0	\$0	\$0	\$0
1210	Pool Pump - Replace	\$3,701	\$0	\$0	\$0	\$0
1212	Pool Chlorinator - Replace	\$1,850	\$0	\$0	\$0	\$0
1224	Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226	Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0
2765	Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2766	Pool Deck - Seal	\$9,622	\$0	\$0	\$0	\$0
Waterways						
1702	Bridge (Pond 2) - Replace	\$0	\$0	\$0	\$0	\$0
1702	Bridge (Pond 3) - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 1 Pump/Controller - Replace	\$0	\$0	\$40,026	\$0	\$0
1704	Pond 2 Pump/Controller - Replace	\$0	\$0	\$40,026	\$0	\$0
1704	Pond 3 Pump/Controller - Replace	\$0	\$0	\$40,026	\$0	\$0
1704	Pond 4 Pump/Controller - Replace	\$0	\$0	\$40,026	\$0	\$0
1704	Pond 5 Pump/Controller - Replace	\$0	\$0	\$40,026	\$0	\$0
1704	Pond 6 Pump/Controller - Replace	\$0	\$0	\$40,026	\$0	\$0
1799	Waterways - Restore	\$0	\$0	\$0	\$0	\$0
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)						
403	Metal Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
404	Metal Mailbox Posts - Replace	\$0	\$0	\$0	\$0	\$0
405	Wood Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
409	Bench/Trash Container- Replace	\$0	\$6,881	\$0	\$0	\$0
411	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
505	Common Wood Fencing - Part. Replace	\$29,605	\$30,789	\$32,021	\$33,301	\$34,634
514	Retaining Wall - Repl (Brookline)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Carnoustie)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Glen Eagle)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (St. Andrews)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Westchester)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Replace (Augusta)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Replace (Spyglass)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall-Repl (Country Club)	\$0	\$0	\$0	\$0	\$0
1103	Metal Mailboxes/Posts - Repaint	\$0	\$0	\$0	\$14,503	\$0
1401	Driveway Signs - Replace	\$0	\$0	\$0	\$19,565	\$0
1402	Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403	Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1608	Basketball Rim/Backboard - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles						
1860	Toyota Tacoma (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1863	V-Ride Mower (2015) - Replace	\$0	\$0	\$0	\$0	\$26,928
1863	V-Ride Mower (2018) - Replace	\$0	\$0	\$0	\$0	\$0
2854	Ford Transit Connect(2014)- Replace	\$0	\$49,647	\$0	\$0	\$0
2857	Toyota Tacoma (2007) - Replace	\$47,738	\$0	\$0	\$0	\$0
Total Expenses		\$1,485,736	\$1,100,279	\$1,366,481	\$1,162,987	\$1,330,880
Ending Reserve Balance		\$9,571,027	\$10,394,411	\$10,992,622	\$11,864,895	\$12,642,634

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$12,642,634	\$12,732,906	\$13,877,150	\$14,683,637	\$15,645,897
Annual Reserve Funding	\$2,119,021	\$2,193,186	\$2,269,948	\$2,349,396	\$2,431,625
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$63,426	\$66,511	\$71,387	\$75,808	\$80,923
Total Income	\$14,825,080	\$14,992,604	\$16,218,485	\$17,108,841	\$18,158,445
# Component					
Streets/Driveways					
202 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair	\$405,212	\$0	\$0	\$0	\$0
206 Concrete Pavement - Rep/Repl.	\$0	\$0	\$0	\$0	\$0
206 Concrete Pavement (2025) - Replace	\$0	\$0	\$0	\$0	\$0
299 Asphalt - Inspection	\$11,598	\$0	\$0	\$0	\$0
1834 Storm Drain System - Replace	\$0	\$0	\$0	\$0	\$0
Unit Exteriors					
1116 Bldg Ext Surfaces - Repaint (Ph. 1)	\$0	\$507,578	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 2)	\$0	\$0	\$527,881	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 3)	\$0	\$0	\$0	\$548,996	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 4)	\$0	\$0	\$0	\$0	\$570,956
1116 Bldg Ext Surfaces - Repaint (Ph. 5)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 6)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 7)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 8)	\$488,056	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 1)	\$0	\$541,292	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 2)	\$0	\$0	\$942,784	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 3)	\$0	\$0	\$0	\$783,991	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 4)	\$0	\$0	\$0	\$0	\$815,351
1117 Bldg Ext Surf - Repair/Repl (Ph. 5)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 6)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 7)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 8)	\$696,965	\$0	\$0	\$0	\$0
Landscaping/Irrigation					
1001 Backflow Devices - Replace (2013)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace (Orig)	\$0	\$0	\$0	\$0	\$0
1003 Irrig Controllers - Replace	\$270,142	\$0	\$0	\$0	\$0
1006 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1009 Landscaping - Replenish	\$0	\$0	\$0	\$0	\$0
Augusta Pool					
320 Outdoor Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$17,219	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508 Pool Handrails - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$4,953	\$0	\$0	\$0	\$0
1117 Pool Equip Wood Housing - Repl	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$4,502	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226 Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0
2765 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
2766 Pool Deck- Seal	\$11,706	\$0	\$0	\$0	\$0
Cypress Point Pool					
320 Outdoor Lights- Replace	\$0	\$0	\$0	\$0	\$0
321 In-Pool Light - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$17,219	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508 Pool Handrails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$4,953	\$0	\$0	\$0	\$0
1117 Pool Equip Housing (Wood) - Repl	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$5,065	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226 Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2038	2039	2040	2041	2042
2765	Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2766	Pool Deck - Seal	\$11,706	\$0	\$0	\$0	\$0
Doral Pool						
320	Outdoor Lights- Replace	\$0	\$0	\$0	\$0	\$0
404	Pool Furniture - Replace	\$0	\$0	\$0	\$17,219	\$0
503	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508	Pool Handrails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
509	Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
1107	Metal Fence - Repaint	\$8,591	\$0	\$0	\$0	\$0
1117	Pool Equip Housing (Wood) - Repl	\$0	\$0	\$0	\$0	\$0
1202	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206	Pool Filter - Replace	\$0	\$0	\$0	\$5,065	\$0
1208	Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210	Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212	Pool Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
1224	Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226	Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0
2765	Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2766	Pool Deck - Seal	\$11,706	\$0	\$0	\$0	\$0
Waterways						
1702	Bridge (Pond 2) - Replace	\$0	\$0	\$0	\$0	\$0
1702	Bridge (Pond 3) - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 1 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 2 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 3 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 4 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 5 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 6 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1799	Waterways - Restore	\$0	\$0	\$0	\$0	\$0
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)						
403	Metal Mailboxes - Replace	\$0	\$0	\$0	\$27,652	\$0
404	Metal Mailbox Posts - Replace	\$0	\$0	\$0	\$0	\$0
405	Wood Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
409	Bench/Trash Container- Replace	\$0	\$0	\$0	\$0	\$0
411	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
505	Common Wood Fencing - Part. Replace	\$36,019	\$37,460	\$38,958	\$40,516	\$42,137
514	Retaining Wall - Repl (Brookline)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Carnoustie)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Glen Eagle)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (St. Andrews)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Westchester)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Replace (Augusta)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Replace (Spyglass)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall-Repl (Country Club)	\$0	\$0	\$0	\$0	\$0
1103	Metal Mailboxes/Posts - Repaint	\$0	\$0	\$0	\$0	\$0
1401	Driveway Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402	Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403	Monument Sign - Replace	\$0	\$0	\$25,225	\$0	\$0
1608	Basketball Rim/Backboard - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles						
1860	Toyota Tacoma (2018) - Replace	\$126,066	\$0	\$0	\$0	\$0
1863	V-Ride Mower (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1863	V-Ride Mower (2018) - Replace	\$0	\$29,125	\$0	\$0	\$0
2854	Ford Transit Connect(2014)- Replace	\$0	\$0	\$0	\$0	\$0
2857	Toyota Tacoma (2007) - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$2,092,174	\$1,115,454	\$1,534,848	\$1,462,943	\$1,428,444
Ending Reserve Balance		\$12,732,906	\$13,877,150	\$14,683,637	\$15,645,897	\$16,730,001

