

Serving Los Angeles County
6700 Fallbrook Avenue, Suite #255
West Hills, CA 91307

Tel: (818) 222-0248
Fax: (818) 222-0288
www.reservestudy.com



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Sea View Villas C.A.
Hermosa Beach, CA



Report #: 621-10
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "With-Site-Visit"

November 18, 2024

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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Sea View Villas C.A.

Hermosa Beach, CA

Level of Service: **Update "With-Site-Visit"**

Report #: **621-10**

of Units: **33**

January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance	\$247,731
Fully Funded Reserve Balance	\$769,277
Percent Funded	32.2 %
Recommended 2025 Monthly Reserve Transfer	\$14,292
Budgeted 2024 Monthly Reserve Transfer Rate	\$14,292

Reserve Fund Strength: 32.2%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

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

Annual Inflation Rate **3.00 %**

This is a With-Site Visit update based on a prior Reserve Study prepared by Association Reserves for your 2009 Fiscal Year. We performed the site inspection on 11/6/2024.

This Reserve Study was prepared under the supervision of a credentialed Reserve Specialist (RS).

Your Reserve Fund is currently at 32.2 % Funded. Being between 30-70% Funded represents a fair Reserve position. Associations in this range have a Medium risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve transfer rate, our recommendation is to maintain your current budgeted monthly Reserve transfers of **\$433.09 per unit (avg)**.

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



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
General Common Areas				
104	Elastomeric Decks - Reseal	4	1	\$17,900
105	Elastomeric Decks - Resurface	20	5	\$115,000
201	Asphalt - Reconstruction	30	5	\$36,000
202	Asphalt - Repair/Reseal	5	0	\$1,800
301	Electrical System - Modernize	40	10	\$35,000
320	Pole Lights - Replace	25	15	\$90,000
322	Bollard Lights - Replace	15	10	\$3,000
403	Mailboxes - Replace	15	0	\$5,850
505	Perimeter Wood Fencing - Replace	25	23	\$49,000
704	Intercoms - Replace	15	0	\$6,900
740	Pedestrian Gates - Partial Replace	25	7	\$10,000
1003	Irrigation Controllers - Replace	15	12	\$1,200
1010	Irrigation/Landscaping - Refurbish	8	4	\$4,000
1701	Wood Bridges - Replace	30	8	\$55,400
1705	Planter Beds - Waterproof	25	9	\$68,000
1803	Fire Alarm System - Modernize	20	18	\$12,800
1811	Plumbing - Repair/Replace	1	0	\$7,500
Building Interiors/Exteriors				
106	Decking - Inspection (SB 326)	9	0	\$4,600
324	Exterior Light Fixtures - Replace	15	5	\$3,350
401	Awnings - Replace	20	2	\$20,800
503	Metal Rails - Replace	30	7	\$20,100
703	Utility Doors - Replace	30	12	\$11,000
801	Boiler - Replace (East)	25	0	\$21,000
801	Boiler - Replace (West)	25	1	\$21,000
803	Water Storage Tank - Replace (East)	12	0	\$6,000
803	Water Storage Tank - Replace (West)	12	0	\$6,000
1107	Metal Rails/Gates - Repaint	5	1	\$9,000
1115	Stucco Surfaces - Repaint	10	6	\$115,500
1116	Exterior Wood Surfaces - Repaint	5	1	\$42,000
1307	Flat Roof (PVC) - Replace	25	20	\$215,000
1310	Gutters/Downspouts - Repair/Replace	30	17	\$34,000
1801	Elevator - Modernize	30	10	\$104,000
1802	Elevator Cab - Remodel	25	4	\$12,500
Parking Garage				
325	Garage/Utility Light Fixtures - Replace	20	19	\$7,500
705	Gate Operator - Replace	12	4	\$5,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
730	Vehicle Gate - Replace	50	15	\$15,000
1118	Parking Spaces - Restripe	15	7	\$1,550
1119	Garage Walls - Repaint	15	6	\$13,750
Pool/Rec Room				
404	Pool Furniture - Replace	8	3	\$9,800
509	Wood Trellis - Replace	25	16	\$19,550
602	Vinyl Floors - Replace	20	12	\$3,350
750	Glass Doors (common) - Replace	35	19	\$7,000
909	Restrooms - Remodel	25	10	\$10,000
1110	Interior Surfaces - Repaint	20	8	\$5,350
1201	Pool Deck - Resurface	25	10	\$76,500
1202	Pool - Resurface/Retile	12	2	\$18,000
1203	Spa - Resurface/Retile	6	0	\$8,500
1207	Pool Filter - Replace	12	11	\$2,250
1207	Spa Filter - Replace	12	0	\$1,500
1208	Solar Heater System (pool) - Replace	20	1	\$6,600
1208	Spa Heater - Replace	10	7	\$5,500
1210	Pool/Spa Pumps - Replace	5	2	\$1,700

