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Moraga, CA

DEREK ECKERT CAI-RS 00114 DESIGNATION RESERVE SPECIALIST

Report #: 18931-7
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY

Update "No-Site-Visit"

October 23, 2025

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.

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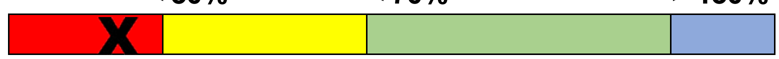
Moraga Country Club - HOA Report #: **18931-7**
Moraga, CA # of Units: 521
Level of Service: **Update "No-Site-Visit"** **January 1, 2026** through **December 31, 2026**

Findings & Recommendations as of January 1, 2026

Projected Starting Reserve Balance	**$1,658,587**
Current Fully Funded Reserve Balance	**$8,040,223**
Average Reserve Deficit (Surplus) Per Unit	**$12,249**
Percent Funded	**20.6 %**
Recommended 2026 "Monthly Fully Funding Contributions"	**$135,022**
Recommended 2026 Special Assessments for Reserves	**$1,000,000**

Reserve Fund Strength: 20.6% **Weak** **Fair** **Strong**

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



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

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**2.50 %**
Annual Inflation Rate	**3.00 %**

• This is an Update "No-Site-Visit" Reserve Study.

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

• Because your Reserve Fund is at 20.6 % Funded, this means the association’s special assessment & deferred maintenance risk is currently High.

• 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 allocation rate, we recommend increasing your Reserve allocations to $135,022 Monthly.

• In addition, we are recommending a one-time Special Assessment amounting to $1,000,000 to help supplement upcoming Reserve expenses.

• The Deterioration rate for your Reserve Components is $97,938.92 Monthly.

• No assets appropriate for Reserve designation were excluded.

• 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	37	$2,200,000
203	Asphalt - Seal/Repair	5	4	$253,000
206	Concrete Pavement - Repair	5	4	$36,400
206	Concrete Pavement - Replace	50	49	$520,000
299	Asphalt - Inspection	5	2	$7,280
1834	Storm Drain System - Replace	40	36	$1,040,000
	Unit Exteriors			
1116	Building Exteriors - Repaint, Phase 1	8	5	$338,000
1116	Building Exteriors - Repaint, Phase 2	8	6	$338,000
1116	Building Exteriors - Repaint, Phase 3	8	7	$338,000
1116	Building Exteriors - Repaint, Phase 4	8	0	$338,000
1116	Building Exteriors - Repaint, Phase 5	8	1	$338,000
1116	Building Exteriors - Repaint, Phase 6	8	2	$338,000
1116	Building Exteriors - Repaint, Phase 7	8	3	$338,000
1116	Building Exteriors - Repaint, Phase 8	8	4	$338,000
1117	Bldg Exteriors - Repair/Replace, Phase 1	8	5	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 2	8	6	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 3	8	7	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 4	8	0	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 5	8	1	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 6	8	2	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 7	8	3	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 8	8	4	$468,000
	Landscaping/Irrigation			
1001	Backflow Devices (2013) - Replace	30	17	$7,980
1001	Backflow Devices (Orig) - Replace	30	27	$83,900
1003	Irrigation Controllers - Replace	8	4	$169,000
1006	Irrigation System - Replace	50	0	$1,490,000
1008	Trees - Remove/Replace	10	8	$46,800
1009	Landscaping - Replenish	50	19	$1,010,000
	Augusta Pool			
320	Outdoor Lights - Replace	25	24	$5,060
404	Pool Furniture - Replace	6	5	$9,560
503	Metal Fence - Replace	25	24	$11,800
508	Pool Handrails - Replace	28	27	$2,260
1107	Metal Fence - Repaint	5	4	$3,090
1117	Pool Eqpt Wood Housing - Replace	25	24	$11,300
1202	Pool - Resurface	14	13	$28,100

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1206	Pool Filter - Replace	15	14	$2,810
1208	Pool Heater - Replace	10	9	$7,870
1210	Pool Pump - Replace	10	9	$2,810
1212	Pool Chlorinator - Replace	10	9	$1,410
1224	Pool - Retile	28	27	$11,200
1226	Pool Deck Coping - Replace	28	27	$11,300
2765	Pool Deck - Replace	30	29	$28,100
2766	Pool Deck- Seal	5	4	$7,310
	Cypress Point Pool			
320	Outdoor Lights- Replace	25	0	$5,060
321	In-Pool Light - Replace	28	0	$1,460
404	Pool Furniture - Replace	6	0	$9,560
503	Metal Fence - Replace	25	0	$11,800
508	Pool Handrails - Repair/Replace	28	0	$2,260
1107	Metal Fence - Repaint	5	0	$3,090
1117	Pool Eqpt Wood Housing - Replace	25	0	$11,300
1202	Pool - Resurface	14	0	$28,100
1206	Pool Filter - Replace	18	0	$2,810
1208	Pool Heater - Replace	10	0	$7,870
1210	Pool Pump - Replace	10	0	$2,810
1212	Pool Chlorinator - Replace	10	0	$1,410
1224	Pool - Retile	28	0	$11,200
1226	Pool Deck Coping - Replace	28	0	$11,300
2765	Pool Deck - Repair/Replace (25%)	30	0	$28,100
2766	Pool Deck - Seal	5	0	$7,310
	Doral Pool			
320	Outdoor Lights- Replace	30	0	$5,060
404	Pool Furniture - Replace	6	0	$9,560
503	Metal Fence - Replace	25	0	$31,700
508	Pool Handrails - Repair/Replace	28	0	$2,010
509	Wood Trellis - Replace	25	0	$17,500
1107	Metal Fence - Repaint	5	0	$5,370
1117	Pool Eqpt Wood Housing - Replace	25	0	$11,300
1202	Pool - Resurface	14	0	$28,100
1206	Pool Filter - Replace	18	0	$2,810
1208	Pool Heater - Replace	10	0	$7,870
1210	Pool Pump - Replace	10	0	$2,810
1212	Pool Chlorinator - Replace	10	0	$1,410
1224	Pool - Retile	28	0	$11,200
1226	Pool Deck Coping - Replace	28	0	$11,300
2765	Pool Deck - Repair/Replace (25%)	30	0	$28,100
2766	Pool Deck - Seal	5	0	$7,310
	Waterways			
1702	Bridge (Pond 2) - Replace	25	0	$16,800

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1702	Bridge (Pond 3) - Replace	25	0	$16,800
1704	Pond 1 Pump/Controller - Replace	12	0	$28,100
1704	Pond 2 Pump/Controller - Replace	12	0	$28,100
1704	Pond 3 Pump/Controller - Replace	12	0	$28,100
1704	Pond 4 Pump/Controller - Replace	12	0	$28,100
1704	Pond 5 Pump/Controller - Replace	12	0	$28,100
1704	Pond 6 Pump/Controller - Replace	12	0	$28,100
1799	Waterways - Restore	50	0	$765,000
	Common Grounds (Lighting, Mailboxes, Signage, Retaining Walls, Wood Fences)			
403	Metal Mailboxes - Replace	25	15	$15,400
404	Metal Mailbox Posts - Replace	25	5	$16,700
405	Wood Mailbox Kiosks - Replace	25	19	$89,100
409	Benches/Trash Container- Replace	10	0	$5,030
505	Common Wood Fencing - Partial Replace	1	0	$36,400
514	Retaining Wall (Augusta) - Replace	20	1	$26,200
514	Retaining Wall (Brookline) - Replace	25	1	$25,500
514	Retaining Wall (Carnoustie) - Replace	25	1	$14,600
514	Retaining Wall (Country Club) - Replace	30	4	$47,600
514	Retaining Wall (Glen Eagle) - Replace	20	3	$7,580
514	Retaining Wall (Spyglass) - Replc (50%)	24	6	$79,800
514	Retaining Wall (St. Andrews) - Replace	30	19	$18,100
514	Retaining Wall (Westchester) - Replace	30	5	$77,800
1103	Metal Mailboxes/Posts - Repaint	10	0	$9,770
1401	Driveway Signs - Replace	20	10	$13,200
1402	Street Signs - Replace	20	3	$22,800
1403	Monument Sign - Replace	12	2	$14,600
1608	Basketball Rim/Backboard - Replace	15	5	$2,880
1820	Electrical System - Repair/Replace	20	18	$20,800
	Vehicles			
1860	Toyota Tacoma (2018) - Replace	10	2	$78,800
1863	V-Ride Mower (2015) - Replace	10	0	$17,500
1863	V-Ride Mower (2018) - Replace	10	2	$17,500
2854	Ford Transit Connect (2014) - Replace	10	0	$36,200
2857	Toyota Tacoma (2007) - Replace	10	0	$36,200

108 Total Funded Components

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

Introduction

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

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

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

Methodology

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we transfer to Reserves?

RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

FUNDING OBJECTIVES

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

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

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.

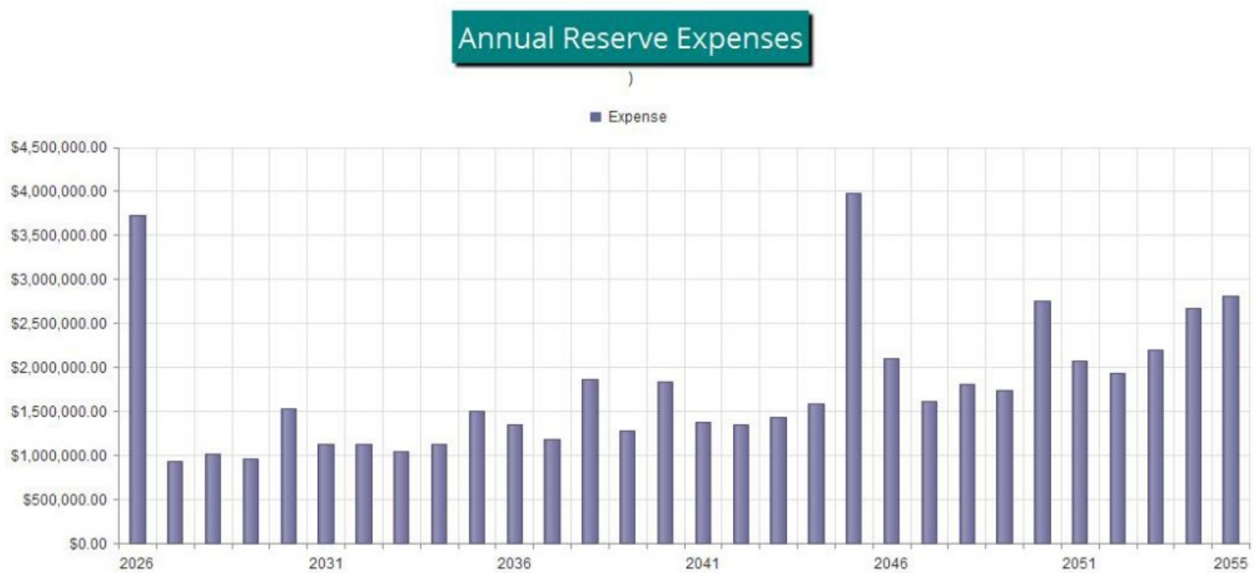


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $1,658,587 as-of the start of your fiscal year. This is based on your actual balance on 8/31/2025 of $1,658,587 and anticipated Reserve transfers and expenses projected through the end of your Fiscal Year. As of 1/1/2026, your Fully Funded Balance is computed to be $8,040,223. (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 20.6 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of $135,022/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.