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$16,730,001	\$17,116,523	\$18,139,501	\$19,095,779	\$19,876,635
Annual Reserve Funding	\$2,516,732	\$2,604,818	\$2,695,986	\$2,790,346	\$2,888,008
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$84,599	\$88,122	\$93,069	\$97,411	\$101,846
Total Income	\$19,331,332	\$19,809,462	\$20,928,556	\$21,983,535	\$22,866,488
# Component					
Streets/Driveways					
202 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair	\$493,003	\$0	\$0	\$0	\$0
206 Concrete Pavement - Rep/Repl.	\$0	\$0	\$0	\$0	\$0
206 Concrete Pavement (2025) - Replace	\$0	\$0	\$0	\$0	\$0
299 Asphalt - Inspection	\$14,111	\$0	\$0	\$0	\$0
1834 Storm Drain System - Replace	\$0	\$0	\$0	\$0	\$0
Unit Exteriors					
1116 Bldg Ext Surfaces - Repaint (Ph. 1)	\$0	\$0	\$0	\$0	\$694,655
1116 Bldg Ext Surfaces - Repaint (Ph. 2)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 3)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 4)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 5)	\$593,794	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 6)	\$0	\$617,546	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 7)	\$0	\$0	\$642,248	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 8)	\$0	\$0	\$0	\$667,938	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 1)	\$0	\$0	\$0	\$0	\$740,795
1117 Bldg Ext Surf - Repair/Repl (Ph. 2)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 3)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 4)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 5)	\$847,965	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 6)	\$0	\$881,883	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 7)	\$0	\$0	\$917,159	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 8)	\$0	\$0	\$0	\$953,845	\$0
Landscaping/Irrigation					
1001 Backflow Devices - Replace (2013)	\$15,557	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace (Orig)	\$0	\$0	\$0	\$0	\$0
1003 Irrig Controllers - Replace	\$0	\$0	\$0	\$369,707	\$0
1006 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1009 Landscaping - Replenish	\$0	\$0	\$0	\$0	\$0
Augusta Pool					
320 Outdoor Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$21,788
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508 Pool Handrails - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$6,026	\$0	\$0	\$0	\$0
1117 Pool Equip Wood Housing - Repl	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$15,338	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$5,478	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$2,739	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226 Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0
2765 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
2766 Pool Deck- Seal	\$14,242	\$0	\$0	\$0	\$0
Cypress Point Pool					
320 Outdoor Lights- Replace	\$0	\$0	\$0	\$0	\$0
321 In-Pool Light - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$21,788
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508 Pool Handrails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$6,026	\$0	\$0	\$0	\$0
1117 Pool Equip Housing (Wood) - Repl	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$15,338	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$5,478	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$2,739	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226 Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2043	2044	2045	2046	2047
2765	Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2766	Pool Deck - Seal	\$14,242	\$0	\$0	\$0	\$0
Doral Pool						
320	Outdoor Lights- Replace	\$0	\$0	\$0	\$0	\$0
404	Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$21,788
503	Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
508	Pool Handrails - Repair/Replace	\$0	\$0	\$0	\$0	\$0
509	Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
1107	Metal Fence - Repaint	\$10,452	\$0	\$0	\$0	\$0
1117	Pool Equip Housing (Wood) - Repl	\$0	\$0	\$0	\$0	\$0
1202	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206	Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208	Pool Heater - Replace	\$15,338	\$0	\$0	\$0	\$0
1210	Pool Pump - Replace	\$5,478	\$0	\$0	\$0	\$0
1212	Pool Chlorinator - Replace	\$2,739	\$0	\$0	\$0	\$0
1224	Pool - Retile	\$0	\$0	\$0	\$0	\$0
1226	Pool Deck Coping - Replace	\$0	\$0	\$0	\$0	\$0
2765	Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2766	Pool Deck - Seal	\$14,242	\$0	\$0	\$0	\$0
Waterways						
1702	Bridge (Pond 2) - Replace	\$0	\$0	\$0	\$0	\$0
1702	Bridge (Pond 3) - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 1 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$64,083
1704	Pond 2 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$64,083
1704	Pond 3 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$64,083
1704	Pond 4 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$64,083
1704	Pond 5 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$64,083
1704	Pond 6 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$64,083
1799	Waterways - Restore	\$0	\$0	\$0	\$0	\$0
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)						
403	Metal Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
404	Metal Mailbox Posts - Replace	\$0	\$0	\$0	\$0	\$0
405	Wood Mailbox Kiosks - Replace	\$0	\$0	\$187,816	\$0	\$0
409	Bench/Trash Container- Replace	\$0	\$10,186	\$0	\$0	\$0
411	Drinking Fountain - Replace	\$0	\$5,845	\$0	\$0	\$0
505	Common Wood Fencing - Part. Replace	\$43,822	\$45,575	\$47,398	\$49,294	\$51,266
514	Retaining Wall - Repl (Brookline)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Carnoustie)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Glen Eagle)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (St. Andrews)	\$0	\$0	\$38,156	\$0	\$0
514	Retaining Wall - Repl (Westchester)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Replace (Augusta)	\$0	\$0	\$0	\$0	\$59,597
514	Retaining Wall - Replace (Spyglass)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall-Repl (Country Club)	\$0	\$0	\$0	\$0	\$0
1103	Metal Mailboxes/Posts - Repaint	\$0	\$0	\$0	\$21,468	\$0
1401	Driveway Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402	Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403	Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1608	Basketball Rim/Backboard - Replace	\$0	\$0	\$0	\$6,322	\$0
Vehicles						
1860	Toyota Tacoma (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1863	V-Ride Mower (2015) - Replace	\$0	\$35,435	\$0	\$0	\$0
1863	V-Ride Mower (2018) - Replace	\$0	\$0	\$0	\$38,326	\$0
2854	Ford Transit Connect(2014)- Replace	\$0	\$73,490	\$0	\$0	\$0
2857	Toyota Tacoma (2007) - Replace	\$70,664	\$0	\$0	\$0	\$0
Total Expenses		\$2,214,809	\$1,669,961	\$1,832,777	\$2,106,900	\$1,996,173
Ending Reserve Balance		\$17,116,523	\$18,139,501	\$19,095,779	\$19,876,635	\$20,870,315

Fiscal Year	2048	2049	2050	2051	2052
Starting Reserve Balance	\$20,870,315	\$20,658,072	\$21,903,596	\$23,263,552	\$24,190,411
Annual Reserve Funding	\$2,989,088	\$3,093,706	\$3,201,986	\$3,314,055	\$3,430,047
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$103,799	\$106,382	\$112,894	\$118,610	\$124,146
Total Income	\$23,963,202	\$23,858,160	\$25,218,476	\$26,696,218	\$27,744,605
# Component					
Streets/Driveways					
202 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair	\$599,813	\$0	\$0	\$0	\$0
206 Concrete Pavement - Rep/Repl.	\$0	\$0	\$0	\$0	\$0
206 Concrete Pavement (2025) - Replace	\$0	\$0	\$0	\$0	\$0
299 Asphalt - Inspection	\$17,168	\$0	\$0	\$0	\$0
1834 Storm Drain System - Replace	\$0	\$0	\$0	\$0	\$0
Unit Exteriors					
1116 Bldg Ext Surfaces - Repaint (Ph. 1)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 2)	\$722,442	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 3)	\$0	\$751,339	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 4)	\$0	\$0	\$781,393	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 5)	\$0	\$0	\$0	\$812,649	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 6)	\$0	\$0	\$0	\$0	\$845,155
1116 Bldg Ext Surfaces - Repaint (Ph. 7)	\$0	\$0	\$0	\$0	\$0
1116 Bldg Ext Surfaces - Repaint (Ph. 8)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 1)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 2)	\$1,290,265	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 3)	\$0	\$1,072,946	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 4)	\$0	\$0	\$1,115,864	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 5)	\$0	\$0	\$0	\$1,160,498	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 6)	\$0	\$0	\$0	\$0	\$1,206,918
1117 Bldg Ext Surf - Repair/Repl (Ph. 7)	\$0	\$0	\$0	\$0	\$0
1117 Bldg Ext Surf - Repair/Repl (Ph. 8)	\$0	\$0	\$0	\$0	\$0
Landscaping/Irrigation					
1001 Backflow Devices - Replace (2013)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace (Orig)	\$0	\$0	\$0	\$0	\$0
1003 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1006 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
1009 Landscaping - Replenish	\$0	\$0	\$0	\$0	\$0
Augusta Pool					
320 Outdoor Lights - Replace	\$11,996	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$27,991	\$0	\$0	\$0	\$0
508 Pool Handrails - Replace	\$0	\$0	\$0	\$5,997	\$0
1107 Metal Fence - Repaint	\$7,331	\$0	\$0	\$0	\$0
1117 Pool Equip Wood Housing - Repl	\$26,658	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$74,968	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$0	\$0	\$0	\$29,987	\$0
1226 Pool Deck Coping - Replace	\$0	\$0	\$0	\$29,987	\$0
2765 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
2766 Pool Deck- Seal	\$17,328	\$0	\$0	\$0	\$0
Cypress Point Pool					
320 Outdoor Lights- Replace	\$11,996	\$0	\$0	\$0	\$0
321 In-Pool Light - Replace	\$0	\$0	\$0	\$3,883	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$27,991	\$0	\$0	\$0	\$0
508 Pool Handrails - Repair/Replace	\$0	\$0	\$0	\$5,997	\$0
1107 Metal Fence - Repaint	\$7,331	\$0	\$0	\$0	\$0
1117 Pool Equip Housing (Wood) - Repl	\$26,658	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$74,968	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Pool Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool - Retile	\$0	\$0	\$0	\$29,987	\$0
1226 Pool Deck Coping - Replace	\$0	\$0	\$0	\$29,987	\$0