52 Total Funded Components

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

Introduction



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

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



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

Methodology

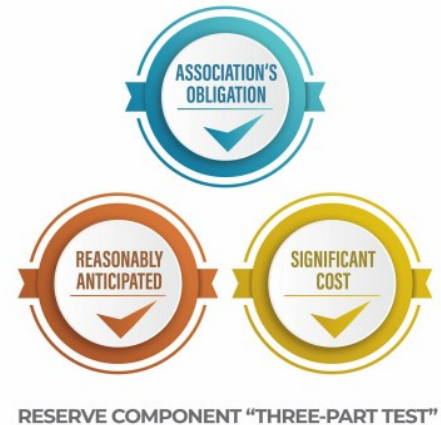


For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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

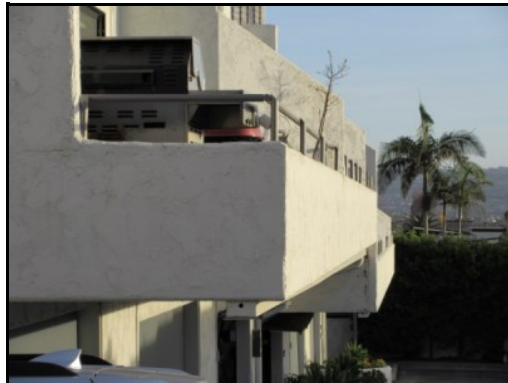


Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all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

Site Inspection Notes

During our site visit on 11/6/2024, we started with a meeting with a board member, and then started the site inspection beginning with the pool area. We visually inspected all common areas.

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



Projected Expenses

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

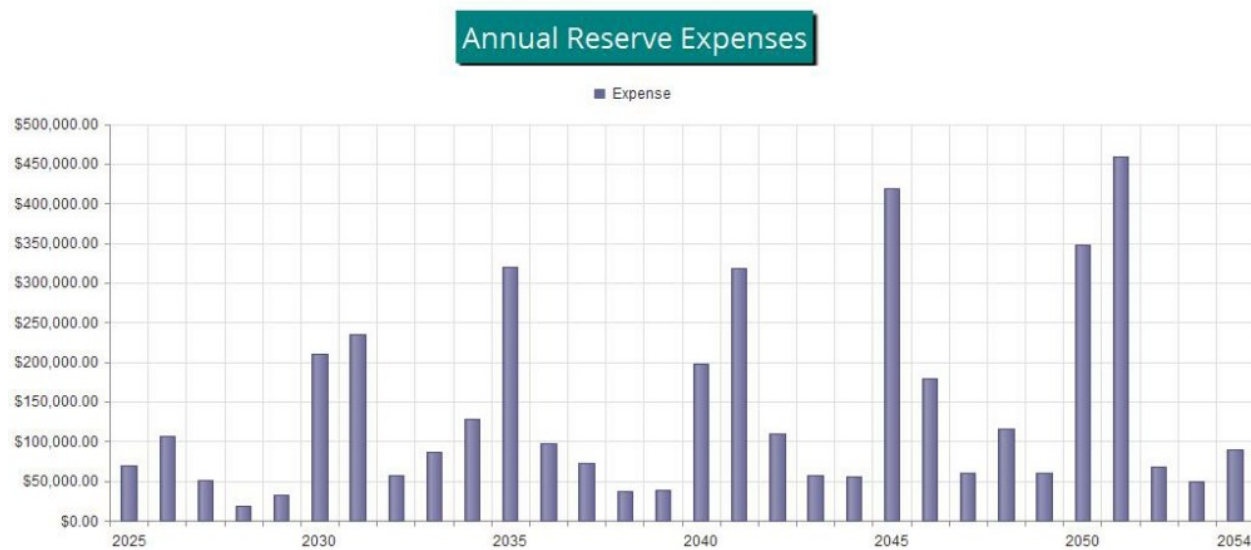


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$247,731 as-of the start of your Fiscal Year on 1/1/2025. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$769,277. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 32.2 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$14,292 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