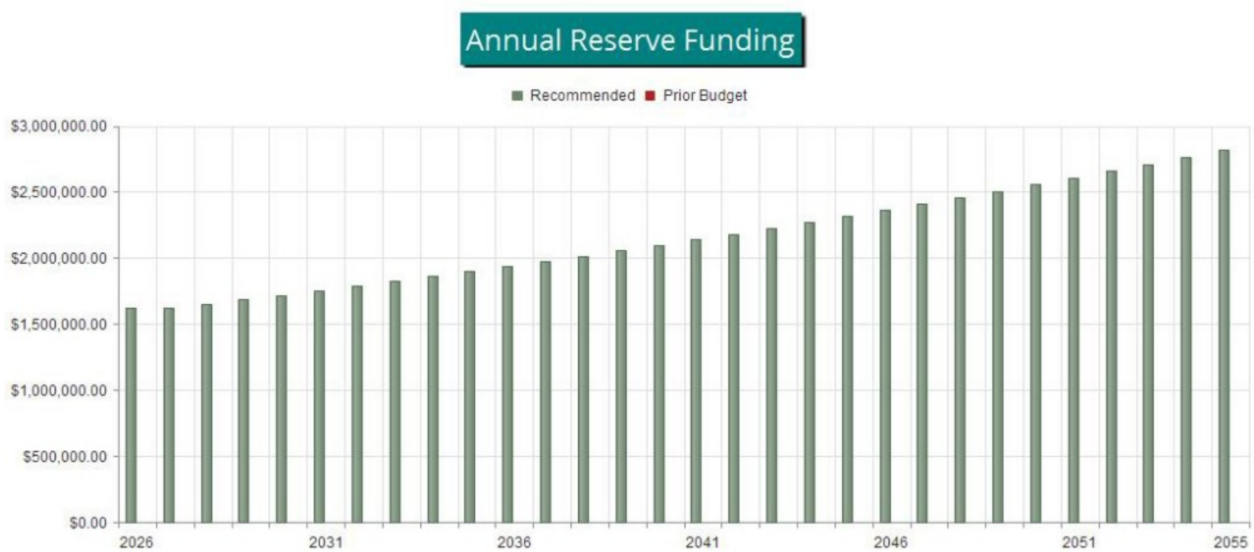


Figure 2

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

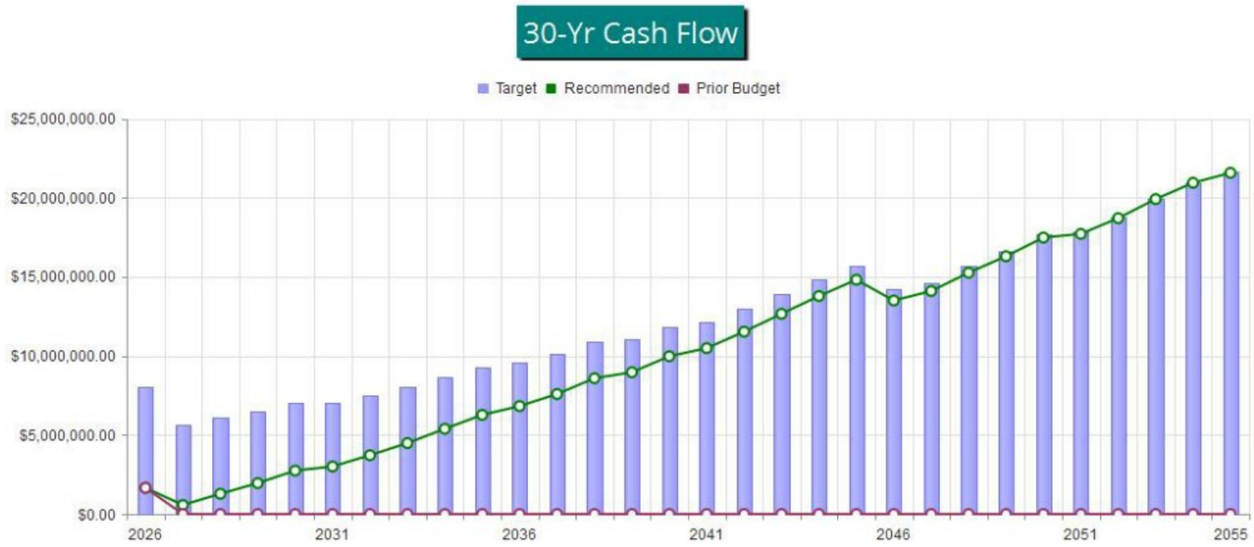


Figure 3

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

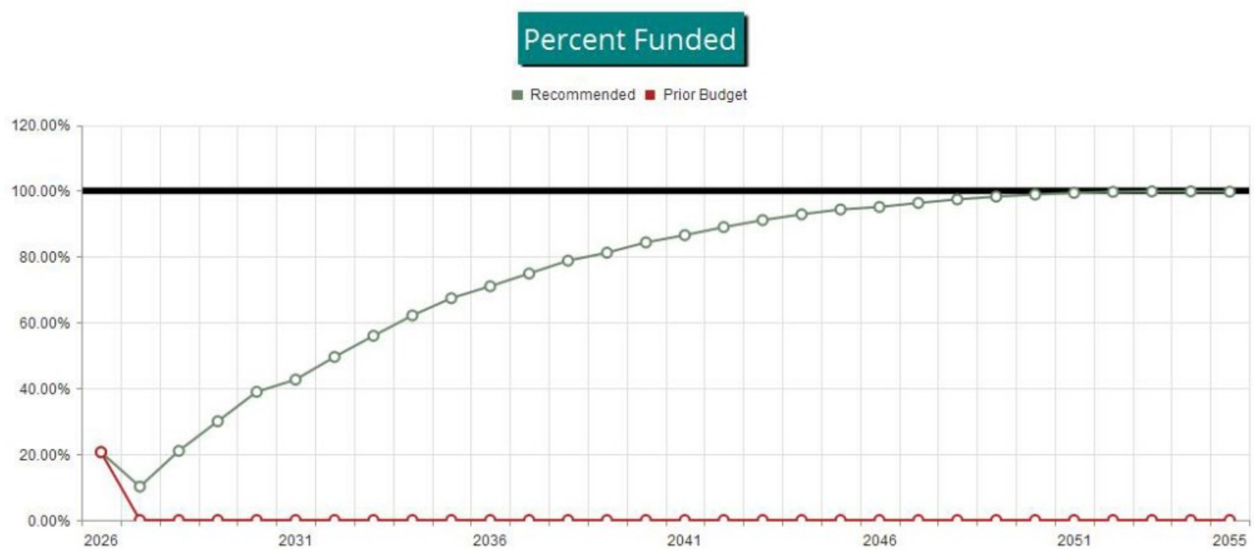


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

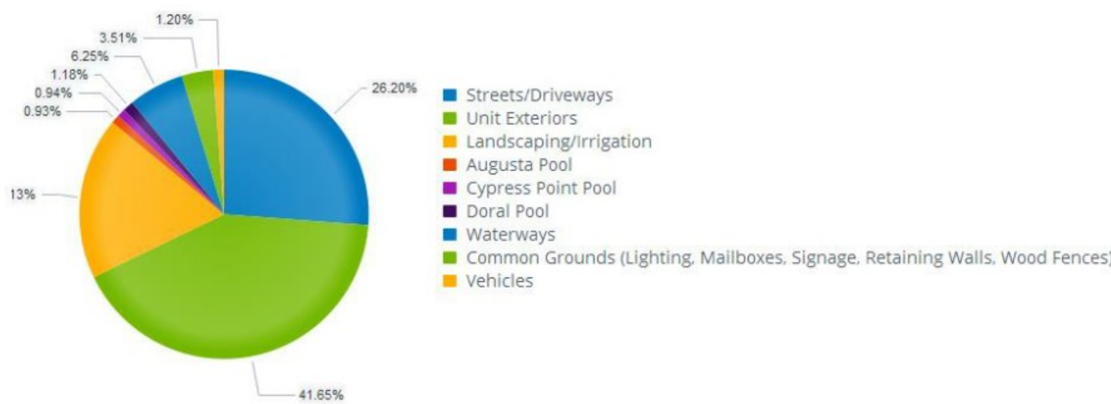
30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

	Useful Life		2026 Rem. Useful Life		Estimated Replacement Cost in 2026	2026 Expenditures	01/01/2026 Current Fund Balance	01/01/2026 Fully Funded Balance	Remaining Bal. to be Funded	2026 Funding
	Min	Max	Min	Max						
Streets/Driveways	5	50	2	49	$4,056,680	$0	$0	$341,648	$4,056,680	$207,810
Unit Exteriors	8	8	0	7	$6,448,000	$806,000	$806,000	$3,627,000	$5,642,000	$1,111,179
Landscaping/Irrigation	8	50	0	27	$2,807,680	$1,490,000	$0	$2,221,908	$2,807,680	$108,730
Augusta Pool	5	30	4	29	$143,980	$0	$0	$10,024	$143,980	$13,820
Cypress Point Pool	5	30	0	0	$145,440	$145,440	$145,440	$145,440	$0	$13,848
Doral Pool	5	30	0	0	$183,410	$183,410	$183,410	$183,410	$0	$16,409
Waterways	12	50	0	0	$967,200	$967,200	$382,637	$967,200	$584,563	$42,316
Common Grounds (Lighting, Mailboxes, Signage, Retaining Walls, Wood Fences)	1	30	0	19	$543,860	$51,200	$51,200	$376,653	$492,660	$80,482
Vehicles	10	10	0	2	$186,200	$89,900	$89,900	$166,940	$96,300	$25,670
					$15,482,450	$3,733,150	$1,658,587	$8,040,223	$13,823,863	$1,620,264

Percent Funded: 20.6%

Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
	Streets/Driveways					
202	Asphalt - Resurface	886,000	GSF	40	37	$2,200,000
203	Asphalt - Seal/Repair	886,000	GSF	5	4	$253,000
206	Concrete Pavement - Repair	1	Allowance	5	4	$36,400
206	Concrete Pavement - Replace	1	Allowance	50	49	$520,000
299	Asphalt - Inspection	886,000	GSF	5	2	$7,280
1834	Storm Drain System - Replace	1	Drainage System	40	36	$1,040,000
	Unit Exteriors					
1116	Building Exteriors - Repaint, Phase 1	64	Units	8	5	$338,000
1116	Building Exteriors - Repaint, Phase 2	93	Units	8	6	$338,000
1116	Building Exteriors - Repaint, Phase 3	68	Units	8	7	$338,000
1116	Building Exteriors - Repaint, Phase 4	65	Units	8	0	$338,000
1116	Building Exteriors - Repaint, Phase 5	61	Units	8	1	$338,000
1116	Building Exteriors - Repaint, Phase 6	61	Units	8	2	$338,000
1116	Building Exteriors - Repaint, Phase 7	51	Units	8	3	$338,000
1116	Building Exteriors - Repaint, Phase 8	58	Units	8	4	$338,000
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1117	Bldg Exteriors - Repair/Replace, Phase 3	68	Units	8	7	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 4	65	Units	8	0	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 5	61	Units	8	1	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 6	61	Units	8	2	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 7	51	Units	8	3	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 8	58	Units	8	4	$468,000
	Landscaping/Irrigation					
1001	Backflow Devices (2013) - Replace	2	Devices	30	17	$7,980
1001	Backflow Devices (Orig) - Replace	21	Devices	30	27	$83,900
1003	Irrigation Controllers - Replace	57	Controllers	8	4	$169,000
1006	Irrigation System - Replace	1	Common Area Irrigation	50	0	$1,490,000
1008	Trees - Remove/Replace	1	Common Area Landscaping	10	8	$46,800
1009	Landscaping - Replenish	1	Common Area Landscaping	50	19	$1,010,000
	Augusta Pool					
320	Outdoor Lights - Replace	1	Lighting System	25	24	$5,060
404	Pool Furniture - Replace	29	Assorted Pieces	6	5	$9,560
503	Metal Fence - Replace	125	LF	25	24	$11,800
508	Pool Handrails - Replace	1	Handrails	28	27	$2,260
1107	Metal Fence - Repaint	125	LF	5	4	$3,090
1117	Pool Eqpt Wood Housing - Replace	1	Structure	25	24	$11,300
1202	Pool - Resurface	800	GSF	14	13	$28,100
1206	Pool Filter - Replace	1	Hayward Sand Filter	15	14	$2,810
1208	Pool Heater - Replace	1	Rheem 400k BTU	10	9	$7,870
1210	Pool Pump - Replace	1	Hayward Pump	10	9	$2,810
1212	Pool Chlorinator - Replace	1	Chlorinator	10	9	$1,410
1224	Pool - Retile	1	Pool 145 LF	28	27	$11,200

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1226	Pool Deck Coping - Replace	200	LF	28	27	$11,300
2765	Pool Deck - Replace	1,290	GSF	30	29	$28,100
2766	Pool Deck- Seal	1,290	GSF	5	4	$7,310
	Cypress Point Pool					
320	Outdoor Lights- Replace	1	Lighting System	25	0	$5,060
321	In-Pool Light - Replace	1	In-Pool Light	28	0	$1,460
404	Pool Furniture - Replace	56	Assorted Pieces	6	0	$9,560
503	Metal Fence - Replace	150	LF	25	0	$11,800
508	Pool Handrails - Repair/Replace	1	Handrails	28	0	$2,260
1107	Metal Fence - Repaint	150	LF	5	0	$3,090
1117	Pool Eqpt Wood Housing - Replace	1	Structure	25	0	$11,300
1202	Pool - Resurface	670	GSF	14	0	$28,100
1206	Pool Filter - Replace	1	Hayward Sand Filter	18	0	$2,810
1208	Pool Heater - Replace	1	Raypak 399k BTUs	10	0	$7,870
1210	Pool Pump - Replace	1	Hayward Pump 1.5hp	10	0	$2,810
1212	Pool Chlorinator - Replace	1	Chlorinator	10	0	$1,410
1224	Pool - Retile	1	Pool 115 LF	28	0	$11,200
1226	Pool Deck Coping - Replace	160	LF	28	0	$11,300
2765	Pool Deck - Repair/Replace (25%)	1,500	GSF x 25%	30	0	$28,100
2766	Pool Deck - Seal	1,500	GSF	5	0	$7,310
	Doral Pool					
320	Outdoor Lights- Replace	1	Lighting System	30	0	$5,060
404	Pool Furniture - Replace	31	Assorted Pieces	6	0	$9,560
503	Metal Fence - Replace	330	LF	25	0	$31,700
508	Pool Handrails - Repair/Replace	1	Handrails	28	0	$2,010
509	Wood Trellis - Replace	310	GSF	25	0	$17,500
1107	Metal Fence - Repaint	330	LF	5	0	$5,370
1117	Pool Eqpt Wood Housing - Replace	1	Structure	25	0	$11,300
1202	Pool - Resurface	720	GSF	14	0	$28,100
1206	Pool Filter - Replace	1	Hayward Sand Filter	18	0	$2,810
1208	Pool Heater - Replace	1	Rheem 400k BTUs	10	0	$7,870
1210	Pool Pump - Replace	1	Pump 1.5hp	10	0	$2,810
1212	Pool Chlorinator - Replace	1	Chlorinator	10	0	$1,410
1224	Pool - Retile	1	Pool 130 LF	28	0	$11,200
1226	Pool Deck Coping - Replace	300	LF	28	0	$11,300
2765	Pool Deck - Repair/Replace (25%)	3,700	GSF x 25%	30	0	$28,100
2766	Pool Deck - Seal	3,700	GSF	5	0	$7,310
	Waterways					
1702	Bridge (Pond 2) - Replace	60	GSF	25	0	$16,800
1702	Bridge (Pond 3) - Replace	60	GSF	25	0	$16,800
1704	Pond 1 Pump/Controller - Replace	1	Pump, 1 Controller	12	0	$28,100
1704	Pond 2 Pump/Controller - Replace	1	Pump, 1 Controller	12	0	$28,100
1704	Pond 3 Pump/Controller - Replace	1	Pump, 1 Controller	12	0	$28,100
1704	Pond 4 Pump/Controller - Replace	1	Pump, 1 Controller	12	0	$28,100
1704	Pond 5 Pump/Controller - Replace	1	Pump, 1 Controller	12	0	$28,100
1704	Pond 6 Pump/Controller - Replace	1	Pump, 1 Controller	12	0	$28,100
1799	Waterways - Restore	6	Ponds	50	0	$765,000
	Common Grounds (Lighting, Mailboxes, Signage, Retaining Walls, Wood Fences)					

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
403	Metal Mailboxes - Replace	438	Boxes	25	15	$15,400
404	Metal Mailbox Posts - Replace	262	Posts	25	5	$16,700
405	Wood Mailbox Kiosks - Replace	176	Kiosks	25	19	$89,100
409	Benches/Trash Container- Replace	2	Benches (1) Trash	10	0	$5,030
505	Common Wood Fencing - Partial Replace	521	Units	1	0	$36,400
514	Retaining Wall (Augusta) - Replace	140	LF, 2-3LF Tall	20	1	$26,200
514	Retaining Wall (Brookline) - Replace	76	LF, 2-4LF Tall	25	1	$25,500
514	Retaining Wall (Carnoustie) - Replace	60	LF, 4LF Tall	25	1	$14,600
514	Retaining Wall (Country Club) - Replace	150	LF, 2-3LF Tall	30	4	$47,600
514	Retaining Wall (Glen Eagle) - Replace	35	LF,, 3LF Tall	20	3	$7,580
514	Retaining Wall (Spyglass) - Replc (50%)	270	LF, 2-4LF Tall	24	6	$79,800
514	Retaining Wall (St. Andrews) - Replace	177	LF, 1-4LF Tall	30	19	$18,100
514	Retaining Wall (Westchester) - Replace	485	LF, 2-4LF Tall	30	5	$77,800
1103	Metal Mailboxes/Posts - Repaint	438	Boxes 262 Posts	10	0	$9,770
1401	Driveway Signs - Replace	14	Rock Signs	20	10	$13,200
1402	Street Signs - Replace	23	Street Signs	20	3	$22,800
1403	Monument Sign - Replace	1	Sign	12	2	$14,600
1608	Basketball Rim/Backboard - Replace	1	Post/Rim/Backboard	15	5	$2,880
1820	Electrical System - Repair/Replace	1	Common Area Electrical	20	18	$20,800
	Vehicles					
1860	Toyota Tacoma (2018) - Replace	2	Toyota Tacoma	10	2	$78,800
1863	V-Ride Mower (2015) - Replace	1	Mower	10	0	$17,500
1863	V-Ride Mower (2018) - Replace	1	Mower	10	2	$17,500
2854	Ford Transit Connect (2014) - Replace	1	Ford Transit Connect	10	0	$36,200
2857	Toyota Tacoma (2007) - Replace	1	Toyota Tacoma	10	0	$36,200

108 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Streets/Driveways							
202	Asphalt - Resurface	$2,200,000	X	3	/	40	=	$165,000
203	Asphalt - Seal/Repair	$253,000	X	1	/	5	=	$50,600
206	Concrete Pavement - Repair	$36,400	X	1	/	5	=	$7,280
206	Concrete Pavement - Replace	$520,000	X	1	/	50	=	$10,400
299	Asphalt - Inspection	$7,280	X	3	/	5	=	$4,368
1834	Storm Drain System - Replace	$1,040,000	X	4	/	40	=	$104,000
	Unit Exteriors							
1116	Building Exteriors - Repaint, Phase 1	$338,000	X	3	/	8	=	$126,750
1116	Building Exteriors - Repaint, Phase 2	$338,000	X	2	/	8	=	$84,500
1116	Building Exteriors - Repaint, Phase 3	$338,000	X	1	/	8	=	$42,250
1116	Building Exteriors - Repaint, Phase 4	$338,000	X	8	/	8	=	$338,000
1116	Building Exteriors - Repaint, Phase 5	$338,000	X	7	/	8	=	$295,750
1116	Building Exteriors - Repaint, Phase 6	$338,000	X	6	/	8	=	$253,500
1116	Building Exteriors - Repaint, Phase 7	$338,000	X	5	/	8	=	$211,250
1116	Building Exteriors - Repaint, Phase 8	$338,000	X	4	/	8	=	$169,000
1117	Bldg Exteriors - Repair/Replace, Phase 1	$468,000	X	3	/	8	=	$175,500
1117	Bldg Exteriors - Repair/Replace, Phase 2	$468,000	X	2	/	8	=	$117,000
1117	Bldg Exteriors - Repair/Replace, Phase 3	$468,000	X	1	/	8	=	$58,500
1117	Bldg Exteriors - Repair/Replace, Phase 4	$468,000	X	8	/	8	=	$468,000
1117	Bldg Exteriors - Repair/Replace, Phase 5	$468,000	X	7	/	8	=	$409,500
1117	Bldg Exteriors - Repair/Replace, Phase 6	$468,000	X	6	/	8	=	$351,000
1117	Bldg Exteriors - Repair/Replace, Phase 7	$468,000	X	5	/	8	=	$292,500
1117	Bldg Exteriors - Repair/Replace, Phase 8	$468,000	X	4	/	8	=	$234,000
	Landscaping/Irrigation							
1001	Backflow Devices (2013) - Replace	$7,980	X	13	/	30	=	$3,458
1001	Backflow Devices (Orig) - Replace	$83,900	X	3	/	30	=	$8,390
1003	Irrigation Controllers - Replace	$169,000	X	4	/	8	=	$84,500
1006	Irrigation System - Replace	$1,490,000	X	50	/	50	=	$1,490,000
1008	Trees - Remove/Replace	$46,800	X	2	/	10	=	$9,360
1009	Landscaping - Replenish	$1,010,000	X	31	/	50	=	$626,200
	Augusta Pool							
320	Outdoor Lights - Replace	$5,060	X	1	/	25	=	$202
404	Pool Furniture - Replace	$9,560	X	1	/	6	=	$1,593
503	Metal Fence - Replace	$11,800	X	1	/	25	=	$472
508	Pool Handrails - Replace	$2,260	X	1	/	28	=	$81
1107	Metal Fence - Repaint	$3,090	X	1	/	5	=	$618
1117	Pool Eqpt Wood Housing - Replace	$11,300	X	1	/	25	=	$452
1202	Pool - Resurface	$28,100	X	1	/	14	=	$2,007
1206	Pool Filter - Replace	$2,810	X	1	/	15	=	$187
1208	Pool Heater - Replace	$7,870	X	1	/	10	=	$787
1210	Pool Pump - Replace	$2,810	X	1	/	10	=	$281
1212	Pool Chlorinator - Replace	$1,410	X	1	/	10	=	$141
1224	Pool - Retile	$11,200	X	1	/	28	=	$400