Fiscal Year		2048	2049	2050	2051	2052
2765	Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2766	Pool Deck - Seal	\$17,328	\$0	\$0	\$0	\$0
Doral Pool						
320	Outdoor Lights- Replace	\$0	\$0	\$0	\$0	\$0
404	Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Fence - Replace	\$74,910	\$0	\$0	\$0	\$0
508	Pool Handrails - Repair/Replace	\$0	\$0	\$0	\$5,353	\$0
509	Wood Trellis - Replace	\$41,320	\$0	\$0	\$0	\$0
1107	Metal Fence - Repaint	\$12,716	\$0	\$0	\$0	\$0
1117	Pool Equip Housing (Wood) - Repl	\$26,658	\$0	\$0	\$0	\$0
1202	Pool - Resurface	\$0	\$0	\$0	\$74,968	\$0
1206	Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208	Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210	Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212	Pool Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
1224	Pool - Retile	\$0	\$0	\$0	\$29,987	\$0
1226	Pool Deck Coping - Replace	\$0	\$0	\$0	\$29,987	\$0
2765	Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2766	Pool Deck - Seal	\$17,328	\$0	\$0	\$0	\$0
Waterways						
1702	Bridge (Pond 2) - Replace	\$39,988	\$0	\$0	\$0	\$0
1702	Bridge (Pond 3) - Replace	\$39,988	\$0	\$0	\$0	\$0
1704	Pond 1 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 2 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 3 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 4 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 5 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1704	Pond 6 Pump/Controller - Replace	\$0	\$0	\$0	\$0	\$0
1799	Waterways - Restore	\$0	\$0	\$0	\$0	\$0
Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)						
403	Metal Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
404	Metal Mailbox Posts - Replace	\$0	\$0	\$0	\$0	\$0
405	Wood Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
409	Bench/Trash Container- Replace	\$0	\$0	\$0	\$0	\$0
411	Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
505	Common Wood Fencing - Part. Replace	\$53,317	\$55,449	\$57,667	\$59,974	\$62,373
514	Retaining Wall - Repl (Brookline)	\$0	\$0	\$0	\$0	\$70,793
514	Retaining Wall - Repl (Carnoustie)	\$0	\$0	\$0	\$0	\$40,387
514	Retaining Wall - Repl (Glen Eagle)	\$0	\$18,686	\$0	\$0	\$0
514	Retaining Wall - Repl (St. Andrews)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Repl (Westchester)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Replace (Augusta)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall - Replace (Spyglass)	\$0	\$0	\$0	\$0	\$0
514	Retaining Wall-Repl (Country Club)	\$0	\$0	\$0	\$0	\$0
1103	Metal Mailboxes/Posts - Repaint	\$0	\$0	\$0	\$0	\$0
1401	Driveway Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402	Street Signs - Replace	\$0	\$56,143	\$0	\$0	\$0
1403	Monument Sign - Replace	\$0	\$0	\$0	\$0	\$40,387
1608	Basketball Rim/Backboard - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles						
1860	Toyota Tacoma (2018) - Replace	\$186,609	\$0	\$0	\$0	\$0
1863	V-Ride Mower (2015) - Replace	\$0	\$0	\$0	\$46,630	\$0
1863	V-Ride Mower (2018) - Replace	\$0	\$0	\$0	\$0	\$0
2854	Ford Transit Connect(2014)- Replace	\$0	\$0	\$0	\$0	\$0
2857	Toyota Tacoma (2007) - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$3,305,131	\$1,954,563	\$1,954,924	\$2,505,806	\$2,266,012
Ending Reserve Balance		\$20,658,072	\$21,903,596	\$23,263,552	\$24,190,411	\$25,478,593



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The Component Details herein represent 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 maintenance repair & replacement responsibility
- 2) The component must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) 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, we are attempting to represent a market to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Streets/Driveways

Comp #: 202 Asphalt - Resurface**Quantity: Approx 886,000 GSF**

Location: Roadways and Parking, Including Basketball Court Area

Funded?: Yes.

History: Full Replacement Planned for 2023

Comments: We recommend resealing the asphalt surfaces every 4-5 years to protect against water intrusion and other factors that accelerate the deterioration of the aggregate base.

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 1,964,275

Worst Case: \$1,964,275

Cost Source: Client Cost History

Comp #: 203 Asphalt - Seal/Repair**Quantity: Approx 886,000 GSF**

Location: Roadways and Parking, Including Basketball Court Area

Funded?: Yes.

History: Full Replacement Planned for 2023

Comments: We recommend sealing every 4-5 years to help maximize the useful life of the asphalt surfaces.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 200,000

Worst Case: \$250,000

Lower allowance to overlay, seal, and repair

Higher allowance to overlay, seal, and repair

Cost Source: ARSF Cost Database

Comp #: 204 Concrete Curbs/Gutters - Repair**Quantity: Extensive LF**

Location: Adjacent to common asphalt and concrete streets, drives, and parking throughout property

Funded?: No. Funding for this component including red curb repaint is included with asphalt and concrete projects (comp. #202 and #206). No separate Reserve funding allocated.

History:

Comments: Inspect periodically to ensure that drainage is not interrupted, and any significant cracks or damaged sections are repaired in order to maintain a smooth surface.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 206 Concrete Pavement - Rep/Repl.**Quantity: Extensive GSF**

Location: Non-recreation common area walkways including pathways

Funded?: Yes.

History:

Comments: There is no expectation for complete concrete drive or common area walkway replacement all at once. Funding for repairs as the concrete ages. Adjust funding as future conditions dictate.

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 321,000

Worst Case: \$361,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Client Cost History

Comp #: 206 Concrete Pavement (2025) - Replace**Quantity: Extensive GSF**

Location: Non-recreation common area walkways including pathways

Funded?: Yes.

History:

Comments: There is no expectation for complete concrete drive or common area walkway replacement all at once. Funding for repairs as the concrete ages. Adjust funding as future conditions dictate.

Useful Life: 50 years

Remaining Life: 2 years

Best Case: \$ 30,000

Worst Case: \$35,000

Lower allowance to repair

Higher allowance to repair

Cost Source: Client Cost History

Comp #: 299 Asphalt - Inspection

Quantity: Approx 886,000 GSF

Location: Roadways and Parking, Including Basketball Court Area

Funded?: Yes.

History: Full Replacement planned for 2023

Comments: After reconstruction, we suggest working with an asphalt consultant to inspect and do core samples as the asphalt ages. Typically clients with large surface areas of asphalt conduct this every 4-6 years.

Useful Life: 5 years

Remaining Life: 5 years

Best Case: \$ 5,120

Worst Case: \$7,760

Lower allowance

Higher allowance

Cost Source: ARSF Cost Database

Comp #: 1834 Storm Drain System - Replace

Quantity: Drainage Systems

Location: At common asphalt and concrete streets, drives, and parking throughout property

Funded?: Yes.

History: Planned for 2023

Comments: Full overhaul planned for 2023. As routine maintenance, inspect regularly, keep drains and grates free of debris and free flowing to ensure water evacuating as designed. Pump out sediments if needed utilizing mobile evacuator service; fund from operating budget.

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 479,300

Worst Case: \$679,300

Cost Source: ARSF Cost Database

Unit Exteriors

Comp #: 1116 Bldg Ext Surfaces - Repaint (Ph. 1)**Quantity: (64) Units**

Location: Building exterior surfaces at phase 1; select units at Augusta, Brookline, Cypress Point, Greenbriar, St. Andrews, Tamarisk, and Wing Foot

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client that repainting of unit building exteriors are addressed every 8 years in separate phases. This component funds for phase 1 repainting of the building exteriors at (64) units every 8 years.

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 271,000

Worst Case: \$271,000

Lower allowance to repaint

Higher allowance to repaint

Cost Source: Estimate Provided by Client

Comp #: 1116 Bldg Ext Surfaces - Repaint (Ph. 2)**Quantity: (93) Units**

Location: Building exterior surfaces at phase 2; select units at Augusta, Baltusrol, Berkshire, Country Club, Cypress Point, Doral, Gleneagle, Greenbriar, Indian Wells, La Quinta, Sea Pines, Spyglass, and St. Andrews

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client that repainting of unit building exteriors are addressed every 8 years in separate phases. This component funds for phase 1 repainting of the building exteriors at (64) units every 8 years.

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 271,000

Worst Case: \$271,000

Lower allowance to repaint

Higher allowance to repaint

Cost Source: Current Association Proposal

Comp #: 1116 Bldg Ext Surfaces - Repaint (Ph. 3)**Quantity: (68) Units**

Location: Building exterior surfaces at phase 3; select units at Augusta, Cypress Point, Indian Wells, La Quinta, Merion, Spyglass, and St. Andrews

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client that repainting of unit building exteriors are addressed every 8 years in separate phases. This component funds for phase 1 repainting of the building exteriors at (64) units every 8 years.

Useful Life: 8 years

Remaining Life: 2 years

Best Case: \$ 271,000

Worst Case: \$271,000

Lower allowance to repaint

Higher allowance to repaint

Cost Source: Estimate Provided by Client

Comp #: 1116 Bldg Ext Surfaces - Repaint (Ph. 4)**Quantity: (65) Units**

Location: Building exterior surfaces at phase 4; select units at Broadmoor, Carnoustie, Country Club, Cypress Point, Greenbriar, Merion, and Tamarisk

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client that repainting of unit building exteriors are addressed every 8 years in separate phases. This component funds for phase 1 repainting of the building exteriors at (64) units every 8 years.

Useful Life: 8 years

Remaining Life: 3 years

Best Case: \$ 271,000

Worst Case: \$271,000

Lower allowance to repaint

Higher allowance to repaint

Cost Source: Estimate Provided by Client

Comp #: 1116 Bldg Ext Surfaces - Repaint (Ph. 5)**Quantity: (61) Units**

Location: Building exterior surfaces at phase 5; select units at Augusta, Berkshire, Broadmoor, Brookline, Country Club, Cypress Point, La Quinta, Sea Pines, and St. Andrews

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client that repainting of unit building exteriors are addressed every 8 years in separate phases. This component funds for phase 1 repainting of the building exteriors at (64) units every 8 years.