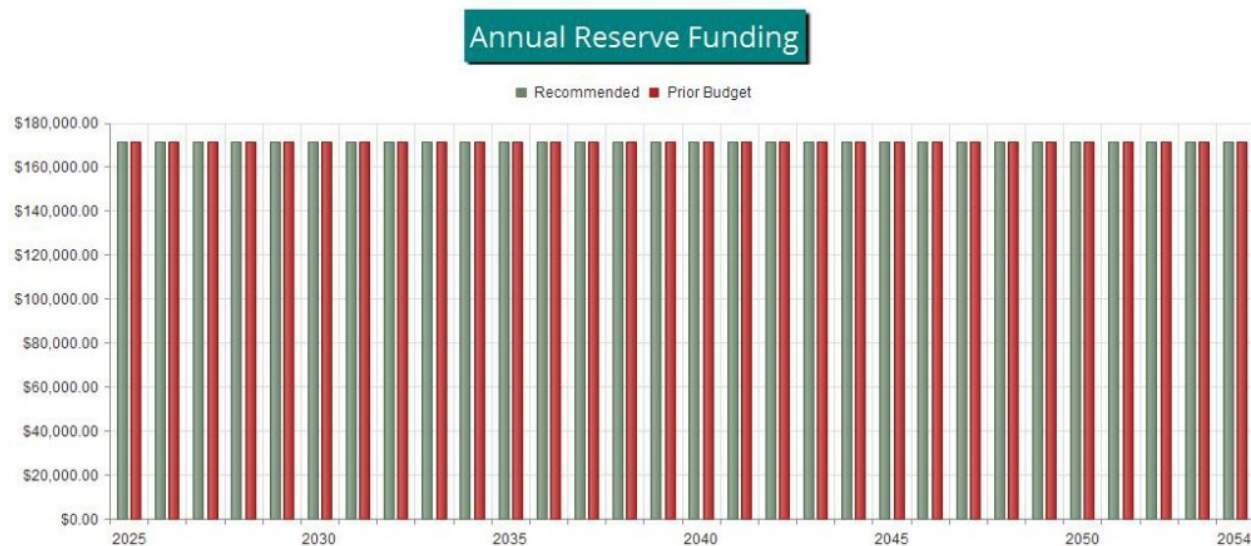


Figure 2

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

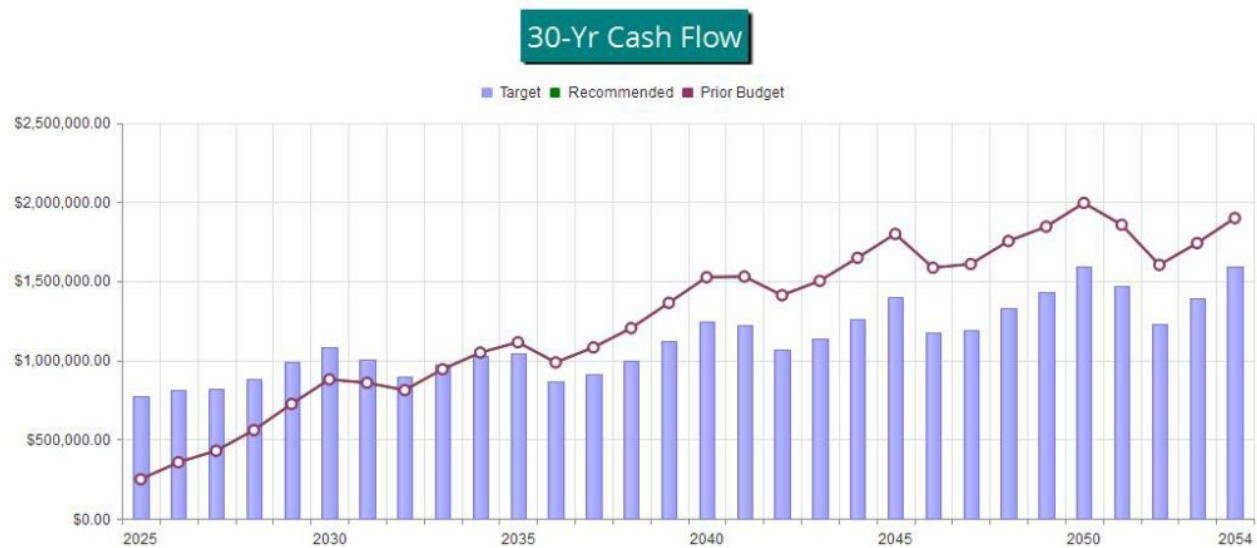


Figure 3

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

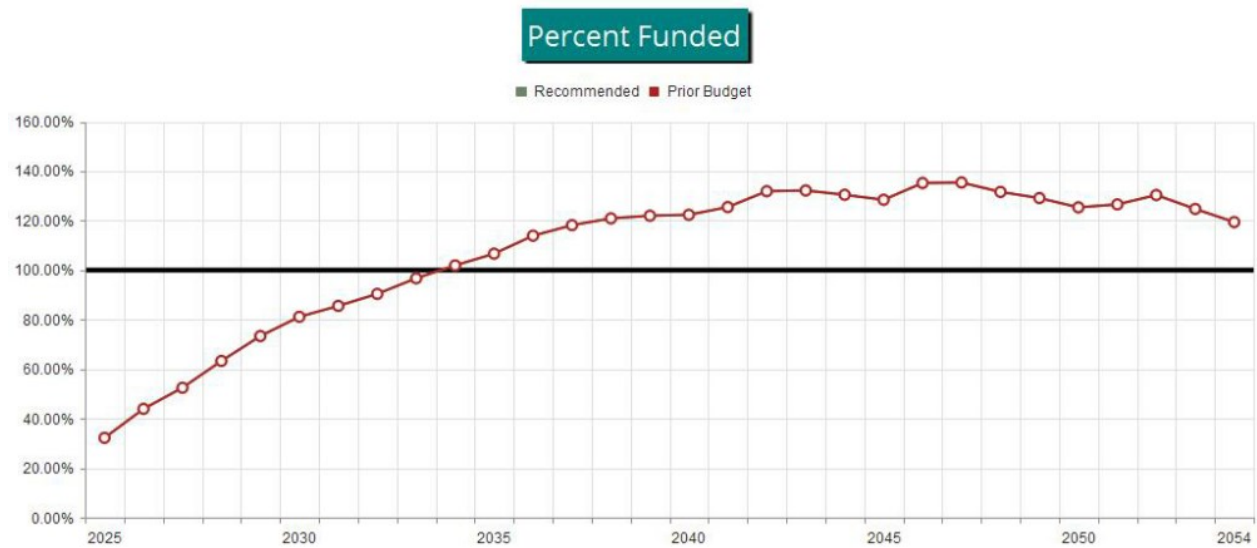


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
General Common Areas					
104	Elastomeric Decks - Reseal	Approx 4,500 GSF	4	1	\$17,900
105	Elastomeric Decks - Resurface	Approx 4,500 GSF	20	5	\$115,000
201	Asphalt - Reconstruction	Approx 8,000 GSF	30	5	\$36,000
202	Asphalt - Repair/Reseal	Approx 8,000 GSF	5	0	\$1,800
301	Electrical System - Modernize	(1) System	40	10	\$35,000
320	Pole Lights - Replace	(30) Fixtures	25	15	\$90,000
322	Bollard Lights - Replace	(3) Fixtures	15	10	\$3,000
403	Mailboxes - Replace	(39) Mailboxes	15	0	\$5,850
505	Perimeter Wood Fencing - Replace	Approx 780 LF	25	23	\$49,000
704	Intercoms - Replace	(3) Intercoms	15	0	\$6,900
740	Pedestrian Gates - Partial Replace	1/2 of (6) Gates	25	7	\$10,000
1003	Irrigation Controllers - Replace	(2) Controllers	15	12	\$1,200
1010	Irrigation/Landscaping - Refurbish	(1) Allowance	8	4	\$4,000
1701	Wood Bridges - Replace	(8) Bridges	30	8	\$55,400
1705	Planter Beds - Waterproof	Approx 1,700 GSF	25	9	\$68,000
1803	Fire Alarm System - Modernize	(2) Fire Alarm Panels	20	18	\$12,800
1811	Plumbing - Repair/Replace	(1) Allowance	1	0	\$7,500
Building Interiors/Exteriors					
106	Decking - Inspection (SB 326)	(8) Balconies	9	0	\$4,600
324	Exterior Light Fixtures - Replace	(38) Fixtures	15	5	\$3,350