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1226	Pool Deck Coping - Replace	$11,300	X	1	/	28	=	$404
2765	Pool Deck - Replace	$28,100	X	1	/	30	=	$937
2766	Pool Deck- Seal	$7,310	X	1	/	5	=	$1,462
	Cypress Point Pool							
320	Outdoor Lights- Replace	$5,060	X	25	/	25	=	$5,060
321	In-Pool Light - Replace	$1,460	X	28	/	28	=	$1,460
404	Pool Furniture - Replace	$9,560	X	6	/	6	=	$9,560
503	Metal Fence - Replace	$11,800	X	25	/	25	=	$11,800
508	Pool Handrails - Repair/Replace	$2,260	X	28	/	28	=	$2,260
1107	Metal Fence - Repaint	$3,090	X	5	/	5	=	$3,090
1117	Pool Eqpt Wood Housing - Replace	$11,300	X	25	/	25	=	$11,300
1202	Pool - Resurface	$28,100	X	14	/	14	=	$28,100
1206	Pool Filter - Replace	$2,810	X	18	/	18	=	$2,810
1208	Pool Heater - Replace	$7,870	X	10	/	10	=	$7,870
1210	Pool Pump - Replace	$2,810	X	10	/	10	=	$2,810
1212	Pool Chlorinator - Replace	$1,410	X	10	/	10	=	$1,410
1224	Pool - Retile	$11,200	X	28	/	28	=	$11,200
1226	Pool Deck Coping - Replace	$11,300	X	28	/	28	=	$11,300
2765	Pool Deck - Repair/Replace (25%)	$28,100	X	30	/	30	=	$28,100
2766	Pool Deck - Seal	$7,310	X	5	/	5	=	$7,310
	Doral Pool							
320	Outdoor Lights- Replace	$5,060	X	30	/	30	=	$5,060
404	Pool Furniture - Replace	$9,560	X	6	/	6	=	$9,560
503	Metal Fence - Replace	$31,700	X	25	/	25	=	$31,700
508	Pool Handrails - Repair/Replace	$2,010	X	28	/	28	=	$2,010
509	Wood Trellis - Replace	$17,500	X	25	/	25	=	$17,500
1107	Metal Fence - Repaint	$5,370	X	5	/	5	=	$5,370
1117	Pool Eqpt Wood Housing - Replace	$11,300	X	25	/	25	=	$11,300
1202	Pool - Resurface	$28,100	X	14	/	14	=	$28,100
1206	Pool Filter - Replace	$2,810	X	18	/	18	=	$2,810
1208	Pool Heater - Replace	$7,870	X	10	/	10	=	$7,870
1210	Pool Pump - Replace	$2,810	X	10	/	10	=	$2,810
1212	Pool Chlorinator - Replace	$1,410	X	10	/	10	=	$1,410
1224	Pool - Retile	$11,200	X	28	/	28	=	$11,200
1226	Pool Deck Coping - Replace	$11,300	X	28	/	28	=	$11,300
2765	Pool Deck - Repair/Replace (25%)	$28,100	X	30	/	30	=	$28,100
2766	Pool Deck - Seal	$7,310	X	5	/	5	=	$7,310
	Waterways							
1702	Bridge (Pond 2) - Replace	$16,800	X	25	/	25	=	$16,800
1702	Bridge (Pond 3) - Replace	$16,800	X	25	/	25	=	$16,800
1704	Pond 1 Pump/Controller - Replace	$28,100	X	12	/	12	=	$28,100
1704	Pond 2 Pump/Controller - Replace	$28,100	X	12	/	12	=	$28,100
1704	Pond 3 Pump/Controller - Replace	$28,100	X	12	/	12	=	$28,100
1704	Pond 4 Pump/Controller - Replace	$28,100	X	12	/	12	=	$28,100
1704	Pond 5 Pump/Controller - Replace	$28,100	X	12	/	12	=	$28,100
1704	Pond 6 Pump/Controller - Replace	$28,100	X	12	/	12	=	$28,100
1799	Waterways - Restore	$765,000	X	50	/	50	=	$765,000
	Common Grounds (Lighting, Mailboxes, Signage, Retaining Walls, Wood Fences)							
403	Metal Mailboxes - Replace	$15,400	X	10	/	25	=	$6,160

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
404	Metal Mailbox Posts - Replace	$16,700	X	20	/	25	=	$13,360
405	Wood Mailbox Kiosks - Replace	$89,100	X	6	/	25	=	$21,384
409	Benches/Trash Container- Replace	$5,030	X	10	/	10	=	$5,030
505	Common Wood Fencing - Partial Replace	$36,400	X	1	/	1	=	$36,400
514	Retaining Wall (Augusta) - Replace	$26,200	X	19	/	20	=	$24,890
514	Retaining Wall (Brookline) - Replace	$25,500	X	24	/	25	=	$24,480
514	Retaining Wall (Carnoustie) - Replace	$14,600	X	24	/	25	=	$14,016
514	Retaining Wall (Country Club) - Replace	$47,600	X	26	/	30	=	$41,253
514	Retaining Wall (Glen Eagle) - Replace	$7,580	X	17	/	20	=	$6,443
514	Retaining Wall (Spyglass) - Replc (50%)	$79,800	X	18	/	24	=	$59,850
514	Retaining Wall (St. Andrews) - Replace	$18,100	X	11	/	30	=	$6,637
514	Retaining Wall (Westchester) - Replace	$77,800	X	25	/	30	=	$64,833
1103	Metal Mailboxes/Posts - Repaint	$9,770	X	10	/	10	=	$9,770
1401	Driveway Signs - Replace	$13,200	X	10	/	20	=	$6,600
1402	Street Signs - Replace	$22,800	X	17	/	20	=	$19,380
1403	Monument Sign - Replace	$14,600	X	10	/	12	=	$12,167
1608	Basketball Rim/Backboard - Replace	$2,880	X	10	/	15	=	$1,920
1820	Electrical System - Repair/Replace	$20,800	X	2	/	20	=	$2,080
	Vehicles							
1860	Toyota Tacoma (2018) - Replace	$78,800	X	8	/	10	=	$63,040
1863	V-Ride Mower (2015) - Replace	$17,500	X	10	/	10	=	$17,500
1863	V-Ride Mower (2018) - Replace	$17,500	X	8	/	10	=	$14,000
2854	Ford Transit Connect (2014) - Replace	$36,200	X	10	/	10	=	$36,200
2857	Toyota Tacoma (2007) - Replace	$36,200	X	10	/	10	=	$36,200
								$8,040,223

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Streets/Driveways				
202	Asphalt - Resurface	40	$2,200,000	$55,000	4.68 %
203	Asphalt - Seal/Repair	5	$253,000	$50,600	4.31 %
206	Concrete Pavement - Repair	5	$36,400	$7,280	0.62 %
206	Concrete Pavement - Replace	50	$520,000	$10,400	0.88 %
299	Asphalt - Inspection	5	$7,280	$1,456	0.12 %
1834	Storm Drain System - Replace	40	$1,040,000	$26,000	2.21 %
	Unit Exteriors				
1116	Building Exteriors - Repaint, Phase 1	8	$338,000	$42,250	3.59 %
1116	Building Exteriors - Repaint, Phase 2	8	$338,000	$42,250	3.59 %
1116	Building Exteriors - Repaint, Phase 3	8	$338,000	$42,250	3.59 %
1116	Building Exteriors - Repaint, Phase 4	8	$338,000	$42,250	3.59 %
1116	Building Exteriors - Repaint, Phase 5	8	$338,000	$42,250	3.59 %
1116	Building Exteriors - Repaint, Phase 6	8	$338,000	$42,250	3.59 %
1116	Building Exteriors - Repaint, Phase 7	8	$338,000	$42,250	3.59 %
1116	Building Exteriors - Repaint, Phase 8	8	$338,000	$42,250	3.59 %
1117	Bldg Exteriors - Repair/Replace, Phase 1	8	$468,000	$58,500	4.98 %
1117	Bldg Exteriors - Repair/Replace, Phase 2	8	$468,000	$58,500	4.98 %
1117	Bldg Exteriors - Repair/Replace, Phase 3	8	$468,000	$58,500	4.98 %
1117	Bldg Exteriors - Repair/Replace, Phase 4	8	$468,000	$58,500	4.98 %
1117	Bldg Exteriors - Repair/Replace, Phase 5	8	$468,000	$58,500	4.98 %
1117	Bldg Exteriors - Repair/Replace, Phase 6	8	$468,000	$58,500	4.98 %
1117	Bldg Exteriors - Repair/Replace, Phase 7	8	$468,000	$58,500	4.98 %
1117	Bldg Exteriors - Repair/Replace, Phase 8	8	$468,000	$58,500	4.98 %
	Landscaping/Irrigation				
1001	Backflow Devices (2013) - Replace	30	$7,980	$266	0.02 %
1001	Backflow Devices (Orig) - Replace	30	$83,900	$2,797	0.24 %
1003	Irrigation Controllers - Replace	8	$169,000	$21,125	1.80 %
1006	Irrigation System - Replace	50	$1,490,000	$29,800	2.54 %
1008	Trees - Remove/Replace	10	$46,800	$4,680	0.40 %
1009	Landscaping - Replenish	50	$1,010,000	$20,200	1.72 %
	Augusta Pool				
320	Outdoor Lights - Replace	25	$5,060	$202	0.02 %
404	Pool Furniture - Replace	6	$9,560	$1,593	0.14 %
503	Metal Fence - Replace	25	$11,800	$472	0.04 %
508	Pool Handrails - Replace	28	$2,260	$81	0.01 %
1107	Metal Fence - Repaint	5	$3,090	$618	0.05 %
1117	Pool Eqpt Wood Housing - Replace	25	$11,300	$452	0.04 %
1202	Pool - Resurface	14	$28,100	$2,007	0.17 %
1206	Pool Filter - Replace	15	$2,810	$187	0.02 %
1208	Pool Heater - Replace	10	$7,870	$787	0.07 %
1210	Pool Pump - Replace	10	$2,810	$281	0.02 %
1212	Pool Chlorinator - Replace	10	$1,410	$141	0.01 %
1224	Pool - Retile	28	$11,200	$400	0.03 %
1226	Pool Deck Coping - Replace	28	$11,300	$404	0.03 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2765	Pool Deck - Replace	30	$28,100	$937	0.08 %
2766	Pool Deck- Seal	5	$7,310	$1,462	0.12 %
	Cypress Point Pool				
320	Outdoor Lights- Replace	25	$5,060	$202	0.02 %
321	In-Pool Light - Replace	28	$1,460	$52	0.00 %
404	Pool Furniture - Replace	6	$9,560	$1,593	0.14 %
503	Metal Fence - Replace	25	$11,800	$472	0.04 %
508	Pool Handrails - Repair/Replace	28	$2,260	$81	0.01 %
1107	Metal Fence - Repaint	5	$3,090	$618	0.05 %
1117	Pool Eqpt Wood Housing - Replace	25	$11,300	$452	0.04 %
1202	Pool - Resurface	14	$28,100	$2,007	0.17 %
1206	Pool Filter - Replace	18	$2,810	$156	0.01 %
1208	Pool Heater - Replace	10	$7,870	$787	0.07 %
1210	Pool Pump - Replace	10	$2,810	$281	0.02 %
1212	Pool Chlorinator - Replace	10	$1,410	$141	0.01 %
1224	Pool - Retile	28	$11,200	$400	0.03 %
1226	Pool Deck Coping - Replace	28	$11,300	$404	0.03 %
2765	Pool Deck - Repair/Replace (25%)	30	$28,100	$937	0.08 %
2766	Pool Deck - Seal	5	$7,310	$1,462	0.12 %
	Doral Pool				
320	Outdoor Lights- Replace	30	$5,060	$169	0.01 %
404	Pool Furniture - Replace	6	$9,560	$1,593	0.14 %
503	Metal Fence - Replace	25	$31,700	$1,268	0.11 %
508	Pool Handrails - Repair/Replace	28	$2,010	$72	0.01 %
509	Wood Trellis - Replace	25	$17,500	$700	0.06 %
1107	Metal Fence - Repaint	5	$5,370	$1,074	0.09 %
1117	Pool Eqpt Wood Housing - Replace	25	$11,300	$452	0.04 %
1202	Pool - Resurface	14	$28,100	$2,007	0.17 %
1206	Pool Filter - Replace	18	$2,810	$156	0.01 %
1208	Pool Heater - Replace	10	$7,870	$787	0.07 %
1210	Pool Pump - Replace	10	$2,810	$281	0.02 %
1212	Pool Chlorinator - Replace	10	$1,410	$141	0.01 %
1224	Pool - Retile	28	$11,200	$400	0.03 %
1226	Pool Deck Coping - Replace	28	$11,300	$404	0.03 %
2765	Pool Deck - Repair/Replace (25%)	30	$28,100	$937	0.08 %
2766	Pool Deck - Seal	5	$7,310	$1,462	0.12 %
	Waterways				
1702	Bridge (Pond 2) - Replace	25	$16,800	$672	0.06 %
1702	Bridge (Pond 3) - Replace	25	$16,800	$672	0.06 %
1704	Pond 1 Pump/Controller - Replace	12	$28,100	$2,342	0.20 %
1704	Pond 2 Pump/Controller - Replace	12	$28,100	$2,342	0.20 %
1704	Pond 3 Pump/Controller - Replace	12	$28,100	$2,342	0.20 %
1704	Pond 4 Pump/Controller - Replace	12	$28,100	$2,342	0.20 %
1704	Pond 5 Pump/Controller - Replace	12	$28,100	$2,342	0.20 %
1704	Pond 6 Pump/Controller - Replace	12	$28,100	$2,342	0.20 %
1799	Waterways - Restore	50	$765,000	$15,300	1.30 %
	Common Grounds (Lighting, Mailboxes, Signage, Retaining Walls, Wood Fences)				
403	Metal Mailboxes - Replace	25	$15,400	$616	0.05 %
404	Metal Mailbox Posts - Replace	25	$16,700	$668	0.06 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
405	Wood Mailbox Kiosks - Replace	25	$89,100	$3,564	0.30 %
409	Benches/Trash Container- Replace	10	$5,030	$503	0.04 %
505	Common Wood Fencing - Partial Replace	1	$36,400	$36,400	3.10 %
514	Retaining Wall (Augusta) - Replace	20	$26,200	$1,310	0.11 %
514	Retaining Wall (Brookline) - Replace	25	$25,500	$1,020	0.09 %
514	Retaining Wall (Carnoustie) - Replace	25	$14,600	$584	0.05 %
514	Retaining Wall (Country Club) - Replace	30	$47,600	$1,587	0.14 %
514	Retaining Wall (Glen Eagle) - Replace	20	$7,580	$379	0.03 %
514	Retaining Wall (Spyglass) - Replc (50%)	24	$79,800	$3,325	0.28 %
514	Retaining Wall (St. Andrews) - Replace	30	$18,100	$603	0.05 %
514	Retaining Wall (Westchester) - Replace	30	$77,800	$2,593	0.22 %
1103	Metal Mailboxes/Posts - Repaint	10	$9,770	$977	0.08 %
1401	Driveway Signs - Replace	20	$13,200	$660	0.06 %
1402	Street Signs - Replace	20	$22,800	$1,140	0.10 %
1403	Monument Sign - Replace	12	$14,600	$1,217	0.10 %
1608	Basketball Rim/Backboard - Replace	15	$2,880	$192	0.02 %
1820	Electrical System - Repair/Replace	20	$20,800	$1,040	0.09 %
	Vehicles				
1860	Toyota Tacoma (2018) - Replace	10	$78,800	$7,880	0.67 %
1863	V-Ride Mower (2015) - Replace	10	$17,500	$1,750	0.15 %
1863	V-Ride Mower (2018) - Replace	10	$17,500	$1,750	0.15 %
2854	Ford Transit Connect (2014) - Replace	10	$36,200	$3,620	0.31 %
2857	Toyota Tacoma (2007) - Replace	10	$36,200	$3,620	0.31 %
108	Total Funded Components			$1,175,267	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
	Streets/Driveways						
202	Asphalt - Resurface	40	37	$2,200,000	$165,000	$0	$6,318.74
203	Asphalt - Seal/Repair	5	4	$253,000	$50,600	$0	$5,813.24
206	Concrete Pavement - Repair	5	4	$36,400	$7,280	$0	$836.37
206	Concrete Pavement - Replace	50	49	$520,000	$10,400	$0	$1,194.82
299	Asphalt - Inspection	5	2	$7,280	$4,368	$0	$167.27
1834	Storm Drain System - Replace	40	36	$1,040,000	$104,000	$0	$2,987.04
	Unit Exteriors						
1116	Building Exteriors - Repaint, Phase 1	8	5	$338,000	$126,750	$0	$4,853.94
1116	Building Exteriors - Repaint, Phase 2	8	6	$338,000	$84,500	$0	$4,853.94
1116	Building Exteriors - Repaint, Phase 3	8	7	$338,000	$42,250	$0	$4,853.94
1116	Building Exteriors - Repaint, Phase 4	8	0	$338,000	$338,000	$338,000	$4,853.94
1116	Building Exteriors - Repaint, Phase 5	8	1	$338,000	$295,750	$0	$4,853.94
1116	Building Exteriors - Repaint, Phase 6	8	2	$338,000	$253,500	$0	$4,853.94
1116	Building Exteriors - Repaint, Phase 7	8	3	$338,000	$211,250	$0	$4,853.94
1116	Building Exteriors - Repaint, Phase 8	8	4	$338,000	$169,000	$0	$4,853.94
1117	Bldg Exteriors - Repair/Replace, Phase 1	8	5	$468,000	$175,500	$0	$6,720.84
1117	Bldg Exteriors - Repair/Replace, Phase 2	8	6	$468,000	$117,000	$0	$6,720.84
1117	Bldg Exteriors - Repair/Replace, Phase 3	8	7	$468,000	$58,500	$0	$6,720.84
1117	Bldg Exteriors - Repair/Replace, Phase 4	8	0	$468,000	$468,000	$468,000	$6,720.84
1117	Bldg Exteriors - Repair/Replace, Phase 5	8	1	$468,000	$409,500	$0	$6,720.84
1117	Bldg Exteriors - Repair/Replace, Phase 6	8	2	$468,000	$351,000	$0	$6,720.84
1117	Bldg Exteriors - Repair/Replace, Phase 7	8	3	$468,000	$292,500	$0	$6,720.84
1117	Bldg Exteriors - Repair/Replace, Phase 8	8	4	$468,000	$234,000	$0	$6,720.84
	Landscaping/Irrigation						
1001	Backflow Devices (2013) - Replace	30	17	$7,980	$3,458	$0	$30.56
1001	Backflow Devices (Orig) - Replace	30	27	$83,900	$8,390	$0	$321.30
1003	Irrigation Controllers - Replace	8	4	$169,000	$84,500	$0	$2,426.97
1006	Irrigation System - Replace	50	0	$1,490,000	$1,490,000	$0	$3,423.61
1008	Trees - Remove/Replace	10	8	$46,800	$9,360	$0	$537.67
1009	Landscaping - Replenish	50	19	$1,010,000	$626,200	$0	$2,320.70
	Augusta Pool						
320	Outdoor Lights - Replace	25	24	$5,060	$202	$0	$23.25
404	Pool Furniture - Replace	6	5	$9,560	$1,593	$0	$183.05
503	Metal Fence - Replace	25	24	$11,800	$472	$0	$54.23
508	Pool Handrails - Replace	28	27	$2,260	$81	$0	$9.27
1107	Metal Fence - Repaint	5	4	$3,090	$618	$0	$71.00
1117	Pool Eqpt Wood Housing - Replace	25	24	$11,300	$452	$0	$51.93
1202	Pool - Resurface	14	13	$28,100	$2,007	$0	$230.59
1206	Pool Filter - Replace	15	14	$2,810	$187	$0	$21.52
1208	Pool Heater - Replace	10	9	$7,870	$787	$0	$90.42
1210	Pool Pump - Replace	10	9	$2,810	$281	$0	$32.28
1212	Pool Chlorinator - Replace	10	9	$1,410	$141	$0	$16.20
1224	Pool - Retile	28	27	$11,200	$400	$0	$45.95