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 271,000

Worst Case: \$271,000

Lower allowance to repaint

Higher allowance to repaint

Cost Source: Estimate Provided by Client

Comp #: 1116 Bldg Ext Surfaces - Repaint (Ph. 6)**Quantity: (61) Units**

Location: Building exterior surfaces at phase 6; select units at Augusta, Brookline, Indian Wells, La Quinta, Sea Pines, Spyglass, St. Andrews, and Westchester

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client that repainting of unit building exteriors are addressed every 8 years in separate phases. This component funds for phase 1 repainting of the building exteriors at (64) units every 8 years.

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 271,000

Worst Case: \$271,000

Lower allowance to repaint

Higher allowance to repaint

Cost Source: Estimate Provided by Client

Comp #: 1116 Bldg Ext Surfaces - Repaint (Ph. 7)**Quantity: (51) Units**

Location: Building exterior surfaces at phase 7; select units at Augusta, Broadmoor, Brookline, Cypress Point, La Quinta, Sea Pines, Spyglass, St. Andrews, and Tamarisk

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client that repainting of unit building exteriors are addressed every 8 years in separate phases. This component funds for phase 1 repainting of the building exteriors at (64) units every 8 years.

Useful Life: 8 years

Remaining Life: 6 years

Best Case: \$ 271,000

Worst Case: \$271,000

Lower allowance to repaint

Higher allowance to repaint

Cost Source: Estimate Provided by Client

Comp #: 1116 Bldg Ext Surfaces - Repaint (Ph. 8)**Quantity: (58) Units**

Location: Building exterior surfaces at phase 8; select units at Augusta, Baltusrol, Broadmoor, Brookline, Cypress Point, La Quinta, Sea Pines, St. Andrews, and Tamarisk

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client that repainting of unit building exteriors are addressed every 8 years in separate phases. This component funds for phase 1 repainting of the building exteriors at (64) units every 8 years.

Useful Life: 8 years

Remaining Life: 7 years

Best Case: \$ 271,000

Worst Case: \$271,000

Lower allowance to repaint

Higher allowance to repaint

Cost Source: Estimate Provided by Client

Comp #: 1117 Bldg Ext Surf - Repair/Repl (Ph. 1)**Quantity: (64) Units**

Location: Building exterior surfaces at phase 1; select units at Augusta, Brookline, Cypress Point, Greenbriar, St. Andrews, Tamarisk, and Wing Foot

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client T1-11 and lap siding surfaces are being replaced with LP SmartSide siding when needed. This component funds for phase 1 repairs and/or replacement of the building exteriors at (64) units every 8 years timed to coincide with building exterior surfaces repaint (comp. #1116).

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 289,000

Worst Case: \$289,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 1117 Bldg Ext Surf - Repair/Repl (Ph. 2)**Quantity: (93) Units**

Location: Building exterior surfaces at phase 2; select units at Augusta, Baltusrol, Berkshire, Country Club, Cypress Point, Doral, Gleneagle, Greenbriar, Indian Wells, La Quinta, Sea Pines, Spyglass, and St. Andrews

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client T1-11 and lap siding surfaces are being replaced with LP SmartSide siding when needed. This component funds for phase 1 repairs and/or replacement of the building exteriors at (64) units every 8 years timed to coincide with building exterior surfaces repaint (comp. #1116).

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 484,000

Worst Case: \$484,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 1117 Bldg Ext Surf - Repair/Repl (Ph. 3)**Quantity: (68) Units**

Location: Building exterior surfaces at phase 3; select units at Augusta, Cypress Point, Indian Wells, La Quinta, Merion, Spyglass, and St. Andrews

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client T1-11 and lap siding surfaces are being replaced with LP SmartSide siding when needed. This component funds for phase 1 repairs and/or replacement of the building exteriors at (64) units every 8 years timed to coincide with building exterior surfaces repaint (comp. #1116).

Useful Life: 8 years

Remaining Life: 2 years

Best Case: \$ 387,000

Worst Case: \$387,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 1117 Bldg Ext Surf - Repair/Repl (Ph. 4)**Quantity: (65) Units**

Location: Building exterior surfaces at phase 4; select units at Broadmoor, Carnoustie, Country Club, Cypress Point, Greenbriar, Merion, and Tamarisk

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client T1-11 and lap siding surfaces are being replaced with LP SmartSide siding when needed. This component funds for phase 1 repairs and/or replacement of the building exteriors at (64) units every 8 years timed to coincide with building exterior surfaces repaint (comp. #1116).

Useful Life: 8 years

Remaining Life: 3 years

Best Case: \$ 387,000

Worst Case: \$387,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 1117 Bldg Ext Surf - Repair/Repl (Ph. 5)**Quantity: (61) Units**

Location: Building exterior surfaces at phase 5; select units at Augusta, Berkshire, Broadmoor, Brookline, Country Club, Cypress Point, La Quinta, Sea Pines, and St. Andrews

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client T1-11 and lap siding surfaces are being replaced with LP SmartSide siding when needed. This component funds for phase 1 repairs and/or replacement of the building exteriors at (64) units every 8 years timed to coincide with building exterior surfaces repaint (comp. #1116).

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 387,000

Worst Case: \$387,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 1117 Bldg Ext Surf - Repair/Repl (Ph. 6)**Quantity: (61) Units**

Location: Building exterior surfaces at phase 6; select units at Augusta, Brookline, Indian Wells, La Quinta, Sea Pines, Spyglass, St. Andrews, and Westchester

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client T1-11 and lap siding surfaces are being replaced with LP SmartSide siding when needed. This component funds for phase 1 repairs and/or replacement of the building exteriors at (64) units every 8 years timed to coincide with building exterior surfaces repaint (comp. #1116).

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 387,000

Worst Case: \$387,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 1117 Bldg Ext Surf - Repair/Repl (Ph. 7)**Quantity: (51) Units**

Location: Building exterior surfaces at phase 7; select units at Augusta, Broadmoor, Brookline, Cypress Point, La Quinta, Sea Pines, Spyglass, St. Andrews, and Tamarisk

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client T1-11 and lap siding surfaces are being replaced with LP SmartSide siding when needed. This component funds for phase 1 repairs and/or replacement of the building exteriors at (64) units every 8 years timed to coincide with building exterior surfaces repaint (comp. #1116).

Useful Life: 8 years

Remaining Life: 6 years

Best Case: \$ 387,000

Worst Case: \$387,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 1117 Bldg Ext Surf - Repair/Repl (Ph. 8)**Quantity: (58) Units**

Location: Building exterior surfaces at phase 8; select units at Augusta, Baltusrol, Broadmoor, Brookline, Cypress Point, La Quinta, Sea Pines, St. Andrews, and Tamarisk

Funded?: Yes.

History:

Comments: Various types of unit building exteriors; combination of T1-11, stucco, hardie, lap siding, and LP SmartSide. Informed by the client T1-11 and lap siding surfaces are being replaced with LP SmartSide siding when needed. This component funds for phase 1 repairs and/or replacement of the building exteriors at (64) units every 8 years timed to coincide with building exterior surfaces repaint (comp. #1116).

Useful Life: 8 years

Remaining Life: 7 years

Best Case: \$ 387,000

Worst Case: \$387,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Landscaping/Irrigation

Comp #: 1001 Backflow Devices - Replace (2013)**Quantity: (2) Devices**

Location: Throughout non-recreation landscaped areas

Funded?: Yes.

History:

Comments: Continue annual inspection and testing by a licensed backflow professional to help ensure the devices are aging and functioning properly. This component funds for replacement of the (2) newer backflow devices.

Useful Life: 30 years

Remaining Life: 20 years

Best Case: \$ 6,440

Worst Case: \$7,760

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1001 Backflow Devices - Replace (Orig)**Quantity: (21) Devices**

Location: Throughout non-recreation landscaped areas

Funded?: Yes.

History:

Comments: Continue annual inspection and testing by a licensed backflow professional to help ensure the devices are aging and functioning properly. Backflow devices may have an extended life with continue service and maintenance however, we suggest setting aside funding at the interval below for eventual replacement. This component funds for replacement of the original (21) backflow devices at the interval below.

Useful Life: 30 years

Remaining Life: 30 years

Best Case: \$ 67,900

Worst Case: \$81,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1003 Irrig Controllers - Replace**Quantity: (57) Controllers**

Location: Throughout non-recreation landscaped areas

Funded?: Yes.

History: Replaced in 2022

Comments: We recommend regular inspection and testing by a professional landscape vendor to help ensure the irrigation system continues to function properly. This component funds for replacement of (10) controllers at the interval below.

Useful Life: 8 years

Remaining Life: 7 years

Best Case: \$ 130,000

Worst Case: \$170,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 1006 Irrigation System - Replace**Quantity: Common Area Irrigation**

Location: Landscaped common areas

Funded?: Yes.

History: Planned for 2023

Comments: As routine maintenance, inspect regularly, test system and repair as needed. This component funds an annual allowance for periodic repairs and partial replacement. Funding will need to be adjusted accordingly if large-scale replacement is needed all at once.

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 1,122,000

Worst Case: \$1,522,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Estimate Provided by Client

Comp #: 1008 Trees - Trim/Remove**Quantity: Common Area Landscaping**

Location: Landscaped common areas

Funded?: No. This component is handled as needed out of the Operating budget. No Reserve funding allocated.

History:

Comments: Informed by the Golf Course Superintendent Luis, the residential area trees are maintained as needed out of the Operating budget. No Reserve funding necessary.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1009 Landscaping - Replenish

**Quantity: Common Area
Landscaping**

Location: Landscaped common areas

Funded?: Yes.