401	Awnings - Replace	(28) Awnings	20	2	\$20,800
503	Metal Rails - Replace	Approx 1/2 of 530 LF	30	7	\$20,100
703	Utility Doors - Replace	(5) Doors	30	12	\$11,000
801	Boiler - Replace (East)	(1) Laars Boiler	25	0	\$21,000
801	Boiler - Replace (West)	(1) Laars Boiler	25	1	\$21,000
803	Water Storage Tank - Replace (East)	(1) 115 Gal	12	0	\$6,000
803	Water Storage Tank - Replace (West)	(1) 115 Gal	12	0	\$6,000
1107	Metal Rails/Gates - Repaint	Approx 600 LF	5	1	\$9,000
1115	Stucco Surfaces - Repaint	(33) Units	10	6	\$115,500
1116	Exterior Wood Surfaces - Repaint	Extensive GSF	5	1	\$42,000
1307	Flat Roof (PVC) - Replace	Approx 16,800 GSF	25	20	\$215,000
1310	Gutters/Downspouts - Repair/Replace	Approx 2,200 GSF	30	17	\$34,000
1801	Elevator - Modernize	(1) Elevator	30	10	\$104,000
1802	Elevator Cab - Remodel	Elevator Cab Remodel	25	4	\$12,500
Parking Garage					
325	Garage/Utility Light Fixtures - Replace	(34) Fixtures	20	19	\$7,500
705	Gate Operator - Replace	(1) Gate Operator	12	4	\$5,000
730	Vehicle Gate - Replace	(1) Slider	50	15	\$15,000
1118	Parking Spaces - Restripe	(34) Spaces	15	7	\$1,550
1119	Garage Walls - Repaint	Approx 5,000 GSF	15	6	\$13,750
Pool/Rec Room					
404	Pool Furniture - Replace	(35) Assorted Pieces	8	3	\$9,800
509	Wood Trellis - Replace	Approx 645 GSF	25	16	\$19,550
602	Vinyl Floors - Replace	Approx 240 GSF	20	12	\$3,350

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
750	Glass Doors (common) - Replace	(2) Doors	35	19	\$7,000