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1226	Pool Deck Coping - Replace	28	27	$11,300	$404	$0	$46.36
2765	Pool Deck - Replace	30	29	$28,100	$937	$0	$107.61
2766	Pool Deck- Seal	5	4	$7,310	$1,462	$0	$167.96
	Cypress Point Pool						
320	Outdoor Lights- Replace	25	0	$5,060	$5,060	$5,060	$23.25
321	In-Pool Light - Replace	28	0	$1,460	$1,460	$1,460	$5.99
404	Pool Furniture - Replace	6	0	$9,560	$9,560	$9,560	$183.05
503	Metal Fence - Replace	25	0	$11,800	$11,800	$11,800	$54.23
508	Pool Handrails - Repair/Replace	28	0	$2,260	$2,260	$2,260	$9.27
1107	Metal Fence - Repaint	5	0	$3,090	$3,090	$3,090	$71.00
1117	Pool Eqpt Wood Housing - Replace	25	0	$11,300	$11,300	$11,300	$51.93
1202	Pool - Resurface	14	0	$28,100	$28,100	$28,100	$230.59
1206	Pool Filter - Replace	18	0	$2,810	$2,810	$2,810	$17.94
1208	Pool Heater - Replace	10	0	$7,870	$7,870	$7,870	$90.42
1210	Pool Pump - Replace	10	0	$2,810	$2,810	$2,810	$32.28
1212	Pool Chlorinator - Replace	10	0	$1,410	$1,410	$1,410	$16.20
1224	Pool - Retile	28	0	$11,200	$11,200	$11,200	$45.95
1226	Pool Deck Coping - Replace	28	0	$11,300	$11,300	$11,300	$46.36
2765	Pool Deck - Repair/Replace (25%)	30	0	$28,100	$28,100	$28,100	$107.61
2766	Pool Deck - Seal	5	0	$7,310	$7,310	$7,310	$167.96
	Doral Pool						
320	Outdoor Lights- Replace	30	0	$5,060	$5,060	$5,060	$19.38
404	Pool Furniture - Replace	6	0	$9,560	$9,560	$9,560	$183.05
503	Metal Fence - Replace	25	0	$31,700	$31,700	$31,700	$145.68
508	Pool Handrails - Repair/Replace	28	0	$2,010	$2,010	$2,010	$8.25
509	Wood Trellis - Replace	25	0	$17,500	$17,500	$17,500	$80.42
1107	Metal Fence - Repaint	5	0	$5,370	$5,370	$5,370	$123.39
1117	Pool Eqpt Wood Housing - Replace	25	0	$11,300	$11,300	$11,300	$51.93
1202	Pool - Resurface	14	0	$28,100	$28,100	$28,100	$230.59
1206	Pool Filter - Replace	18	0	$2,810	$2,810	$2,810	$17.94
1208	Pool Heater - Replace	10	0	$7,870	$7,870	$7,870	$90.42
1210	Pool Pump - Replace	10	0	$2,810	$2,810	$2,810	$32.28
1212	Pool Chlorinator - Replace	10	0	$1,410	$1,410	$1,410	$16.20
1224	Pool - Retile	28	0	$11,200	$11,200	$11,200	$45.95
1226	Pool Deck Coping - Replace	28	0	$11,300	$11,300	$11,300	$46.36
2765	Pool Deck - Repair/Replace (25%)	30	0	$28,100	$28,100	$28,100	$107.61
2766	Pool Deck - Seal	5	0	$7,310	$7,310	$7,310	$167.96
	Waterways						
1702	Bridge (Pond 2) - Replace	25	0	$16,800	$16,800	$16,800	$77.20
1702	Bridge (Pond 3) - Replace	25	0	$16,800	$16,800	$16,800	$77.20
1704	Pond 1 Pump/Controller - Replace	12	0	$28,100	$28,100	$28,100	$269.03
1704	Pond 2 Pump/Controller - Replace	12	0	$28,100	$28,100	$28,100	$269.03
1704	Pond 3 Pump/Controller - Replace	12	0	$28,100	$28,100	$28,100	$269.03
1704	Pond 4 Pump/Controller - Replace	12	0	$28,100	$28,100	$28,100	$269.03
1704	Pond 5 Pump/Controller - Replace	12	0	$28,100	$28,100	$28,100	$269.03
1704	Pond 6 Pump/Controller - Replace	12	0	$28,100	$28,100	$28,100	$269.03
1799	Waterways - Restore	50	0	$765,000	$765,000	$180,437	$1,757.76
	Common Grounds (Lighting, Mailboxes,						

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
	Signage, Retaining Walls, Wood Fences)						
403	Metal Mailboxes - Replace	25	15	$15,400	$6,160	$0	$70.77
404	Metal Mailbox Posts - Replace	25	5	$16,700	$13,360	$0	$76.74
405	Wood Mailbox Kiosks - Replace	25	19	$89,100	$21,384	$0	$409.45
409	Benches/Trash Container- Replace	10	0	$5,030	$5,030	$5,030	$57.79
505	Common Wood Fencing - Partial Replace	1	0	$36,400	$36,400	$36,400	$4,181.86
514	Retaining Wall (Augusta) - Replace	20	1	$26,200	$24,890	$0	$150.50
514	Retaining Wall (Brookline) - Replace	25	1	$25,500	$24,480	$0	$117.18
514	Retaining Wall (Carnoustie) - Replace	25	1	$14,600	$14,016	$0	$67.09
514	Retaining Wall (Country Club) - Replace	30	4	$47,600	$41,253	$0	$182.29
514	Retaining Wall (Glen Eagle) - Replace	20	3	$7,580	$6,443	$0	$43.54
514	Retaining Wall (Spyglass) - Replc (50%)	24	6	$79,800	$59,850	$0	$382.00
514	Retaining Wall (St. Andrews) - Replace	30	19	$18,100	$6,637	$0	$69.31
514	Retaining Wall (Westchester) - Replace	30	5	$77,800	$64,833	$0	$297.94
1103	Metal Mailboxes/Posts - Repaint	10	0	$9,770	$9,770	$9,770	$112.24
1401	Driveway Signs - Replace	20	10	$13,200	$6,600	$0	$75.82
1402	Street Signs - Replace	20	3	$22,800	$19,380	$0	$130.97
1403	Monument Sign - Replace	12	2	$14,600	$12,167	$0	$139.78
1608	Basketball Rim/Backboard - Replace	15	5	$2,880	$1,920	$0	$22.06
1820	Electrical System - Repair/Replace	20	18	$20,800	$2,080	$0	$119.48
	Vehicles						
1860	Toyota Tacoma (2018) - Replace	10	2	$78,800	$63,040	$0	$905.30
1863	V-Ride Mower (2015) - Replace	10	0	$17,500	$17,500	$17,500	$201.05
1863	V-Ride Mower (2018) - Replace	10	2	$17,500	$14,000	$0	$201.05
2854	Ford Transit Connect (2014) - Replace	10	0	$36,200	$36,200	$36,200	$415.89
2857	Toyota Tacoma (2007) - Replace	10	0	$36,200	$36,200	$36,200	$415.89
108	Total Funded Components				$8,040,223	$1,658,587	$135,022

Fiscal Year Start: 2026					Net After Tax Interest: 2.50 %		Avg 30-Yr Inflation: 3.00 %		
Reserve Fund Strength (as-of Fiscal Year Start)					**Projected Reserve Balance Changes**				
Year	**Starting Reserve Balance**	**Fully Funded Balance**	**Percent Funded**	**Special Assmt Risk**	**% Increase In Annual Reserve Funding**	**Reserve Funding**	**Loan or Special Assmts**	**Interest Income**	**Reserve Expenses**
2026	$1,658,587	$8,040,223	20.6 %	High	0.00 %	$1,620,264	$1,000,000	$27,872	$3,733,150
2027	$573,573	$5,646,811	10.2 %	High	0.00 %	$1,620,264	$0	$23,157	$935,961
2028	$1,281,033	$6,099,016	21.0 %	High	2.00 %	$1,652,669	$0	$40,407	$1,019,079
2029	$1,955,029	$6,516,581	30.0 %	Medium	2.00 %	$1,685,723	$0	$58,695	$953,710
2030	$2,745,737	$7,052,530	38.9 %	Medium	2.00 %	$1,719,437	$0	$71,839	$1,529,341
2031	$3,007,672	$7,051,341	42.7 %	Medium	2.00 %	$1,753,826	$0	$83,981	$1,127,301
2032	$3,718,178	$7,505,092	49.5 %	Medium	2.00 %	$1,788,902	$0	$102,434	$1,123,985
2033	$4,485,529	$8,017,970	55.9 %	Medium	2.00 %	$1,824,680	$0	$123,291	$1,044,999
2034	$5,388,501	$8,670,953	62.1 %	Medium	2.00 %	$1,861,174	$0	$145,557	$1,126,412
2035	$6,268,820	$9,304,335	67.4 %	Medium	2.00 %	$1,898,398	$0	$163,489	$1,506,087
2036	$6,824,621	$9,611,656	71.0 %	Low	2.00 %	$1,936,365	$0	$179,947	$1,354,076
2037	$7,586,856	$10,132,152	74.9 %	Low	2.00 %	$1,975,093	$0	$201,922	$1,179,312
2038	$8,584,559	$10,897,075	78.8 %	Low	2.00 %	$2,014,595	$0	$219,079	$1,857,339
2039	$8,960,894	$11,036,848	81.2 %	Low	2.00 %	$2,054,887	$0	$236,426	$1,278,359
2040	$9,973,847	$11,828,941	84.3 %	Low	2.00 %	$2,095,984	$0	$255,472	$1,839,022
2041	$10,486,282	$12,120,645	86.5 %	Low	2.00 %	$2,137,904	$0	$274,861	$1,372,382
2042	$11,526,665	$12,956,670	89.0 %	Low	2.00 %	$2,180,662	$0	$301,972	$1,351,805
2043	$12,657,494	$13,895,549	91.1 %	Low	2.00 %	$2,224,275	$0	$330,089	$1,433,383
2044	$13,778,476	$14,836,845	92.9 %	Low	2.00 %	$2,268,761	$0	$357,002	$1,591,332
2045	$14,812,906	$15,703,716	94.3 %	Low	2.00 %	$2,314,136	$0	$353,493	$3,983,071
2046	$13,497,464	$14,194,927	95.1 %	Low	2.00 %	$2,360,419	$0	$344,542	$2,106,359
2047	$14,096,066	$14,637,568	96.3 %	Low	2.00 %	$2,407,627	$0	$366,479	$1,615,852
2048	$15,254,320	$15,664,301	97.4 %	Low	2.00 %	$2,455,780	$0	$393,891	$1,812,596
2049	$16,291,395	$16,586,748	98.2 %	Low	2.00 %	$2,504,895	$0	$421,638	$1,741,374
2050	$17,476,554	$17,679,811	98.9 %	Low	2.00 %	$2,554,993	$0	$439,354	$2,760,697
2051	$17,710,205	$17,827,436	99.3 %	Low	2.00 %	$2,606,093	$0	$454,666	$2,068,108
2052	$18,702,856	$18,766,679	99.7 %	Low	2.00 %	$2,658,215	$0	$482,115	$1,934,678
2053	$19,908,507	$19,947,569	99.8 %	Low	2.00 %	$2,711,379	$0	$510,033	$2,191,168
2054	$20,938,751	$20,978,019	99.8 %	Low	2.00 %	$2,765,607	$0	$530,772	$2,665,733
2055	$21,569,396	$21,631,249	99.7 %	Low	2.00 %	$2,820,919	$0	$545,525	$2,815,530