History: Planned for 2023

Comments: Funding provided for large-scale replenishment every 15 years. Adjust as future conditions dictate.

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 800,000

Worst Case: \$1,000,000

Lower allowance to replenish

Higher allowance to replenish

Cost Source: Current Association Proposal

Augusta Pool

Comp #: 320 Outdoor Lights - Replace**Quantity: (1) Lighting System**

Location: Outdoor lights

Funded?: Yes.

History: Planned for 2023

Comments: Full Replacement is planned for 2023. As routine maintenance, inspect, repair/change bulbs as needed.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 4,000

Worst Case: \$5,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 321 In-Pool Light - Replace**Quantity: (1) In-Pool Light**

Location: Pool Interior

Funded?: No. Funding provided with Pool - Resurface. No additional funding required.

History: Planned for 2023

Comments: Funding provided with Pool - Resurface. No additional funding required.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 404 Pool Furniture - Replace**Quantity: (29) Assorted Pieces**

Location: Pool Decks

Funded?: Yes.

History: Planned for 2023

Comments: Full Replacement planned for 2023. Inspect regularly and repair or replace any damaged pieces promptly to ensure safety. We recommend replacing all pieces together in order to maintain consistent style. Costs can vary greatly based on type of pieces selected for replacement.

Useful Life: 6 years

Remaining Life: 0 years

Best Case: \$ 8,000

Worst Case: \$9,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 503 Metal Fence - Replace**Quantity: Approx 125 LF**

Location: Pool Perimeter

Funded?: Yes.

History: Planned for 2023

Comments: Full Replacement planned for 2023. This item that can typically last for an extended period with ordinary care and maintenance. In our experience, however, eventual replacement is warranted due to constant wear, usage and exposure over time. Plan to replace at roughly the time frame below. Inspect regularly, clean for appearance and repair promptly as needed to ensure safety and maintain waterproofing.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 10,000

Worst Case: \$11,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 508 Pool Handrails - Replace**Quantity: Handrails**

Location: Pool Steps

Funded?: Yes.

History: Planned for 2023

Comments: Full Replacement planned for 2023. Inspect regularly to ensure stability of railing. Durable and typically long lived component with ordinary care and maintenance, however, we recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 1,500

Worst Case: \$2,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 720 Pool Gate Locksets - Replace**Quantity: (2) Locksets**

Location: Pool Gates

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

History: Planned for 2023

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 909 Pool Bathrooms - Replace**Quantity: (1) Facility**

Location: Pool Areas

Funded?: No.

History: Planned for 2023

Comments: The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1107 Metal Fence - Repaint**Quantity: Approx 125 LF**

Location: Pool perimeter

Funded?: Yes.

History: Planned for 2023

Comments: Full Replacement planned for 2023. Fences should be painted/re-coated at the approximate interval shown below in order to restore good appearance and protect the fence from excessive surface wear. If fencing is exposed to the elements without adequate coating for an extended period of time, useful life may be severely reduced. Best practice is to coordinate with other exterior projects when possible.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 2,500

Worst Case: \$3,000

Lower allowance to repaint

Higher allowance to repaint

Cost Source: ARSF Cost Database

Comp #: 1117 Pool Equip Wood Housing - Repl**Quantity: (1) Structure**

Location: Pool Equipment Area

Funded?: Yes.

History: Planned for 2023

Comments: Funding is recommended for partial replacement of wood due to potential for termite damage, wood rot, and natural deterioration.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 5,000

Worst Case: \$15,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1202 Pool - Resurface**Quantity: Approx 800 GSF**

Location: Pool Surfaces

Funded?: Yes.

History: Planned for 2023

Comments: Plan to resurface at the time frame below; incorporate tile every other resurface cycle; see separate component. We recommend proactive cleaning and maintenance and use of cover when possible.

Useful Life: 14 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance to resurface

Higher allowance to resurface

Cost Source: ARSF Cost Database

Comp #: 1206 Pool Filter - Replace**Quantity: (1) Hayward Sand Filter**

Location: Pool Equipment Area

Funded?: Yes.

History: Planned for 2023

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Fund on the interval below for future replacement.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 2,000

Worst Case: \$3,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1208 Pool Heater - Replace**Quantity: (1) Rheem 400k BTU**

Location: Pool Equipment Area

Funded?: Yes.

History: Planned for 2023

Comments: Plan for regular intervals of replacement at roughly the time frame indicated below. We recommend regular professional inspections, maintenance and repair to help maximize useful life cycles.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 6,000

Worst Case: \$8,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

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

Location: Pool Equipment Area

Funded?: Yes.

History: Planned for 2023

Comments: Life can vary depending on use and maintenance. Inspect for performance/leaks and handle minor repairs as needed out of the Operating account. Funding below is for future replacement.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 2,000

Worst Case: \$3,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1212 Pool Chlorinator - Replace**Quantity: (1) Chlorinator**

Location: Pool Equipment Area

Funded?: Yes.

History: Planned for 2023

Comments: Consult with pool vendor to ensure that chemicals are being stored and contained properly, and that proper balances are being used in pool and/or spa.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 1,000

Worst Case: \$1,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1215 Pool Life Ring/Rope - Replace**Quantity: (1) Ring/Rope**

Location: Pool Equipment Area

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

History: Planned for 2023

Comments: This component appeared intact and operational. As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1216 Pool Wall Brush - Replace**Quantity: (1) Pool Wall Brush**

Location: Pool Equipment Area

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

History: Planned for 2023

Comments: As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1217 Pool Leaf Rack - Replace**Quantity: (1) Pool Leaf Rack**

Location: Pool Equipment Area

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

History: Planned for 2023

Comments: As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1219 Pool Life Hook - Replace**Quantity: (1) Pool Life Hook**

Location: Pool Equipment Area

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

History: Planned for 2023

Comments: As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1224 Pool - Retile**Quantity: (1) Pool, Approx 145 LF**

Location: Pool Area

Funded?: Yes.

History: Planned for 2023

Comments: Best to plan for regular intervals of replacement, best timed to coincide with every other pool resurface project for cost efficiency and consistency. Inspect regularly; clean and repair as part of routine maintenance.

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 7,500

Worst Case: \$12,500

Lower allowance to retile

Higher allowance to retile

Cost Source: ARSF Cost Database

Comp #: 1226 Pool Deck Coping - Replace**Quantity: Approx 200 LF**

Location: Pool deck and pool perimeter

Funded?: Yes.

History: Planned for 2023

Comments: Planned for 2023. Inspect regularly and repair defects promptly

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 8,000

Worst Case: \$12,000

Lower allowance

Higher allowance

Cost Source: ARSF Cost Database

Comp #: 1402 Pool Safety Signs - Replace**Quantity: (2) Misc. Signs**

Location: Pool Area

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

History: Planned for 2023

Comments: Our inspection found no signs of damage or excessive fading. Signs should be inspected to ensure visibility and legibility, including at night. Repair any damaged or excessively faded signs. In our experience, associations should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2765 Pool Deck - Replace**Quantity: Approx 1,290 GSF**

Location: Pool Deck Surfaces

Funded?: Yes.

History: Planned for 2023

Comments: As a routine maintenance expense, inspect the deck monthly.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Cost Source: ARSF Cost Database

Comp #: 2766 Pool Deck- Seal**Quantity: Approx 1,290 GSF**

Location: Pool Deck Surface

Funded?: Yes.

History: Planned for 2023

Comments: Plan on seal coating deck every 4-6 years to maintain an attractive appearance.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 6,000

Worst Case: \$7,000

Lower allowance for repairs

Higher allowance for repairs and replacement

Cost Source: ARSF Cost Database

Cypress Point Pool

Comp #: 320 Outdoor Lights- Replace**Quantity: (1) Lighting System**

Location:

Funded?: Yes.

History:

Comments: As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout association.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 4,000

Worst Case: \$5,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 321 In-Pool Light - Replace**Quantity: (1) In-Pool Light**

Location:

Funded?: Yes. Funding provided with Pool - Resurface. No additional funding required.

History: Planned for 2023

Comments: Funding provided with Pool - Resurface. No additional funding required.

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 1,160

Worst Case: \$1,430

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 404 Pool Furniture - Replace**Quantity: (56) Assorted Pieces**

Location: Pool area

Funded?: Yes.

History: Re-strapped and coated in 2016

Comments: Inspect regularly and repair or replace any damaged pieces promptly to ensure safety. We recommend replacing all pieces together in order to maintain consistent style. Costs can vary greatly based on type of pieces selected for replacement.

Useful Life: 6 years

Remaining Life: 0 years

Best Case: \$ 8,000

Worst Case: \$9,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 503 Metal Fence - Replace**Quantity: Approx 150 LF**

Location:

Funded?: Yes.

History: 2010

Comments: This item can typically last for an extended period with ordinary care and maintenance. In our experience, however, eventual replacement is warranted due to constant wear, usage and exposure over time. Plan to replace at roughly the time frame below. Inspect regularly, clean for appearance and repair promptly as needed to ensure safety and maintain waterproofing.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 10,000

Worst Case: \$11,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 508 Pool Handrails - Repair/Replace**Quantity: Handrails**

Location:

Funded?: Yes.

History:

Comments: Inspect regularly to ensure stability of railing. Durable and typically long lived component with ordinary care and maintenance, however, we recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 1,500

Worst Case: \$2,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 720 Pool Gate Locksets - Replace**Quantity: (2) Locksets**

Location:

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

History:

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 909 Pool Bathrooms - Replace**Quantity: (1) Facility**

Location: Pool Areas

Funded?: No.

History: Planned for 2023

Comments: The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1107 Metal Fence - Repaint**Quantity: Approx 150 LF**

Location: Pool Perimeter

Funded?: Yes.

History:

Comments: If fencing is exposed to the elements without adequate coating for an extended period of time, useful life may be severely reduced. Best practice is to coordinate with other exterior projects when possible.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 2,500

Worst Case: \$3,000

Lower allowance to repaint

Higher allowance to repaint

Cost Source: ARSF Cost Database

Comp #: 1117 Pool Equip Housing (Wood) - Repl**Quantity: (1) Structure**

Location: Housing for pool equipment

Funded?: Yes.

History:

Comments: Funding is recommended for partial replacement of wood due to potential for termite damage, wood rot, and natural deterioration.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 5,000

Worst Case: \$15,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1202 Pool - Resurface**Quantity: Approx 670 GSF**

Location: Pool area

Funded?: Yes.

History: 10/8/2004

Comments: Plan to resurface at the time frame below; incorporate tile every other resurface cycle; see separate component. We recommend proactive cleaning and maintenance and use of cover when possible.

Useful Life: 14 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance to resurface

Higher allowance to resurface

Cost Source: ARSF Cost Database

Comp #: 1206 Pool Filter - Replace**Quantity: (1) Hayward Sand Filter**

Location: Pool equipment area

Funded?: Yes.

History: Replaced 2016

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Fund on the interval below for future replacement.

Useful Life: 18 years

Remaining Life: 0 years

Best Case: \$ 2,000

Worst Case: \$3,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1208 Pool Heater - Replace**Quantity: (1) Raypak, 399k BTUs**

Location: Pool equipment area

Funded?: Yes.

History:

Comments: We recommend regular professional inspections, maintenance and repair to help maximize useful life cycles.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 6,000

Worst Case: \$8,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1210 Pool Pump - Replace**Quantity: (1) Hayward Pump, 1.5hp**

Location: Pool equipment area

Funded?: Yes.

History: Replaced 2016

Comments: Life can vary depending on use and maintenance. Inspect for performance/leaks and handle minor repairs as needed out of the Operating account. Funding below is for future replacement.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 2,000

Worst Case: \$3,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1212 Pool Chlorinator - Replace**Quantity: (1) Chlorinator**

Location: Pool/Spa area

Funded?: Yes.

History:

Comments: Inspect regularly and repair as needed.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 1,000

Worst Case: \$1,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1215 Pool Life Ring/Rope - Replace**Quantity: (1) Ring/Rope**

Location: Pool Area

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

History:

Comments: As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1216 Pool Wall Brush - Replace**Quantity: (1) Pool Wall Brush**

Location: Pool/Spa area

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

History:

Comments: As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1217 Pool Leaf Rack - Replace**Quantity: (1) Pool Leaf Rack**

Location: Pool/Spa area

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

History:

Comments: As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1219 Pool Life Hook - Replace**Quantity: (1) Pool Life Hook**

Location: Pool/Spa area

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

History:

Comments: As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1224 Pool - Retile**Quantity: (1) Pool, Approx 115 LF**

Location: Pool/Spa area

Funded?: Yes.

History:

Comments: Best to plan for regular intervals of replacement, best timed to coincide with every other pool resurface project for cost efficiency and consistency. Inspect regularly; clean and repair as part of routine maintenance.

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 7,500

Worst Case: \$12,500

Lower allowance to retile

Higher allowance to retile

Cost Source: ARSF Cost Database

Comp #: 1226 Pool Deck Coping - Replace**Quantity: Approx 160 LF**

Location: Pool deck and pool perimeter

Funded?: Yes.

History:

Comments: Best to plan to replace during pool resurfacing project.

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 8,000

Worst Case: \$12,000

Lower allowance

Higher allowance

Cost Source: ARSF Cost Database

Comp #: 1402 Pool Safety Signs - Replace**Quantity: (2) Misc. Signs**

Location: Common area signage

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

History:

Comments: Signs should be inspected to ensure visibility and legibility, including at night. Repair any damaged or excessively faded signs. In our experience, associations should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2765 Pool Deck - Repair/Replace**Quantity: Approx 1500 GSF x 25%**

Location: Pool deck surface

Funded?: Yes.

History:

Comments: Pool deck should not need to be completely replaced at any time in the foreseeable future, but occasional repairs may be required due to sun and weather exposure, pool chemicals, etc. As a routine maintenance expense, inspect the deck monthly.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance for repairs

Higher allowance for repairs and replacement

Cost Source: ARSF Cost Database

Comp #: 2766 Pool Deck - Seal**Quantity: Approx 1500 GSF**

Location: Pool deck surface

Funded?: Yes.

History:

Comments: Deck should be sealed every 4-6 years.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 6,000

Worst Case: \$7,000

Lower allowance for repairs

Higher allowance for repairs and replacement

Cost Source: ARSF Cost Database

Doral Pool

Comp #: 320 Outdoor Lights- Replace**Quantity: (1) Lighting System**

Location:

Funded?: Yes.

History:

Comments: As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout association.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 4,000

Worst Case: \$5,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 321 In-Pool Light - Replace**Quantity: (1) In-Pool Light**

Location:

Funded?: No. Funding provided with Pool - Resurface. No additional funding required.

History:

Comments: Funding provided with Pool - Resurface. No additional funding required.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 404 Pool Furniture - Replace**Quantity: (31) Assorted Pieces**

Location: Pool Area

Funded?: Yes.

History: Re-strapped and coated in 2016

Comments: We recommend replacing all pieces together in order to maintain consistent style. Costs can vary greatly based on type of pieces selected for replacement.

Useful Life: 6 years

Remaining Life: 0 years

Best Case: \$ 8,000

Worst Case: \$9,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 503 Metal Fence - Replace**Quantity: Approx 330 LF**

Location: Pool perimeter

Funded?: Yes.

History: 2010

Comments: This item can typically last for an extended period with ordinary care and maintenance. In our experience, however, eventual replacement is warranted due to constant wear, usage and exposure over time. Plan to replace at roughly the time frame below. Inspect regularly, clean for appearance and repair promptly as needed to ensure safety and maintain waterproofing.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 25,100

Worst Case: \$31,100

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 508 Pool Handrails - Repair/Replace**Quantity: Handrails**

Location:

Funded?: Yes.

History:

Comments: Inspect regularly to ensure stability of railing. Durable and typically long lived component with ordinary care and maintenance, however, we recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 1,540

Worst Case: \$2,030

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 509 Wood Trellis - Replace**Quantity: Approx 310 GSF**

Location: Pool area

Funded?: Yes.

History:

Comments: As routine maintenance, inspect regularly and repair as needed from general Operating funds. Clean and paint/stain along with other larger projects (building exteriors, fencing, etc.) or as general maintenance to preserve the appearance of the material and extend its useful life. With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration that will result from constant exposure.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 13,100

Worst Case: \$17,900

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 720 Pool Gate Locksets**Quantity: (1) Lockset**

Location:

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

History:

Comments: This component funds to re-key common area door locks.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 909 Pool Bathrooms - Replace**Quantity: (1) Facility**

Location: Pool Areas

Funded?: No.

History: Planned for 2023

Comments: The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1107 Metal Fence - Repaint**Quantity: Approx 330 LF**

Location: Pool perimeter

Funded?: Yes.

History:

Comments: Fence should be painted/re-coated at the approximate interval shown below in order to restore good appearance and protect the railings from excessive surface wear. If railing is exposed to the elements without adequate coating for an extended period of time, useful life may be severely reduced. Best practice is to coordinate with other exterior projects when possible.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 4,290

Worst Case: \$5,250

Lower allowance to repaint

Higher allowance to repaint

Cost Source: ARSF Cost Database

Comp #: 1117 Pool Equip Housing (Wood) - Repl**Quantity: (1) Structure**

Location: Housing for pool equipment

Funded?: Yes.

History:

Comments: Funding is recommended for partial replacement of wood due to potential for termite damage, wood rot, and natural deterioration.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 5,000

Worst Case: \$15,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1202 Pool - Resurface**Quantity: Approx 720 GSF**

Location: Pool area

Funded?: Yes.

History: 4/18/2006

Comments: Plan to resurface at the time frame below; incorporate tile every other resurface cycle; see separate component. We recommend proactive cleaning and maintenance and use of cover when possible.

Useful Life: 14 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance to resurface

Higher allowance to resurface

Cost Source: ARSF Cost Database

Comp #: 1206 Pool Filter - Replace**Quantity: (1) Hayward Sand Filter**

Location: Pool Equipment Area

Funded?: Yes.

History: Replaced 2016

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Fund on the interval below for future replacement.

Useful Life: 18 years

Remaining Life: 0 years

Best Case: \$ 2,000

Worst Case: \$3,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1208 Pool Heater - Replace**Quantity: (1) Rheem, 400k BTUs**

Location: Pool Equipment Area

Funded?: Yes.

History: Replaced 2016

Comments: Plan for regular intervals of replacement at roughly the time frame indicated below. We recommend regular professional inspections, maintenance and repair to help maximize useful life cycles. No problems observed or reported to us. Plan for regular intervals of replacement at roughly the time frame indicated below. We recommend regular professional inspections, maintenance and repair to help maximize useful life cycles.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 6,000

Worst Case: \$8,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1210 Pool Pump - Replace**Quantity: (1) Pump, 1.5hp**

Location: Pool Equipment Area

Funded?: Yes.