#	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$1,658,587	$573,573	$1,281,033	$1,955,029	$2,745,737
	Annual Reserve Funding	$1,620,264	$1,620,264	$1,652,669	$1,685,723	$1,719,437
	Recommended Special Assessments	$1,000,000	$0	$0	$0	$0
	Interest Earnings	$27,872	$23,157	$40,407	$58,695	$71,839
	Total Income	$4,306,723	$2,216,994	$2,974,109	$3,699,447	$4,537,013
#	Component					
	Streets/Driveways					
202	Asphalt - Resurface	$0	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$0	$0	$0	$0	$284,754
206	Concrete Pavement - Repair	$0	$0	$0	$0	$40,969
206	Concrete Pavement - Replace	$0	$0	$0	$0	$0
299	Asphalt - Inspection	$0	$0	$7,723	$0	$0
1834	Storm Drain System - Replace	$0	$0	$0	$0	$0
	Unit Exteriors					
1116	Building Exteriors - Repaint, Phase 1	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 2	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 3	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 4	$338,000	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 5	$0	$348,140	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 6	$0	$0	$358,584	$0	$0
1116	Building Exteriors - Repaint, Phase 7	$0	$0	$0	$369,342	$0
1116	Building Exteriors - Repaint, Phase 8	$0	$0	$0	$0	$380,422
1117	Bldg Exteriors - Repair/Replace, Phase 1	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 2	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 3	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 4	$468,000	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 5	$0	$482,040	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 6	$0	$0	$496,501	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 7	$0	$0	$0	$511,396	$0
1117	Bldg Exteriors - Repair/Replace, Phase 8	$0	$0	$0	$0	$526,738
	Landscaping/Irrigation					
1001	Backflow Devices (2013) - Replace	$0	$0	$0	$0	$0
1001	Backflow Devices (Orig) - Replace	$0	$0	$0	$0	$0
1003	Irrigation Controllers - Replace	$0	$0	$0	$0	$190,211
1006	Irrigation System - Replace	$1,490,000	$0	$0	$0	$0
1008	Trees - Remove/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	$0
503	Metal Fence - Replace	$0	$0	$0	$0	$0
508	Pool Handrails - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$0	$0	$0	$0	$3,478
1117	Pool Eqpt Wood Housing - Replace	$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	$0	$0	$0	$0	$8,227
	Cypress Point Pool					
320	Outdoor Lights- Replace	$5,060	$0	$0	$0	$0
321	In-Pool Light - Replace	$1,460	$0	$0	$0	$0
404	Pool Furniture - Replace	$9,560	$0	$0	$0	$0
503	Metal Fence - Replace	$11,800	$0	$0	$0	$0
508	Pool Handrails - Repair/Replace	$2,260	$0	$0	$0	$0
1107	Metal Fence - Repaint	$3,090	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$11,300	$0	$0	$0	$0
1202	Pool - Resurface	$28,100	$0	$0	$0	$0

	Fiscal Year	2026	2027	2028	2029	2030
1206	Pool Filter - Replace	$2,810	$0	$0	$0	$0
1208	Pool Heater - Replace	$7,870	$0	$0	$0	$0
1210	Pool Pump - Replace	$2,810	$0	$0	$0	$0
1212	Pool Chlorinator - Replace	$1,410	$0	$0	$0	$0
1224	Pool - Retile	$11,200	$0	$0	$0	$0
1226	Pool Deck Coping - Replace	$11,300	$0	$0	$0	$0
2765	Pool Deck - Repair/Replace (25%)	$28,100	$0	$0	$0	$0
2766	Pool Deck - Seal	$7,310	$0	$0	$0	$0
	Doral Pool					
320	Outdoor Lights- Replace	$5,060	$0	$0	$0	$0
404	Pool Furniture - Replace	$9,560	$0	$0	$0	$0
503	Metal Fence - Replace	$31,700	$0	$0	$0	$0
508	Pool Handrails - Repair/Replace	$2,010	$0	$0	$0	$0
509	Wood Trellis - Replace	$17,500	$0	$0	$0	$0
1107	Metal Fence - Repaint	$5,370	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$11,300	$0	$0	$0	$0
1202	Pool - Resurface	$28,100	$0	$0	$0	$0
1206	Pool Filter - Replace	$2,810	$0	$0	$0	$0
1208	Pool Heater - Replace	$7,870	$0	$0	$0	$0
1210	Pool Pump - Replace	$2,810	$0	$0	$0	$0
1212	Pool Chlorinator - Replace	$1,410	$0	$0	$0	$0
1224	Pool - Retile	$11,200	$0	$0	$0	$0
1226	Pool Deck Coping - Replace	$11,300	$0	$0	$0	$0
2765	Pool Deck - Repair/Replace (25%)	$28,100	$0	$0	$0	$0
2766	Pool Deck - Seal	$7,310	$0	$0	$0	$0
	Waterways					
1702	Bridge (Pond 2) - Replace	$16,800	$0	$0	$0	$0
1702	Bridge (Pond 3) - Replace	$16,800	$0	$0	$0	$0
1704	Pond 1 Pump/Controller - Replace	$28,100	$0	$0	$0	$0
1704	Pond 2 Pump/Controller - Replace	$28,100	$0	$0	$0	$0
1704	Pond 3 Pump/Controller - Replace	$28,100	$0	$0	$0	$0
1704	Pond 4 Pump/Controller - Replace	$28,100	$0	$0	$0	$0
1704	Pond 5 Pump/Controller - Replace	$28,100	$0	$0	$0	$0
1704	Pond 6 Pump/Controller - Replace	$28,100	$0	$0	$0	$0
1799	Waterways - Restore	$765,000	$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	Benches/Trash Container- Replace	$5,030	$0	$0	$0	$0
505	Common Wood Fencing - Partial Replace	$36,400	$37,492	$38,617	$39,775	$40,969
514	Retaining Wall (Augusta) - Replace	$0	$26,986	$0	$0	$0
514	Retaining Wall (Brookline) - Replace	$0	$26,265	$0	$0	$0
514	Retaining Wall (Carnoustie) - Replace	$0	$15,038	$0	$0	$0
514	Retaining Wall (Country Club) - Replace	$0	$0	$0	$0	$53,574
514	Retaining Wall (Glen Eagle) - Replace	$0	$0	$0	$8,283	$0
514	Retaining Wall (Spyglass) - Replc (50%)	$0	$0	$0	$0	$0
514	Retaining Wall (St. Andrews) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Westchester) - Replace	$0	$0	$0	$0	$0
1103	Metal Mailboxes/Posts - Repaint	$9,770	$0	$0	$0	$0
1401	Driveway Signs - Replace	$0	$0	$0	$0	$0
1402	Street Signs - Replace	$0	$0	$0	$24,914	$0
1403	Monument Sign - Replace	$0	$0	$15,489	$0	$0
1608	Basketball Rim/Backboard - Replace	$0	$0	$0	$0	$0
1820	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	Vehicles					
1860	Toyota Tacoma (2018) - Replace	$0	$0	$83,599	$0	$0
1863	V-Ride Mower (2015) - Replace	$17,500	$0	$0	$0	$0
1863	V-Ride Mower (2018) - Replace	$0	$0	$18,566	$0	$0
2854	Ford Transit Connect (2014) - Replace	$36,200	$0	$0	$0	$0
2857	Toyota Tacoma (2007) - Replace	$36,200	$0	$0	$0	$0
	Total Expenses	$3,733,150	$935,961	$1,019,079	$953,710	$1,529,341
	Ending Reserve Balance	$573,573	$1,281,033	$1,955,029	$2,745,737	$3,007,672

#	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$3,007,672	$3,718,178	$4,485,529	$5,388,501	$6,268,820
	Annual Reserve Funding	$1,753,826	$1,788,902	$1,824,680	$1,861,174	$1,898,398
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$83,981	$102,434	$123,291	$145,557	$163,489
	Total Income	$4,845,479	$5,609,515	$6,433,500	$7,395,232	$8,330,707
#	Component					
	Streets/Driveways					
202	Asphalt - Resurface	$0	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$0	$0	$0	$0	$330,108
206	Concrete Pavement - Repair	$0	$0	$0	$0	$47,494
206	Concrete Pavement - Replace	$0	$0	$0	$0	$0
299	Asphalt - Inspection	$0	$0	$8,953	$0	$0
1834	Storm Drain System - Replace	$0	$0	$0	$0	$0
	Unit Exteriors					
1116	Building Exteriors - Repaint, Phase 1	$391,835	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 2	$0	$403,590	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 3	$0	$0	$415,697	$0	$0
1116	Building Exteriors - Repaint, Phase 4	$0	$0	$0	$428,168	$0
1116	Building Exteriors - Repaint, Phase 5	$0	$0	$0	$0	$441,013
1116	Building Exteriors - Repaint, Phase 6	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 7	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 8	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 1	$542,540	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 2	$0	$558,816	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 3	$0	$0	$575,581	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 4	$0	$0	$0	$592,848	$0
1117	Bldg Exteriors - Repair/Replace, Phase 5	$0	$0	$0	$0	$610,634
1117	Bldg Exteriors - Repair/Replace, Phase 6	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 7	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 8	$0	$0	$0	$0	$0
	Landscaping/Irrigation					
1001	Backflow Devices (2013) - Replace	$0	$0	$0	$0	$0
1001	Backflow Devices (Orig) - Replace	$0	$0	$0	$0	$0
1003	Irrigation Controllers - Replace	$0	$0	$0	$0	$0
1006	Irrigation System - Replace	$0	$0	$0	$0	$0
1008	Trees - Remove/Replace	$0	$0	$0	$59,285	$0
1009	Landscaping - Replenish	$0	$0	$0	$0	$0
	Augusta Pool					
320	Outdoor Lights - Replace	$0	$0	$0	$0	$0
404	Pool Furniture - Replace	$11,083	$0	$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	$0	$0	$0	$0	$4,032
1117	Pool Eqpt Wood Housing - Replace	$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	$10,269
1210	Pool Pump - Replace	$0	$0	$0	$0	$3,666
1212	Pool Chlorinator - Replace	$0	$0	$0	$0	$1,840
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	$0	$0	$0	$0	$9,538
	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	$11,415	$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	$3,582	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$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	2031	2032	2033	2034	2035
2765	Pool Deck - Repair/Replace (25%)	$0	$0	$0	$0	$0
2766	Pool Deck - Seal	$8,474	$0	$0	$0	$0
	Doral Pool					
320	Outdoor Lights- Replace	$0	$0	$0	$0	$0
404	Pool Furniture - Replace	$0	$11,415	$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	$6,225	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$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 (25%)	$0	$0	$0	$0	$0
2766	Pool Deck - Seal	$8,474	$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	$19,360	$0	$0	$0	$0
405	Wood Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
409	Benches/Trash Container- Replace	$0	$0	$0	$0	$0
505	Common Wood Fencing - Partial Replace	$42,198	$43,464	$44,767	$46,110	$47,494
514	Retaining Wall (Augusta) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Brookline) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Carnoustie) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Country Club) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Glen Eagle) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Spyglass) - Replc (50%)	$0	$95,285	$0	$0	$0
514	Retaining Wall (St. Andrews) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Westchester) - Replace	$90,192	$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	$0	$0	$0
1608	Basketball Rim/Backboard - Replace	$3,339	$0	$0	$0	$0
1820	Electrical System - Repair/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	$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	$1,127,301	$1,123,985	$1,044,999	$1,126,412	$1,506,087
	Ending Reserve Balance	$3,718,178	$4,485,529	$5,388,501	$6,268,820	$6,824,621

#	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$6,824,621	$7,586,856	$8,584,559	$8,960,894	$9,973,847
	Annual Reserve Funding	$1,936,365	$1,975,093	$2,014,595	$2,054,887	$2,095,984
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$179,947	$201,922	$219,079	$236,426	$255,472
	Total Income	$8,940,933	$9,763,871	$10,818,232	$11,252,206	$12,325,304
#	Component					
	Streets/Driveways					
202	Asphalt - Resurface	$0	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$0	$0	$0	$0	$382,685
206	Concrete Pavement - Repair	$0	$0	$0	$0	$55,058
206	Concrete Pavement - Replace	$0	$0	$0	$0	$0
299	Asphalt - Inspection	$0	$0	$10,380	$0	$0
1834	Storm Drain System - Replace	$0	$0	$0	$0	$0
	Unit Exteriors					
1116	Building Exteriors - Repaint, Phase 1	$0	$0	$0	$496,364	$0
1116	Building Exteriors - Repaint, Phase 2	$0	$0	$0	$0	$511,255
1116	Building Exteriors - Repaint, Phase 3	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 4	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 5	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 6	$454,244	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 7	$0	$467,871	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 8	$0	$0	$481,907	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 1	$0	$0	$0	$687,274	$0
1117	Bldg Exteriors - Repair/Replace, Phase 2	$0	$0	$0	$0	$707,892
1117	Bldg Exteriors - Repair/Replace, Phase 3	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 4	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 5	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 6	$628,953	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 7	$0	$647,821	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 8	$0	$0	$667,256	$0	$0
	Landscaping/Irrigation					
1001	Backflow Devices (2013) - Replace	$0	$0	$0	$0	$0
1001	Backflow Devices (Orig) - Replace	$0	$0	$0	$0	$0
1003	Irrigation Controllers - Replace	$0	$0	$240,954	$0	$0
1006	Irrigation System - Replace	$0	$0	$0	$0	$0
1008	Trees - Remove/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	$13,233	$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	$0	$0	$0	$0	$4,674
1117	Pool Eqpt Wood Housing - Replace	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$41,266	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$4,250
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	$0	$0	$0	$0	$11,057
	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	$13,630	$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	$4,153	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$42,504
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$10,577	$0	$0	$0	$0
1210	Pool Pump - Replace	$3,776	$0	$0	$0	$0
1212	Pool Chlorinator - Replace	$1,895	$0	$0	$0	$0
1224	Pool - Retile	$0	$0	$0	$0	$0
1226	Pool Deck Coping - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2036	2037	2038	2039	2040
2765	Pool Deck - Repair/Replace (25%)	$0	$0	$0	$0	$0
2766	Pool Deck - Seal	$9,824	$0	$0	$0	$0
	Doral Pool					
320	Outdoor Lights- Replace	$0	$0	$0	$0	$0
404	Pool Furniture - Replace	$0	$0	$13,630	$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	$7,217	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$42,504
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$10,577	$0	$0	$0	$0
1210	Pool Pump - Replace	$3,776	$0	$0	$0	$0
1212	Pool Chlorinator - Replace	$1,895	$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 (25%)	$0	$0	$0	$0	$0
2766	Pool Deck - Seal	$9,824	$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	$40,064	$0	$0
1704	Pond 2 Pump/Controller - Replace	$0	$0	$40,064	$0	$0
1704	Pond 3 Pump/Controller - Replace	$0	$0	$40,064	$0	$0
1704	Pond 4 Pump/Controller - Replace	$0	$0	$40,064	$0	$0
1704	Pond 5 Pump/Controller - Replace	$0	$0	$40,064	$0	$0
1704	Pond 6 Pump/Controller - Replace	$0	$0	$40,064	$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	Benches/Trash Container- Replace	$6,760	$0	$0	$0	$0
505	Common Wood Fencing - Partial Replace	$48,919	$50,386	$51,898	$53,455	$55,058
514	Retaining Wall (Augusta) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Brookline) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Carnoustie) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Country Club) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Glen Eagle) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Spyglass) - Replc (50%)	$0	$0	$0	$0	$0
514	Retaining Wall (St. Andrews) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Westchester) - Replace	$0	$0	$0	$0	$0
1103	Metal Mailboxes/Posts - Repaint	$13,130	$0	$0	$0	$0
1401	Driveway Signs - Replace	$17,740	$0	$0	$0	$0
1402	Street Signs - Replace	$0	$0	$0	$0	$0
1403	Monument Sign - Replace	$0	$0	$0	$0	$22,084
1608	Basketball Rim/Backboard - Replace	$0	$0	$0	$0	$0
1820	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	Vehicles					
1860	Toyota Tacoma (2018) - Replace	$0	$0	$112,350	$0	$0
1863	V-Ride Mower (2015) - Replace	$23,519	$0	$0	$0	$0
1863	V-Ride Mower (2018) - Replace	$0	$0	$24,951	$0	$0
2854	Ford Transit Connect (2014) - Replace	$48,650	$0	$0	$0	$0
2857	Toyota Tacoma (2007) - Replace	$48,650	$0	$0	$0	$0
	Total Expenses	$1,354,076	$1,179,312	$1,857,339	$1,278,359	$1,839,022
	Ending Reserve Balance	$7,586,856	$8,584,559	$8,960,894	$9,973,847	$10,486,282