History: Replaced 2016

Comments: Life can vary depending on use and maintenance. Inspect for performance/leaks and handle minor repairs as needed out of the Operating account. Funding below is for future replacement.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 2,000

Worst Case: \$3,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1212 Pool Chlorinator - Replace**Quantity: (1) Chlorinator**

Location: Pool Equipment Area

Funded?: Yes.

History:

Comments: Inspect regularly and repair as needed.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 1,000

Worst Case: \$1,500

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1215 Pool Life Ring/Rope - Replace**Quantity: (1) Ring/Rope**

Location: Pool/Spa area

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

History:

Comments: As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1216 Pool Wall Brush - Replace**Quantity: (1) Pool Wall Brush**

Location: Pool/Spa area

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

History:

Comments: As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1217 Pool Leaf Rack - Replace**Quantity: (1) Pool Leaf Rack**

Location: Pool/Spa area

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

History:

Comments: As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1219 Pool Life Hook - Replace**Quantity: (1) Pool Life Hook**

Location: Pool/Spa area

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

History:

Comments: As the replacement cost is below the threshold, it is not being funded from reserves.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1224 Pool - Retile**Quantity: (1) Pool, Approx 130 LF**

Location: Pool/Spa area

Funded?: Yes.

History:

Comments: Best to plan for regular intervals of replacement, best timed to coincide with every other pool resurface project for cost efficiency and consistency. Inspect regularly; clean and repair as part of routine maintenance.

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 7,500

Worst Case: \$12,500

Lower allowance to retile

Higher allowance to retile

Cost Source: ARSF Cost Database

Comp #: 1226 Pool Deck Coping - Replace**Quantity: Approx 300 LF**

Location: Pool deck and pool perimeter

Funded?: Yes.

History:

Comments: Best to plan to replace during pool resurfacing project.

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 8,000

Worst Case: \$12,000

Lower allowance

Higher allowance

Cost Source: ARSF Cost Database

Comp #: 1402 Pool Safety Signs - Replace**Quantity: (2) Misc. Signs**

Location: Common area signage

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

History:

Comments: Signs should be inspected to ensure visibility and legibility, including at night. Repair any damaged or excessively faded signs. In our experience, associations should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2765 Pool Deck - Repair/Replace**Quantity: Approx 3,700 GSF x 25%**

Location: Pool deck surface

Funded?: Yes.

History:

Comments: Some Pool deck should not need to be completely replaced at any time in the foreseeable future, but occasional repairs may be required due to sun and weather exposure, pool chemicals, etc. As a routine maintenance expense, inspect the deck monthly.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: ARSF Cost Database

Comp #: 2766 Pool Deck - Seal

Quantity: Approx 3,700 GSF

Location: Pool deck surface

Funded?: Yes.

History:

Comments: Best to plan for regular intervals of sealing, best timed to coincide with every other pool resurface project for cost efficiency and consistency. Inspect regularly; clean and repair as part of routine maintenance.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 6,000

Worst Case: \$7,000

Lower allowance to repair/replace

Higher allowance to
repair/replace

Cost Source: ARSF Cost Database

Waterways

Comp #: 1702 Bridge (Pond 2) - Replace**Quantity: Approx 60 GSF**

Location: Adjacent to pond #2

Funded?: Yes.

History: Planned for 2023

Comments: Some sections of wood railing show some minor cracking. Inspect regularly to ensure wood bridge is stable and intact. Funding for periodic repairs and partial replacement at the interval below. Adjust funding as future conditions dictate.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 10,000

Worst Case: \$20,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: ARSF Cost Database

Comp #: 1702 Bridge (Pond 3) - Replace**Quantity: Approx 60 GSF**

Location: Adjacent to pond #3

Funded?: Yes.

History:

Comments: Inspect regularly to ensure wood bridge is stable and intact. Funding for periodic repairs and partial replacement at the interval below. Adjust funding as future conditions dictate.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 10,000

Worst Case: \$20,000

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: ARSF Cost Database

Comp #: 1703 Ponds 1 - 6 - Maintain**Quantity: (6) Ponds**

Location: End of Cypress Point Way, adjacent to unit #109 to #127 Cypress Point Way, unit #619 Augusta, St. Andrews, unit #710 Augusta, and unit #814 Augusta

Funded?: No. This component is handled as needed out of the landscape maintenance budget. No Reserve funding necessary.

History:

Comments: At this time, there is no basis for Reserve funding. If major repairs and/or replacement of the ponds becomes necessary, funding will need to be adjusted accordingly.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1704 Pond 1 Pump/Controller - Replace**Quantity: (1) Pump**

Location: Adjacent to pond #1 at the end of Cypress Point Way

Funded?: Yes.

History: Planned for 2023

Comments: We recommend continued service and maintenance by a licensed pump professional to help ensure the pond pump system continues to age and function properly. This component funds for replacement of the pump at the interval below.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 1704 Pond 2 Pump/Controller - Replace**Quantity: (1) Pump, (1) Controller**

Location: Adjacent to pond #2 from unit #109 to #127 Cypress Point Way

Funded?: Yes.

History: Planned for 2023

Comments: We recommend continued service and maintenance by a licensed pump professional to help ensure the pond pump system continues to age and function properly. This component funds for replacement of the pump and controller at the interval below.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 1704 Pond 3 Pump/Controller - Replace**Quantity: (1) Pump, (1) Controller**

Location: Adjacent to pond #3 at unit #619 Augusta

Funded?: Yes.

History:

Comments: We recommend continued service and maintenance by a licensed pump professional to help ensure the pond pump system continues to age and function properly. This component funds for replacement of the pump and controller at the interval below.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 1704 Pond 4 Pump/Controller - Replace**Quantity: (1) Pump, (1) Controller**

Location: Adjacent to pond #4 adjacent to St. Andrews

Funded?: Yes.

History:

Comments: We recommend continued service and maintenance by a licensed pump professional to help ensure the pond pump system continues to age and function properly. This component funds for replacement of the pump and controller at the interval below.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 1704 Pond 5 Pump/Controller - Replace**Quantity: (1) Pump, (1) Controller**

Location: Adjacent to pond #5 at unit #710 Augusta

Funded?: Yes.

History:

Comments: We recommend continued service and maintenance by a licensed pump professional to help ensure the pond pump system continues to age and function properly. This component funds for replacement of the pump and controller at the interval below.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 1704 Pond 6 Pump/Controller - Replace**Quantity: (1) Pump, (1) Controller**

Location: Adjacent to pond #6 at unit #814 Augusta

Funded?: Yes.

History: Planned for 2023

Comments: We recommend continued service and maintenance by a licensed pump professional to help ensure the pond pump system continues to age and function properly. This component funds for replacement of the pump and controller at the interval below.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

Comp #: 1710 Pond Pump Systems - Repairs**Quantity: (6) Pump Systems**

Location: End of Cypress Point Way, adjacent to unit #109 to #127 Cypress Point Way, unit #619 Augusta, St. Andrews, unit #710 Augusta, and unit #814 Augusta

Funded?: No.

History: Planned for 2023

Comments: Systems will be all new in 2023. No ongoing repairs should be necessary until the systems age. Adjust as future conditions dictate.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1799 Waterways - Restore

Quantity: (6) Ponds

Location: End of Cypress Point Way, adjacent to unit #109 to #127 Cypress Point Way, unit #619 Augusta, St. Andrews, unit #710 Augusta, and unit #814 Augusta

Funded?: Yes.

History: Full Overhaul Planned for 2023

Comments: Funding provided for the full cost of \$860,000 Restoration project, less funding for existing pond systems.

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 580,000

Worst Case: \$780,000

Cost Source: Client Cost History

Common Grounds (lighting, mailboxes, signage, retaining walls, wood fences)

Comp #: 305 Security System - Replace **Quantity: Security Camera System**

Location: At non-rec areas
 Funded?: No. Informed by client that there is no security system currently in place. No Reserve funding allocated at this time.
 History:
 Comments: System may last for an extended period barring unforeseen electrical incidents. In our experience however, design obsolescence, parts availability, and technological advances dictate the need to plan for periodic replacement. There is a wide range of systems/features available in today's market; general funds allowance factored below.
 Useful Life: Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 321 Landscape Pagoda Lights - Replace **Quantity: (302) Pagoda Lights**

Location: Throughout Common Area
 Funded?: No. Informed that lights are replaced individually on an as needed basis and handled out of operating.
 History:
 Comments: Repairs and replacements are generally made as needed and considered to be an Operating expense.
 Useful Life: Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 328 Outdoor Lights - Replace **Quantity: (3) Outdoor Lights**

Location: Augusta pool, Cypress pool, Doral pool
 Funded?: No.
 History:
 Comments: Handle bulb replacement as an operating expense when needed, this component provides funding for fixture replacement in the interval outlined below.
 Useful Life: Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 403 Metal Mailboxes - Replace **Quantity: (438) Boxes**

Location: At select residential units in the non-recreation area
 Funded?: Yes.
 History: Replaced in 2016
 Comments: We recommend periodic paint cycles (comp. #1103) to help protect the metal surfaces from costly repairs and/or replacement. This component funds for periodic replacement of the metal mailboxes throughout the property.
 Useful Life: 25 years Remaining Life: 18 years
 Best Case: \$ 11,900 Worst Case: \$15,400
 Lower allowance to replace Higher allowance to replace
 Cost Source: Estimate Provided by Client

Comp #: 404 Metal Mailbox Posts - Replace **Quantity: (262) Posts**

Location: At select residential units in the non-recreation area
 Funded?: Yes.
 History:
 Comments: We recommend periodic paint cycles (comp. #1103) to help protect the metal surfaces from costly repairs and/or replacement. This component funds an allowance for eventual replacement of the metal mailbox posts.
 Useful Life: 25 years Remaining Life: 8 years
 Best Case: \$ 13,100 Worst Case: \$16,700
 Lower allowance to replace Higher allowance to replace
 Cost Source: ARSF Cost Database

Comp #: 405 Wood Mailbox Kiosks - Replace **Quantity: (176) Kiosks**

Location: At select residential units in the non-recreation area
 Funded?: Yes.
 History: Replaced in 2019.
 Comments: Handle any minor repairs as needed out of the Operating budget. This component funds for replacement of the wood mailbox kiosks at the interval below.
 Useful Life: 25 years Remaining Life: 22 years
 Best Case: \$ 67,900 Worst Case: \$90,600
 Lower allowance to replace Higher allowance to replace
 Cost Source: ARSF Cost Database

Comp #: 409 Bench/Trash Container- Replace**Quantity: (2) Benches, (1) Trash**

Location: Augusta Drive and St. Andrews

Funded?: Yes.

History:

Comments: In our experience, it is prudent to plan for replacement of all items together to preserve a coordinated appearance.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 3,820

Worst Case: \$5,120

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 411 Drinking Fountain - Replace**Quantity: (1) Drinking Fountain**

Location: At basketball court

Funded?: Yes.

History:

Comments: Clean and inspect regularly to ensure safe/sanitary conditions and proper function. Handle any minor repairs as needed out of the Operating budget. This component funds for eventual replacement of the drinking fountain.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 2,260

Worst Case: \$2,870

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 505 Common Wood Fencing - Part. Replace**Quantity: (521) Units**

Location: Common Area Wood Fencing

Funded?: Yes.

History:

Comments: Based on information provided by the client, this component funds an annual allowance for repairs and/or replacement as needed. Adjust funding as future conditions dictate.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 15,000

Worst Case: \$25,000

Cost Source: Estimate Provided by Client

Comp #: 514 Retaining Wall - Repl (Brookline)**Quantity: Approx 76 LF, 2-4' Tall**

Location: Adjacent to Brookline unit #121

Funded?: Yes.

History: Informed that this wall was last replaced in 1989 for \$13,987

Comments: We recommend regular inspection of the retaining walls by a licensed professional to help ensure they are structurally intact and aging properly. Measurement provided by client

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 20,300

Worst Case: \$25,100

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall - Repl (Carnoustie)**Quantity: Approx 60 LF, 4' Tall**

Location: Adjacent to Carnoustie unit #12

Funded?: Yes.

History: Informed that the association plans to replace this wall in 2020

Comments: We recommend regular inspection of the retaining walls by a licensed professional to help ensure they are structurally intact and aging properly.

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 11,600

Worst Case: \$14,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall - Repl (Glen Eagle)**Quantity: Approx 35 LF, 3' Tall**

Location: Adjacent to Glen Eagle unit #8

Funded?: Yes.

History: Replaced in 2009

Comments: We recommend regular inspection of the retaining walls by a licensed professional to help ensure they are structurally intact and aging properly.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 6,080

Worst Case: \$7,400

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall - Repl (St. Andrews)**Quantity: Approx 177 LF, 1-4' Tall**

Location: Adjacent to St. Andrews Drive units #1725-#1731

Funded?: Yes.

History: Replaced in 2015

Comments: We recommend regular inspection of the retaining walls by a licensed professional to help ensure they are structurally intact and aging properly.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 14,300

Worst Case: \$17,900

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall - Repl (Westchester)**Quantity: Approx 485LF, 2-4' Tall**

Location: Adjacent to Westchester units #101-#161

Funded?: Yes.

History: Replaced in 2001

Comments: We recommend regular inspection of the retaining walls by a licensed professional to help ensure they are structurally intact and aging properly.

Useful Life: 30 years

Remaining Life: 8 years

Best Case: \$ 62,000

Worst Case: \$76,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall - Replace (Augusta)**Quantity: Approx 140 LF, 2-3' Tall**

Location: Adjacent to Augusta Drive unit #629

Funded?: Yes.

History: Replaced in 1999

Comments: We recommend regular inspection of the retaining walls by a licensed professional to help ensure they are structurally intact and aging properly.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 21,400

Worst Case: \$25,100

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall - Replace (Spyglass)**Quantity: Approx 270 LF, 2-4' Tall**

Location: Adjacent to Spyglass units #1721-#1731

Funded?: Yes.

History: Replaced in 2008

Comments: We recommend regular inspection of the retaining walls by a licensed professional to help ensure they are structurally intact and aging properly.

Useful Life: 24 years

Remaining Life: 9 years

Best Case: \$ 64,400

Worst Case: \$77,600

Lower allowance to replace 50%

Higher allowance to replace 50%

Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall-Repl (Country Club)**Quantity: Approx 150 LF, 2-3' Tall**

Location: Adjacent to Country Club Drive unit #798

Funded?: Yes.

History: Replaced in 2000

Comments: We recommend regular inspection of the retaining walls by a licensed professional to help ensure they are structurally intact and aging properly.

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 38,200

Worst Case: \$46,500

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 1103 Metal Mailboxes/Posts - Repaint**Quantity: (438) Boxes, (262) Posts**

Location: At select residential units in the non-recreation area

Funded?: Yes.

History:

Comments: We were Informed by the client that repaint of the mailboxes and posts are addressed every 10 years.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 7,760

Worst Case: \$9,660

Lower allowance to repaint

Higher allowance to repaint

Cost Source: ARSF Cost Database

Comp #: 1401 Driveway Signs - Replace**Quantity: (14) Rock Signs**

Location: At select residential drives in the non-recreation area

Funded?: Yes.

History: Replaced in 2016

Comments: We recommend periodic cleaning to maintain an attractive appearance.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 10,400

Worst Case: \$13,100

Lower allowance to replace

Higher allowance to replace

Cost Source: Estimate Provided by Client

Comp #: 1402 Street Signs - Replace**Quantity: (23) Street Signs**

Location: Adjacent to property streets and drives

Funded?: Yes.

History:

Comments: In our experience, associations should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 17,900

Worst Case: \$22,600

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1403 Monument Sign - Replace**Quantity: (1) Sign**

Location: Property Entrance

Funded?: Yes.

History: Replaced in 2016

Comments: As routine maintenance, inspect regularly, clean/touch up for appearance and repair from operating budget. Plan to replace at the interval below based on typical deterioration caused by constant exposure. Costs can vary significantly depending on style/type desired. Reserve Study updates should incorporate any estimates or information collected by the association regarding potential replacements.

Useful Life: 12 years

Remaining Life: 5 years

Best Case: \$ 11,600

Worst Case: \$14,300

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1608 Basketball Rim/Backboard - Replace**Quantity: (1) Post/Rim/Backboard**

Location: Basketball court

Funded?: Yes.

History: Replaced in 2016

Comments: We suggest regular painting of the post to help protect the metal surfaces, and handling any minor repairs as needed out of the Operating budget. This component funds for eventual replacement of the basketball rim, backboard, and post.

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 2,260

Worst Case: \$2,870

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

Comp #: 1820 Electrical System - Repair/Replace**Quantity: Common Area Electrical**

Location: Lighting, Irrigation and Pool Electrical Systems

Funded?: No. There is no predictable time frame for large scale repair/replacement expenses within the scope of our report.

History:

Comments: Assessing the electrical systems is beyond the scope of our services. Typically, if installed per architectural specifications and local building codes, there is no predictable time frame for large scale repair/replacement expenses within the scope of our report.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Vehicles

Comp #: 1860 Toyota Tacoma (2018) - Replace

Quantity: (2) Toyota Tacoma

Location: Maintenance yard

Funded?: Yes.

History:

Comments: Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with a comparable vehicle, either new or lightly used.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 65,000

Worst Case: \$75,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1863 V-Ride Mower (2015) - Replace

Quantity: (1) Mower

Location:

Funded?: Yes.

History: 2018

Comments: If a pattern of larger expenses develops, or costs rise dramatically, this component should be re-evaluated during future Reserve Study updates.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 14,000

Worst Case: \$17,100

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 1863 V-Ride Mower (2018) - Replace

Quantity: (1) Mower

Location:

Funded?: Yes.

History: 2018

Comments: f a pattern of larger expenses develops, or costs rise dramatically, this component should be re-evaluated during future Reserve Study updates.

Useful Life: 7 years

Remaining Life: 2 years

Best Case: \$ 14,000

Worst Case: \$17,100

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

Comp #: 2854 Ford Transit Connect(2014)- Replace

Quantity: (1) Ford Transit Connect

Location: Home Maintenance

Funded?: Yes.

History: 2014

Comments: Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with a comparable vehicle.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 28,700

Worst Case: \$35,800

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost Provided by Client

Comp #: 2857 Toyota Tacoma (2007) - Replace

Quantity: (1) Toyota Tacoma

Location: Home Landscaping

Funded?: Yes.

History:

Comments: Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with a comparable vehicle.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 28,700

Worst Case: \$35,800

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database