#	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$10,486,282	$11,526,665	$12,657,494	$13,778,476	$14,812,906
	Annual Reserve Funding	$2,137,904	$2,180,662	$2,224,275	$2,268,761	$2,314,136
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$274,861	$301,972	$330,089	$357,002	$353,493
	Total Income	$12,899,048	$14,009,299	$15,211,858	$16,404,239	$17,480,535
#	Component					
	Streets/Driveways					
202	Asphalt - Resurface	$0	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$0	$0	$0	$0	$443,637
206	Concrete Pavement - Repair	$0	$0	$0	$0	$63,828
206	Concrete Pavement - Replace	$0	$0	$0	$0	$0
299	Asphalt - Inspection	$0	$0	$12,033	$0	$0
1834	Storm Drain System - Replace	$0	$0	$0	$0	$0
	Unit Exteriors					
1116	Building Exteriors - Repaint, Phase 1	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 2	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 3	$526,593	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 4	$0	$542,391	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 5	$0	$0	$558,662	$0	$0
1116	Building Exteriors - Repaint, Phase 6	$0	$0	$0	$575,422	$0
1116	Building Exteriors - Repaint, Phase 7	$0	$0	$0	$0	$592,685
1116	Building Exteriors - Repaint, Phase 8	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 1	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 2	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 3	$729,129	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 4	$0	$751,003	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 5	$0	$0	$773,533	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 6	$0	$0	$0	$796,739	$0
1117	Bldg Exteriors - Repair/Replace, Phase 7	$0	$0	$0	$0	$820,641
1117	Bldg Exteriors - Repair/Replace, Phase 8	$0	$0	$0	$0	$0
	Landscaping/Irrigation					
1001	Backflow Devices (2013) - Replace	$0	$0	$13,190	$0	$0
1001	Backflow Devices (Orig) - Replace	$0	$0	$0	$0	$0
1003	Irrigation Controllers - Replace	$0	$0	$0	$0	$0
1006	Irrigation System - Replace	$0	$0	$0	$0	$0
1008	Trees - Remove/Replace	$0	$0	$0	$79,674	$0
1009	Landscaping - Replenish	$0	$0	$0	$0	$1,771,041
	Augusta Pool					
320	Outdoor Lights - Replace	$0	$0	$0	$0	$0
404	Pool Furniture - Replace	$0	$0	$15,801	$0	$0
503	Metal Fence - Replace	$0	$0	$0	$0	$0
508	Pool Handrails - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$0	$0	$0	$0	$5,418
1117	Pool Eqpt Wood Housing - Replace	$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	$13,800
1210	Pool Pump - Replace	$0	$0	$0	$0	$4,927
1212	Pool Chlorinator - Replace	$0	$0	$0	$0	$2,472
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	$0	$0	$0	$0	$12,818
	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	$16,275	$0
503	Metal Fence - Replace	$0	$0	$0	$0	$0
508	Pool Handrails - Repair/Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$4,814	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$4,784	$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	2041	2042	2043	2044	2045
2765	Pool Deck - Repair/Replace (25%)	$0	$0	$0	$0	$0
2766	Pool Deck - Seal	$11,389	$0	$0	$0	$0
	Doral Pool					
320	Outdoor Lights- Replace	$0	$0	$0	$0	$0
404	Pool Furniture - Replace	$0	$0	$0	$16,275	$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	$8,366	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$4,784	$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 (25%)	$0	$0	$0	$0	$0
2766	Pool Deck - Seal	$11,389	$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	$23,993	$0	$0	$0	$0
404	Metal Mailbox Posts - Replace	$0	$0	$0	$0	$0
405	Wood Mailbox Kiosks - Replace	$0	$0	$0	$0	$156,237
409	Benches/Trash Container- Replace	$0	$0	$0	$0	$0
505	Common Wood Fencing - Partial Replace	$56,710	$58,411	$60,164	$61,969	$63,828
514	Retaining Wall (Augusta) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Brookline) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Carnoustie) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Country Club) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Glen Eagle) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Spyglass) - Replc (50%)	$0	$0	$0	$0	$0
514	Retaining Wall (St. Andrews) - Replace	$0	$0	$0	$0	$31,738
514	Retaining Wall (Westchester) - Replace	$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	$0	$0	$0
1608	Basketball Rim/Backboard - Replace	$0	$0	$0	$0	$0
1820	Electrical System - Repair/Replace	$0	$0	$0	$35,411	$0
	Vehicles					
1860	Toyota Tacoma (2018) - Replace	$0	$0	$0	$0	$0
1863	V-Ride Mower (2015) - Replace	$0	$0	$0	$0	$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	$1,372,382	$1,351,805	$1,433,383	$1,591,332	$3,983,071
	Ending Reserve Balance	$11,526,665	$12,657,494	$13,778,476	$14,812,906	$13,497,464

#	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$13,497,464	$14,096,066	$15,254,320	$16,291,395	$17,476,554
	Annual Reserve Funding	$2,360,419	$2,407,627	$2,455,780	$2,504,895	$2,554,993
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$344,542	$366,479	$393,891	$421,638	$439,354
	Total Income	$16,202,425	$16,870,172	$18,103,991	$19,217,929	$20,470,902
#	Component					
	Streets/Driveways					
202	Asphalt - Resurface	$0	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$0	$0	$0	$0	$514,297
206	Concrete Pavement - Repair	$0	$0	$0	$0	$73,994
206	Concrete Pavement - Replace	$0	$0	$0	$0	$0
299	Asphalt - Inspection	$0	$0	$13,949	$0	$0
1834	Storm Drain System - Replace	$0	$0	$0	$0	$0
	Unit Exteriors					
1116	Building Exteriors - Repaint, Phase 1	$0	$628,780	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 2	$0	$0	$647,643	$0	$0
1116	Building Exteriors - Repaint, Phase 3	$0	$0	$0	$667,072	$0
1116	Building Exteriors - Repaint, Phase 4	$0	$0	$0	$0	$687,084
1116	Building Exteriors - Repaint, Phase 5	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 6	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 7	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 8	$610,466	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 1	$0	$870,618	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 2	$0	$0	$896,736	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 3	$0	$0	$0	$923,638	$0
1117	Bldg Exteriors - Repair/Replace, Phase 4	$0	$0	$0	$0	$951,348
1117	Bldg Exteriors - Repair/Replace, Phase 5	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 6	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 7	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 8	$845,260	$0	$0	$0	$0
	Landscaping/Irrigation					
1001	Backflow Devices (2013) - Replace	$0	$0	$0	$0	$0
1001	Backflow Devices (Orig) - Replace	$0	$0	$0	$0	$0
1003	Irrigation Controllers - Replace	$305,233	$0	$0	$0	$0
1006	Irrigation System - Replace	$0	$0	$0	$0	$0
1008	Trees - Remove/Replace	$0	$0	$0	$0	$0
1009	Landscaping - Replenish	$0	$0	$0	$0	$0
	Augusta Pool					
320	Outdoor Lights - Replace	$0	$0	$0	$0	$10,286
404	Pool Furniture - Replace	$0	$0	$0	$18,867	$0
503	Metal Fence - Replace	$0	$0	$0	$0	$23,987
508	Pool Handrails - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$0	$0	$0	$0	$6,281
1117	Pool Eqpt Wood Housing - Replace	$0	$0	$0	$0	$22,971
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	$0	$0	$0	$0	$14,860
	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	$19,434
503	Metal Fence - Replace	$0	$0	$0	$0	$0
508	Pool Handrails - Repair/Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$5,581	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$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	$14,214	$0	$0	$0	$0
1210	Pool Pump - Replace	$5,075	$0	$0	$0	$0
1212	Pool Chlorinator - Replace	$2,547	$0	$0	$0	$0
1224	Pool - Retile	$0	$0	$0	$0	$0
1226	Pool Deck Coping - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2046	2047	2048	2049	2050
2765	Pool Deck - Repair/Replace (25%)	$0	$0	$0	$0	$0
2766	Pool Deck - Seal	$13,203	$0	$0	$0	$0
	Doral Pool					
320	Outdoor Lights- Replace	$0	$0	$0	$0	$0
404	Pool Furniture - Replace	$0	$0	$0	$0	$19,434
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	$9,699	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$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	$14,214	$0	$0	$0	$0
1210	Pool Pump - Replace	$5,075	$0	$0	$0	$0
1212	Pool Chlorinator - Replace	$2,547	$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 (25%)	$0	$0	$0	$0	$0
2766	Pool Deck - Seal	$13,203	$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	$57,122
1704	Pond 2 Pump/Controller - Replace	$0	$0	$0	$0	$57,122
1704	Pond 3 Pump/Controller - Replace	$0	$0	$0	$0	$57,122
1704	Pond 4 Pump/Controller - Replace	$0	$0	$0	$0	$57,122
1704	Pond 5 Pump/Controller - Replace	$0	$0	$0	$0	$57,122
1704	Pond 6 Pump/Controller - Replace	$0	$0	$0	$0	$57,122
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	Benches/Trash Container- Replace	$9,085	$0	$0	$0	$0
505	Common Wood Fencing - Partial Replace	$65,742	$67,715	$69,746	$71,839	$73,994
514	Retaining Wall (Augusta) - Replace	$0	$48,740	$0	$0	$0
514	Retaining Wall (Brookline) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Carnoustie) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Country Club) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Glen Eagle) - Replace	$0	$0	$0	$14,960	$0
514	Retaining Wall (Spyglass) - Replc (50%)	$0	$0	$0	$0	$0
514	Retaining Wall (St. Andrews) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Westchester) - Replace	$0	$0	$0	$0	$0
1103	Metal Mailboxes/Posts - Repaint	$17,646	$0	$0	$0	$0
1401	Driveway Signs - Replace	$0	$0	$0	$0	$0
1402	Street Signs - Replace	$0	$0	$0	$44,998	$0
1403	Monument Sign - Replace	$0	$0	$0	$0	$0
1608	Basketball Rim/Backboard - Replace	$5,202	$0	$0	$0	$0
1820	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	Vehicles					
1860	Toyota Tacoma (2018) - Replace	$0	$0	$150,989	$0	$0
1863	V-Ride Mower (2015) - Replace	$31,607	$0	$0	$0	$0
1863	V-Ride Mower (2018) - Replace	$0	$0	$33,532	$0	$0
2854	Ford Transit Connect (2014) - Replace	$65,381	$0	$0	$0	$0
2857	Toyota Tacoma (2007) - Replace	$65,381	$0	$0	$0	$0
	Total Expenses	$2,106,359	$1,615,852	$1,812,596	$1,741,374	$2,760,697
	Ending Reserve Balance	$14,096,066	$15,254,320	$16,291,395	$17,476,554	$17,710,205

#	Fiscal Year	2051	2052	2053	2054	2055
	Starting Reserve Balance	$17,710,205	$18,702,856	$19,908,507	$20,938,751	$21,569,396
	Annual Reserve Funding	$2,606,093	$2,658,215	$2,711,379	$2,765,607	$2,820,919
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$454,666	$482,115	$510,033	$530,772	$545,525
	Total Income	$20,770,964	$21,843,185	$23,129,920	$24,235,129	$24,935,840
#	Component					
	Streets/Driveways					
202	Asphalt - Resurface	$0	$0	$0	$0	$0
203	Asphalt - Seal/Repair	$0	$0	$0	$0	$596,211
206	Concrete Pavement - Repair	$0	$0	$0	$0	$85,779
206	Concrete Pavement - Replace	$0	$0	$0	$0	$0
299	Asphalt - Inspection	$0	$0	$16,171	$0	$0
1834	Storm Drain System - Replace	$0	$0	$0	$0	$0
	Unit Exteriors					
1116	Building Exteriors - Repaint, Phase 1	$0	$0	$0	$0	$796,519
1116	Building Exteriors - Repaint, Phase 2	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 3	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 4	$0	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 5	$707,697	$0	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 6	$0	$728,928	$0	$0	$0
1116	Building Exteriors - Repaint, Phase 7	$0	$0	$750,796	$0	$0
1116	Building Exteriors - Repaint, Phase 8	$0	$0	$0	$773,320	$0
1117	Bldg Exteriors - Repair/Replace, Phase 1	$0	$0	$0	$0	$1,102,873
1117	Bldg Exteriors - Repair/Replace, Phase 2	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 3	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 4	$0	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 5	$979,888	$0	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 6	$0	$1,009,285	$0	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 7	$0	$0	$1,039,563	$0	$0
1117	Bldg Exteriors - Repair/Replace, Phase 8	$0	$0	$0	$1,070,750	$0
	Landscaping/Irrigation					
1001	Backflow Devices (2013) - Replace	$0	$0	$0	$0	$0
1001	Backflow Devices (Orig) - Replace	$0	$0	$186,366	$0	$0
1003	Irrigation Controllers - Replace	$0	$0	$0	$386,660	$0
1006	Irrigation System - Replace	$0	$0	$0	$0	$0
1008	Trees - Remove/Replace	$0	$0	$0	$107,075	$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	$22,529
503	Metal Fence - Replace	$0	$0	$0	$0	$0
508	Pool Handrails - Replace	$0	$0	$5,020	$0	$0
1107	Metal Fence - Repaint	$0	$0	$0	$0	$7,282
1117	Pool Eqpt Wood Housing - Replace	$0	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$62,418	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$6,622
1208	Pool Heater - Replace	$0	$0	$0	$0	$18,546
1210	Pool Pump - Replace	$0	$0	$0	$0	$6,622
1212	Pool Chlorinator - Replace	$0	$0	$0	$0	$3,323
1224	Pool - Retile	$0	$0	$24,878	$0	$0
1226	Pool Deck Coping - Replace	$0	$0	$25,101	$0	$0
2765	Pool Deck - Replace	$0	$0	$0	$0	$66,219
2766	Pool Deck- Seal	$0	$0	$0	$0	$17,226
	Cypress Point Pool					
320	Outdoor Lights- Replace	$10,595	$0	$0	$0	$0
321	In-Pool Light - Replace	$0	$0	$0	$3,340	$0
404	Pool Furniture - Replace	$0	$0	$0	$0	$0
503	Metal Fence - Replace	$24,707	$0	$0	$0	$0
508	Pool Handrails - Repair/Replace	$0	$0	$0	$5,171	$0
1107	Metal Fence - Repaint	$6,470	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$23,660	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$64,291	$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	$25,625	$0
1226	Pool Deck Coping - Replace	$0	$0	$0	$25,854	$0

	Fiscal Year	2051	2052	2053	2054	2055
2765	Pool Deck - Repair/Replace (25%)	$0	$0	$0	$0	$0
2766	Pool Deck - Seal	$15,306	$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	$66,373	$0	$0	$0	$0
508	Pool Handrails - Repair/Replace	$0	$0	$0	$4,599	$0
509	Wood Trellis - Replace	$36,641	$0	$0	$0	$0
1107	Metal Fence - Repaint	$11,244	$0	$0	$0	$0
1117	Pool Eqpt Wood Housing - Replace	$23,660	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$64,291	$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	$25,625	$0
1226	Pool Deck Coping - Replace	$0	$0	$0	$25,854	$0
2765	Pool Deck - Repair/Replace (25%)	$0	$0	$0	$0	$0
2766	Pool Deck - Seal	$15,306	$0	$0	$0	$0
	Waterways					
1702	Bridge (Pond 2) - Replace	$35,175	$0	$0	$0	$0
1702	Bridge (Pond 3) - Replace	$35,175	$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	Benches/Trash Container- Replace	$0	$0	$0	$0	$0
505	Common Wood Fencing - Partial Replace	$76,214	$78,500	$80,855	$83,281	$85,779
514	Retaining Wall (Augusta) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Brookline) - Replace	$0	$54,993	$0	$0	$0
514	Retaining Wall (Carnoustie) - Replace	$0	$31,486	$0	$0	$0
514	Retaining Wall (Country Club) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Glen Eagle) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Spyglass) - Replc (50%)	$0	$0	$0	$0	$0
514	Retaining Wall (St. Andrews) - Replace	$0	$0	$0	$0	$0
514	Retaining Wall (Westchester) - Replace	$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	$31,486	$0	$0	$0
1608	Basketball Rim/Backboard - Replace	$0	$0	$0	$0	$0
1820	Electrical System - Repair/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	$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	$2,068,108	$1,934,678	$2,191,168	$2,665,733	$2,815,530
	Ending Reserve Balance	$18,702,856	$19,908,507	$20,938,751	$21,569,396	$22,120,310

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client beyond this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work performed by Association Reserves adheres to National Reserve Study Standards (NRSS) under his Responsible Charge. To our knowledge, no material issues have been withheld that would distort the client's situation.

This Reserve Study relies on information provided by representatives of the client, vendors, and suppliers regarding financial details, component quantities, maintenance plans, contracts, and historical conditions. This information is deemed reliable but is not audited or independently verified. Our work is for budgeting purposes only and is not intended to be used for the purpose of any type of audit, quality inspections, forensic analysis, background checks of historical records, or the identification of construction defects, hazardous materials, or dangerous conditions.

Estimates for interest and inflation have been included because including such estimates is more accurate than ignoring them completely. Clients who engage us for update reports are considered to have deemed prior component quantities and other prior Reserve Study data accurate unless otherwise noted. During inspections, our company standard is to establish measurements within a 5% margin of error, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our opinions on Useful Life, Remaining Useful Life, and cost estimates are not guarantees of actual costs or timing and assume proper installation, maintenance, and a stable economic environment.

We recommend developing a preventive maintenance plan in conjunction with the Reserve Study to minimize costs and maximize life cycles. We can only adjust the Reserve Study as needed if the client provides such plans. Structural inspections are recommended to identify costs for reserve planning, and we recommend consulting subject matter experts for such evaluations. Corrective maintenance costs and timing can only be incorporated per the results of these engagements if the information is provided by the client. No preventive maintenance plan or structural inspection report has been discussed or provided unless otherwise noted.

Identifying hidden issues, such as but not limited to, plumbing, electrical, and structural problems, is outside our scope of work. We recommend engaging subject matter experts to evaluate all issues outside the scope of the Reserve Study and our expertise.

Components included in this study usually have an anticipated remaining useful life within 30 years from the time of field observations. Information provided by the client about ongoing maintenance or repairs is included in component notes for full or site-visit reserve studies.

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 planned. This Reserve Study is a "one-year" document that needs to be updated annually to incorporate more accurate estimates. A long-term perspective improves the accuracy of near-term planning that this report projects expenses for the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

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

The re-use of this Reserve Study, figures, or calculations in any other format absolves Association Reserves of all responsibility.

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

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The 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 is deemed inappropriate for Reserve Funding.

Streets/Driveways

Comp #: 202 Asphalt - Resurface **Approx Quantity: 886,000 GSF**
Location: Roadways and Parking, Including Basketball Court Area
Funded?: Yes.
History: Resurfaced in 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:** 37 years
Lower Estimate: $ 1,980,000 **Higher Estimate:** $2,420,000
Cost Source: Client Cost History

Comp #: 203 Asphalt - Seal/Repair **Approx Quantity: 886,000 GSF**
Location: Roadways and Parking, Including Basketball Court Area
Funded?: Yes.
History: Sealed/repaired in 2023; 2025
Comments: We recommend sealing every 4-5 years to help maximize the useful life of the asphalt surfaces.
Useful Life: 5 years **Remaining Life:** 4 years
Lower Estimate: $ 228,000 **Higher Estimate:** $278,000
Cost Source: ARSF Cost Database

Comp #: 204 Concrete Curbs/Gutters - Repair **Approx Quantity: 1 Informational Component**
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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 206 Concrete Pavement - Repair **Approx Quantity: 1 Allowance**
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: 5 years **Remaining Life:** 4 years
Lower Estimate: $ 32,800 **Higher Estimate:** $40,000
Cost Source: Estimate Provided by Client

Comp #: 206 Concrete Pavement - Replace **Approx Quantity: 1 Allowance**
Location: Non-recreation common area walkways including pathways
Funded?: Yes.
History: 2023;2025
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:** 49 years
Lower Estimate: $ 468,000 **Higher Estimate:** $572,000
Cost Source: Client Cost History

Comp #: 299 Asphalt - Inspection **Approx Quantity: 886,000 GSF**
Location: Roadways and Parking, Including Basketball Court Area
Funded?: Yes.
History: Inspection done in 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:** 2 years
Lower Estimate: $ 6,550 **Higher Estimate:** $8,010
Cost Source: ARSF Cost Database

Comp #: 1834 Storm Drain System - Replace **Approx Quantity: 1 Drainage System**
Location: At common asphalt and concrete streets, drives, and parking throughout property
Funded?: Yes.
History: 2022; Planned 12/2025
Comments: 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:** 36 years
Lower Estimate: $ 936,000 **Higher Estimate:** $1,140,000
Cost Source: ARSF Cost Database

Unit Exteriors

Comp #: 1116 Building Exteriors - Repaint, Phase 1 **Approx 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:** 5 years
Lower Estimate: $ 304,000 **Higher Estimate:** $372,000
Cost Source: Client Cost History

Comp #: 1116 Building Exteriors - Repaint, Phase 2 **Approx 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:** 6 years
Lower Estimate: $ 304,000 **Higher Estimate:** $372,000
Cost Source: Client Cost History

Comp #: 1116 Building Exteriors - Repaint, Phase 3 **Approx 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:** 7 years
Lower Estimate: $ 304,000 **Higher Estimate:** $372,000
Cost Source: Client Cost History

Comp #: 1116 Building Exteriors - Repaint, Phase 4 **Approx 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:** 0 years
Lower Estimate: $ 304,000 **Higher Estimate:** $372,000
Cost Source: Client Cost History

Comp #: 1116 Building Exteriors - Repaint, Phase 5 **Approx 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:** 1 years
Lower Estimate: $ 304,000 **Higher Estimate:** $372,000
Cost Source: Client Cost History

Comp #: 1116 Building Exteriors - Repaint, Phase 6 **Approx 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:** 2 years
Lower Estimate: $ 304,000 **Higher Estimate:** $372,000
Cost Source: Client Cost History

Comp #: 1116 Building Exteriors - Repaint, Phase 7 **Approx 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:** 3 years
Lower Estimate: $ 304,000 **Higher Estimate:** $372,000
Cost Source: Client Cost History

Comp #: 1116 Building Exteriors - Repaint, Phase 8 **Approx 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:** 4 years
Lower Estimate: $ 304,000 **Higher Estimate:** $372,000
Cost Source: Client Cost History

Comp #: 1117 Bldg Exteriors - Repair/Replace, Phase 1 **Approx 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:** 5 years
Lower Estimate: $ 421,000 **Higher Estimate:** $515,000
Cost Source: Client Cost History

Comp #: 1117 Bldg Exteriors - Repair/Replace, Phase 2 **Approx 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:** 6 years
Lower Estimate: $ 421,000 **Higher Estimate:** $515,000
Cost Source: Client Cost History

Comp #: 1117 Bldg Exteriors - Repair/Replace, Phase 3 **Approx 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:** 7 years
Lower Estimate: $ 421,000 **Higher Estimate:** $515,000
Cost Source: Client Cost History

Comp #: 1117 Bldg Exteriors - Repair/Replace, Phase 4 **Approx 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:** 0 years
Lower Estimate: $ 421,000 **Higher Estimate:** $515,000
Cost Source: Client Cost History

Comp #: 1117 Bldg Exteriors - Repair/Replace, Phase 5 **Approx 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:** 1 years
Lower Estimate: $ 421,000 **Higher Estimate:** $515,000
Cost Source: Client Cost History

Comp #: 1117 Bldg Exteriors - Repair/Replace, Phase 6 **Approx 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:** 2 years
Lower Estimate: $ 421,000 **Higher Estimate:** $515,000
Cost Source: Client Cost History

Comp #: 1117 Bldg Exteriors - Repair/Replace, Phase 7 **Approx 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:** 3 years
Lower Estimate: $ 421,000 **Higher Estimate:** $515,000
Cost Source: Client Cost History

Comp #: 1117 Bldg Exteriors - Repair/Replace, Phase 8 **Approx 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:** 4 years

Lower Estimate: $ 421,000 **Higher Estimate:** $515,000

Cost Source: Client Cost History

Landscaping/Irrigation

Comp #: 1001 Backflow Devices (2013) - Replace **Approx 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:** 17 years
Lower Estimate: $ 7,180 **Higher Estimate:** $8,780
Cost Source: ARSF Cost Database

Comp #: 1001 Backflow Devices (Orig) - Replace **Approx 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:** 27 years
Lower Estimate: $ 75,500 **Higher Estimate:** $92,300
Cost Source: ARSF Cost Database

Comp #: 1003 Irrigation Controllers - Replace **Approx 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:** 4 years
Lower Estimate: $ 152,000 **Higher Estimate:** $186,000
Cost Source: Cost History, plus Inflation

Comp #: 1006 Irrigation System - Replace **Approx Quantity: 1 Common Area Irrigation**
Location: Landscaped common areas
Funded?: Yes.
History:
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
Lower Estimate: $ 1,340,000 **Higher Estimate:** $1,640,000
Cost Source: Estimate Provided by Client

Comp #: 1008 Trees - Remove/Replace **Approx Quantity: 1 Common Area Landscaping**
Location: Landscaped common areas
Funded?: Yes.
History:
Comments: Monitor trees to ensure there are no areas of tree obstruction and no contact with buildings. We recommend consultation with a licensed professional arborist to help establish a viable maintenance plan. Funding sets up an allowance for periodic tree trimming and possible removal. Adjust funding as future conditions dictate.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 42,100 **Higher Estimate:** $51,500
Cost Source: Client Cost History

Comp #: 1009 Landscaping - Replenish **Approx Quantity: 1 Common Area Landscaping**
Location: Landscaped common areas
Funded?: Yes.
History:
Comments: Funding provided for large-scale replenishment every 15 years. Adjust as future conditions dictate.
Useful Life: 50 years **Remaining Life:** 19 years
Lower Estimate: $ 909,000 **Higher Estimate:** $1,110,000
Cost Source: Current Association Proposal

Augusta Pool

Comp #: 320 Outdoor Lights - Replace **Approx Quantity: 1 Lighting System**
Location: Outdoor lights
Funded?: Yes.
History: Augusta Pool Planned 12/2025
Comments: Full Replacement is planned for 2023. As routine maintenance, inspect, repair/change bulbs as needed.
Useful Life: 25 years **Remaining Life:** 24 years
Lower Estimate: $ 4,550 **Higher Estimate:** $5,570
Cost Source: ARSF Cost Database

Comp #: 321 In-Pool Light - Replace **Approx Quantity: 1 In-Pool Light**
Location: Pool Interior
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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 404 Pool Furniture - Replace **Approx Quantity: 29 Assorted Pieces**
Location: Pool Decks
Funded?: Yes.
History: Augusta Pool Planned 12/2025
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:** 5 years
Lower Estimate: $ 8,600 **Higher Estimate:** $10,500
Cost Source: Cost History, plus Inflation

Comp #: 503 Metal Fence - Replace **Approx Quantity: 125 LF**
Location: Pool Perimiter
Funded?: Yes.
History: Augusta Pool Planned 12/2025
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:** 24 years
Lower Estimate: $ 10,600 **Higher Estimate:** $13,000
Cost Source: ARSF Cost Database

Comp #: 508 Pool Handrails - Replace **Approx Quantity: 1 Handrails**
Location: Pool Steps
Funded?: Yes.
History: Augusta Pool Planned 12/2025
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:** 27 years
Lower Estimate: $ 2,030 **Higher Estimate:** $2,490
Cost Source: ARSF Cost Database

Comp #: 720 Pool Gate Locksets - Replace **Approx Quantity: 2 Locksets**
Location: Pool Gates
Funded?: No. The project cost estimate is below a minimum threshold. No Reserve funding allocated.
History:
Comments: The project cost estimate is below a minimum threshold. No Reserve funding allocated.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 909 Pool Bathrooms - Replace **Approx Quantity: 1 Facility**
Location: Pool Areas
Funded?: No.
History:
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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1107 Metal Fence - Repaint **Approx Quantity: 125 LF**
Location: Pool perimeter
Funded?: Yes.
History: Augusta Pool Planned 12/2025
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:** 4 years
Lower Estimate: $ 2,780 **Higher Estimate:** $3,400
Cost Source: ARSF Cost Database

Comp #: 1117 Pool Eqpt Wood Housing - Replace **Approx Quantity: 1 Structure**
Location: Pool Equipment Area
Funded?: Yes.
History: Augusta Pool Planned 12/2025
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:** 24 years
Lower Estimate: $ 10,200 **Higher Estimate:** $12,400
Cost Source: ARSF Cost Database

Comp #: 1202 Pool - Resurface **Approx Quantity: 800 GSF**
Location: Pool Surfaces
Funded?: Yes.
History: Augusta Pool Planned 12/2025
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:** 13 years
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: ARSF Cost Database

Comp #: 1206 Pool Filter - Replace **Approx Quantity: 1 Hayward Sand Filter**
Location: Pool Equipment Area
Funded?: Yes.
History: Augusta Pool Planned 12/2025
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:** 14 years
Lower Estimate: $ 2,530 **Higher Estimate:** $3,090
Cost Source: ARSF Cost Database

Comp #: 1208 Pool Heater - Replace **Approx Quantity: 1 Rheem 400k BTU**
Location: Pool Equipment Area
Funded?: Yes.
History: Augusta Pool Planned 12/2025
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:** 9 years
Lower Estimate: $ 7,080 **Higher Estimate:** $8,660
Cost Source: ARSF Cost Database

Comp #: 1210 Pool Pump - Replace **Approx Quantity: 1 Hayward Pump**
Location: Pool Equipment Area
Funded?: Yes.
History: Augusta Pool Planned 12/2025
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:** 9 years
Lower Estimate: $ 2,530 **Higher Estimate:** $3,090
Cost Source: ARSF Cost Database

Comp #: 1212 Pool Chlorinator - Replace **Approx Quantity: 1 Chlorinator**
Location: Pool Equipment Area
Funded?: Yes.
History: Augusta Pool Planned 12/2025
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:** 9 years
Lower Estimate: $ 1,270 **Higher Estimate:** $1,550
Cost Source: ARSF Cost Database

Comp #: 1215 Pool Life Ring/Rope - Replace **Approx Quantity: 1 Ring/Rope**
Location: Pool Equipment Area
Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.
History:
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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1216 Pool Wall Brush - Replace **Approx Quantity: 1 Pool Wall Brush**
Location: Pool Equipment 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1217 Pool Leaf Rack - Replace **Approx Quantity: 1 Pool Leaf Rack**
Location: Pool Equipment 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1219 Pool Life Hook - Replace **Approx Quantity: 1 Pool Life Hook**
Location: Pool Equipment 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1224 Pool - Retile **Approx Quantity: 1 Pool 145 LF**
Location: Pool Area
Funded?: Yes.
History: Augusta Pool Planned 12/2025
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:** 27 years
Lower Estimate: $ 10,100 **Higher Estimate:** $12,300
Cost Source: ARSF Cost Database

Comp #: 1226 Pool Deck Coping - Replace **Approx Quantity: 200 LF**
Location: Pool deck and pool perimeter
Funded?: Yes.
History: Augusta Pool Planned 12/2025
Comments: Planned for 2023. Inspect regularly and repair defects promptly
Useful Life: 28 years **Remaining Life:** 27 years
Lower Estimate: $ 10,200 **Higher Estimate:** $12,400
Cost Source: ARSF Cost Database

Comp #: 1402 Pool Safety Signs - Replace **Approx Quantity: 2 Misc. Signs**
Location: Pool Area
Funded?: No. Replacement handled out of the Operating budget. No Reserve funding allocated.
History:
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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2765 Pool Deck - Replace **Approx Quantity: 1,290 GSF**
Location: Pool Deck Surfaces
Funded?: Yes.
History: Augusta Pool Planned 12/2025
Comments: As a routine maintenance expense, inspect the deck monthly.
Useful Life: 30 years **Remaining Life:** 29 years
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: ARSF Cost Database

Comp #: 2766 Pool Deck- Seal **Approx Quantity: 1,290 GSF**
Location: Pool Deck Surface
Funded?: Yes.
History: Augusta Pool Planned 12/2025
Comments: Plan on seal coating deck every 4-6 years to maintain an attractive appearance.
Useful Life: 5 years **Remaining Life:** 4 years
Lower Estimate: $ 6,580 **Higher Estimate:** $8,040
Cost Source: ARSF Cost Database

Cypress Point Pool

Comp #: 320 Outdoor Lights- Replace **Approx 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
Lower Estimate: $ 4,550 **Higher Estimate:** $5,570
Cost Source: ARSF Cost Database

Comp #: 321 In-Pool Light - Replace **Approx Quantity: 1 In-Pool Light**
Location:
Funded?: Yes.
History:
Comments: Funding provided with Pool - Resurface. No additional funding required.
Useful Life: 28 years **Remaining Life:** 0 years
Lower Estimate: $ 1,310 **Higher Estimate:** $1,610
Cost Source: ARSF Cost Database

Comp #: 404 Pool Furniture - Replace **Approx 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
Lower Estimate: $ 8,600 **Higher Estimate:** $10,500
Cost Source: Client Cost History

Comp #: 503 Metal Fence - Replace **Approx Quantity: 150 LF**
Location:
Funded?: Yes.
History: Replaced in 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
Lower Estimate: $ 10,600 **Higher Estimate:** $13,000
Cost Source: ARSF Cost Database

Comp #: 508 Pool Handrails - Repair/Replace **Approx Quantity: 1 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
Lower Estimate: $ 2,030 **Higher Estimate:** $2,490
Cost Source: ARSF Cost Database

Comp #: 720 Pool Gate Locksets - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 909 Pool Bathrooms - Replace **Approx Quantity: 1 Facility**
Location: Pool Areas
Funded?: No.
History: 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1107 Metal Fence - Repaint **Approx Quantity: 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
Lower Estimate: $ 2,780 **Higher Estimate:** $3,400
Cost Source: ARSF Cost Database

Comp #: 1117 Pool Eqpt Wood Housing - Replace **Approx 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
Lower Estimate: $ 10,200 **Higher Estimate:** $12,400
Cost Source: ARSF Cost Database

Comp #: 1202 Pool - Resurface **Approx Quantity: 670 GSF**
Location: Pool area
Funded?: Yes.
History: Resurfaced on 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
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: ARSF Cost Database

Comp #: 1206 Pool Filter - Replace **Approx Quantity: 1 Hayward Sand Filter**
Location: Pool equipment area
Funded?: Yes.
History: Replaced in 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
Lower Estimate: $ 2,530 **Higher Estimate:** $3,090
Cost Source: ARSF Cost Database

Comp #: 1208 Pool Heater - Replace **Approx 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
Lower Estimate: $ 7,080 **Higher Estimate:** $8,660
Cost Source: ARSF Cost Database

Comp #: 1210 Pool Pump - Replace **Approx Quantity: 1 Hayward Pump 1.5hp**
Location: Pool equipment area
Funded?: Yes.
History: Replaced in 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
Lower Estimate: $ 2,530 **Higher Estimate:** $3,090
Cost Source: ARSF Cost Database

Comp #: 1212 Pool Chlorinator - Replace **Approx 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
Lower Estimate: $ 1,270 **Higher Estimate:** $1,550
Cost Source: ARSF Cost Database

Comp #: 1215 Pool Life Ring/Rope - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1216 Pool Wall Brush - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1217 Pool Leaf Rack - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1219 Pool Life Hook - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1224 Pool - Retile **Approx Quantity: 1 Pool 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
Lower Estimate: $ 10,100 **Higher Estimate:** $12,300
Cost Source: ARSF Cost Database

Comp #: 1226 Pool Deck Coping - Replace **Approx Quantity: 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
Lower Estimate: $ 10,200 **Higher Estimate:** $12,400
Cost Source: ARSF Cost Database

Comp #: 1402 Pool Safety Signs - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2765 Pool Deck - Repair/Replace (25%) **Approx Quantity: 1,500 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
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: ARSF Cost Database

Comp #: 2766 Pool Deck - Seal **Approx Quantity: 1,500 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
Lower Estimate: $ 6,580 **Higher Estimate:** $8,040
Cost Source: ARSF Cost Database

Doral Pool

Comp #: 320 Outdoor Lights- Replace **Approx 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
Lower Estimate: $ 4,550 **Higher Estimate:** $5,570
Cost Source: ARSF Cost Database

Comp #: 321 In-Pool Light - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 404 Pool Furniture - Replace **Approx 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
Lower Estimate: $ 8,600 **Higher Estimate:** $10,500
Cost Source: Client Cost History

Comp #: 503 Metal Fence - Replace **Approx Quantity: 330 LF**
Location: Pool perimeter
Funded?: Yes.
History: Replaced in 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
Lower Estimate: $ 28,500 **Higher Estimate:** $34,900
Cost Source: ARSF Cost Database

Comp #: 508 Pool Handrails - Repair/Replace **Approx Quantity: 1 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
Lower Estimate: $ 1,810 **Higher Estimate:** $2,210
Cost Source: ARSF Cost Database

Comp #: 509 Wood Trellis - Replace **Approx Quantity: 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
Lower Estimate: $ 15,800 **Higher Estimate:** $19,300
Cost Source: ARSF Cost Database

Comp #: 720 Pool Gate Locksets **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 909 Pool Bathrooms - Replace **Approx Quantity: 1 Facility**
Location: Pool Areas
Funded?: No.
History:
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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1107 Metal Fence - Repaint **Approx Quantity: 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
Lower Estimate: $ 4,830 **Higher Estimate:** $5,910
Cost Source: ARSF Cost Database

Comp #: 1117 Pool Eqpt Wood Housing - Replace **Approx 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
Lower Estimate: $ 10,200 **Higher Estimate:** $12,400
Cost Source: ARSF Cost Database

Comp #: 1202 Pool - Resurface **Approx Quantity: 720 GSF**
Location: Pool area
Funded?: Yes.
History: Resurfaced on 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
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: ARSF Cost Database

Comp #: 1206 Pool Filter - Replace **Approx Quantity: 1 Hayward Sand Filter**
Location: Pool Equipment Area
Funded?: Yes.
History: Replaced in 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
Lower Estimate: $ 2,530 **Higher Estimate:** $3,090
Cost Source: ARSF Cost Database

Comp #: 1208 Pool Heater - Replace **Approx Quantity: 1 Rheem 400k BTUs**
Location: Pool Equipment Area
Funded?: Yes.
History: Replaced in 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
Lower Estimate: $ 7,080 **Higher Estimate:** $8,660
Cost Source: ARSF Cost Database

Comp #: 1210 Pool Pump - Replace **Approx Quantity: 1 Pump 1.5hp**
Location: Pool Equipment Area
Funded?: Yes.
History: Replaced in 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
Lower Estimate: $ 2,530 **Higher Estimate:** $3,090
Cost Source: ARSF Cost Database

Comp #: 1212 Pool Chlorinator - Replace **Approx 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
Lower Estimate: $ 1,270 **Higher Estimate:** $1,550
Cost Source: ARSF Cost Database

Comp #: 1215 Pool Life Ring/Rope - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1216 Pool Wall Brush - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1217 Pool Leaf Rack - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1219 Pool Life Hook - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1224 Pool - Retile **Approx Quantity: 1 Pool 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
Lower Estimate: $ 10,100 **Higher Estimate:** $12,300
Cost Source: ARSF Cost Database

Comp #: 1226 Pool Deck Coping - Replace **Approx Quantity: 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
Lower Estimate: $ 10,200 **Higher Estimate:** $12,400
Cost Source: ARSF Cost Database

Comp #: 1402 Pool Safety Signs - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2765 Pool Deck - Repair/Replace (25%) **Approx Quantity: 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
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: ARSF Cost Database

Comp #: 2766 Pool Deck - Seal **Approx Quantity: 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
Lower Estimate: $ 6,580 **Higher Estimate:** $8,040
Cost Source: ARSF Cost Database

Waterways

Comp #: 1702 Bridge (Pond 2) - Replace **Approx Quantity: 60 GSF**
Location: Adjacent to pond #2
Funded?: Yes.
History:
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
Lower Estimate: $ 15,100 **Higher Estimate:** $18,500
Cost Source: ARSF Cost Database

Comp #: 1702 Bridge (Pond 3) - Replace **Approx Quantity: 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
Lower Estimate: $ 15,100 **Higher Estimate:** $18,500
Cost Source: ARSF Cost Database

Comp #: 1703 Ponds 1~6 - Maintain **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1704 Pond 1 Pump/Controller - Replace **Approx Quantity: 1 Pump, 1 Controller**
Location: Adjacent to pond #1 at the end of Cypress Point Way
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 at the interval below.
Useful Life: 12 years **Remaining Life:** 0 years
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: Client Cost History

Comp #: 1704 Pond 2 Pump/Controller - Replace **Approx Quantity: 1 Pump, 1 Controller**
Location: Adjacent to pond #2 from unit #109 to #127 Cypress Point Way
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
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: Client Cost History

Comp #: 1704 Pond 3 Pump/Controller - Replace **Approx 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
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: Client Cost History

Comp #: 1704 Pond 4 Pump/Controller - Replace **Approx 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
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: Client Cost History

Comp #: 1704 Pond 5 Pump/Controller - Replace **Approx 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
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: Client Cost History

Comp #: 1704 Pond 6 Pump/Controller - Replace **Approx Quantity: 1 Pump, 1 Controller**
Location: Adjacent to pond #6 at unit #814 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
Lower Estimate: $ 25,300 **Higher Estimate:** $30,900
Cost Source: Client Cost History

Comp #: 1710 Pond Pump Systems - Repairs **Approx 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:
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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1799 Waterways - Restore **Approx 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:
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
Lower Estimate: $ 689,000 **Higher Estimate:** $842,000
Cost Source: Client Cost History

Common Grounds (Lighting, Mailboxes, Signage, Retaining Walls, Wood Fences)

Comp #: 305 Security System - Replace **Approx Quantity: 1 Security Camera System**
Location: At non-rec areas
Funded?: No. Informed by client that there is no securty 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 321 Landscape Pagoda Lights - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 328 Outdoor Lights - Replace **Approx 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:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 403 Metal Mailboxes - Replace **Approx 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:** 15 years
Lower Estimate: $ 13,900 **Higher Estimate:** $16,900
Cost Source: Estimate Provided by Client

Comp #: 404 Metal Mailbox Posts - Replace **Approx 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:** 5 years
Lower Estimate: $ 15,000 **Higher Estimate:** $18,400
Cost Source: ARSF Cost Database

Comp #: 405 Wood Mailbox Kiosks - Replace **Approx 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:** 19 years
Lower Estimate: $ 80,200 **Higher Estimate:** $98,000
Cost Source: ARSF Cost Database

Comp #: 409 Benches/Trash Container- Replace **Approx 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:** 0 years
Lower Estimate: $ 4,530 **Higher Estimate:** $5,530
Cost Source: ARSF Cost Database

Comp #: 411 Drinking Fountain - Replace **Approx Quantity: 1 Drinking Fountain**
Location: At basketball court
Funded?: No. For Removal. No funding provided.
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: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 505 Common Wood Fencing - Partial Replace **Approx 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
Lower Estimate: $ 32,800 **Higher Estimate:** $40,000
Cost Source: Estimate Provided by Client

Comp #: 514 Retaining Wall (Augusta) - Replace **Approx Quantity: 140 LF, 2-3LF 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:** 1 years
Lower Estimate: $ 23,600 **Higher Estimate:** $28,800
Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall (Brookline) - Replace **Approx Quantity: 76 LF, 2-4LF 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:** 1 years
Lower Estimate: $ 23,000 **Higher Estimate:** $28,100
Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall (Carnoustie) - Replace **Approx Quantity: 60 LF, 4LF 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:** 1 years
Lower Estimate: $ 13,100 **Higher Estimate:** $16,100
Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall (Country Club) - Replace **Approx Quantity: 150 LF, 2-3LF 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:** 4 years
Lower Estimate: $ 42,800 **Higher Estimate:** $52,400
Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall (Glen Eagle) - Replace **Approx Quantity: 35 LF,, 3LF 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:** 3 years
Lower Estimate: $ 6,820 **Higher Estimate:** $8,340
Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall (Spyglass) - Replc (50%) **Approx Quantity: 270 LF, 2-4LF 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:** 6 years
Lower Estimate: $ 71,800 **Higher Estimate:** $87,800
Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall (St. Andrews) - Replace **Approx Quantity: 177 LF, 1-4LF 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:** 19 years
Lower Estimate: $ 16,300 **Higher Estimate:** $19,900
Cost Source: Cost History, plus Inflation

Comp #: 514 Retaining Wall (Westchester) - Replace **Approx Quantity: 485 LF, 2-4LF 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:** 5 years
Lower Estimate: $ 70,000 **Higher Estimate:** $85,600
Cost Source: Cost History, plus Inflation

Comp #: 1103 Metal Mailboxes/Posts - Repaint **Approx 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:** 0 years
Lower Estimate: $ 8,790 **Higher Estimate:** $10,700
Cost Source: ARSF Cost Database

Comp #: 1401 Driveway Signs - Replace **Approx 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:** 10 years
Lower Estimate: $ 11,900 **Higher Estimate:** $14,500
Cost Source: Estimate Provided by Client

Comp #: 1402 Street Signs - Replace **Approx 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:** 3 years
Lower Estimate: $ 20,500 **Higher Estimate:** $25,100
Cost Source: ARSF Cost Database

Comp #: 1403 Monument Sign - Replace **Approx 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:** 2 years
Lower Estimate: $ 13,100 **Higher Estimate:** $16,100
Cost Source: ARSF Cost Database

Comp #: 1608 Basketball Rim/Backboard - Replace **Approx 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:** 5 years
Lower Estimate: $ 2,590 **Higher Estimate:** $3,170
Cost Source: Cost History, plus Inflation

Comp #: 1820 Electrical System - Repair/Replace **Approx Quantity: 1 Common Area Electrical**
Location: Lighting, Irrigation and Pool Electrical Systems
Funded?: Yes.
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: 20 years **Remaining Life:** 18 years
Lower Estimate: $ 18,700 **Higher Estimate:** $22,900
Cost Source: Client Cost History

Vehicles

Comp #: 1860 Toyota Tacoma (2018) - Replace **Approx 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:** 2 years
Lower Estimate: $ 70,900 **Higher Estimate:** $86,700
Cost Source: ARSF Cost Database

Comp #: 1863 V-Ride Mower (2015) - Replace **Approx 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: 10 years **Remaining Life:** 0 years
Lower Estimate: $ 15,800 **Higher Estimate:** $19,300
Cost Source: ARSF Cost Database

Comp #: 1863 V-Ride Mower (2018) - Replace **Approx 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: 10 years **Remaining Life:** 2 years
Lower Estimate: $ 15,800 **Higher Estimate:** $19,300
Cost Source: ARSF Cost Database

Comp #: 2854 Ford Transit Connect (2014) - Replace **Approx 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:** 0 years
Lower Estimate: $ 32,600 **Higher Estimate:** $39,800
Cost Source: Cost Provided by Client

Comp #: 2857 Toyota Tacoma (2007) - Replace **Approx 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
Lower Estimate: $ 32,600 **Higher Estimate:** $39,800
Cost Source: ARSF Cost Database