909	Restrooms - Remodel	(2) Bathrooms	25	10	\$10,000
1110	Interior Surfaces - Repaint	Approx 1,950 GSF	20	8	\$5,350
1201	Pool Deck - Resurface	Approx 3,400 GSF	25	10	\$76,500
1202	Pool - Resurface/Retile	Approx (600) GSF	12	2	\$18,000
1203	Spa - Resurface/Retile	(1) Spa	6	0	\$8,500
1207	Pool Filter - Replace	(1) Hayward Filter	12	11	\$2,250
1207	Spa Filter - Replace	(1) Pentair Filter	12	0	\$1,500
1208	Solar Heater System (pool) - Replace	(1) Suntrek Solar System	20	1	\$6,600
1208	Spa Heater - Replace	(1) Raypak 199k BTU	10	7	\$5,500
1210	Pool/Spa Pumps - Replace	(3) Pumps	5	2	\$1,700
52	Total Funded Components				



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
General Common Areas								
104	Elastomeric Decks - Reseal	\$17,900	X	3	/	4	=	\$13,425
105	Elastomeric Decks - Resurface	\$115,000	X	15	/	20	=	\$86,250
201	Asphalt - Reconstruction	\$36,000	X	25	/	30	=	\$30,000
202	Asphalt - Repair/Reseal	\$1,800	X	5	/	5	=	\$1,800
301	Electrical System - Modernize	\$35,000	X	30	/	40	=	\$26,250
320	Pole Lights - Replace	\$90,000	X	10	/	25	=	\$36,000
322	Bollard Lights - Replace	\$3,000	X	5	/	15	=	\$1,000
403	Mailboxes - Replace	\$5,850	X	15	/	15	=	\$5,850
505	Perimeter Wood Fencing - Replace	\$49,000	X	2	/	25	=	\$3,920
704	Intercoms - Replace	\$6,900	X	15	/	15	=	\$6,900
740	Pedestrian Gates - Partial Replace	\$10,000	X	18	/	25	=	\$7,200
1003	Irrigation Controllers - Replace	\$1,200	X	3	/	15	=	\$240
1010	Irrigation/Landscaping - Refurbish	\$4,000	X	4	/	8	=	\$2,000
1701	Wood Bridges - Replace	\$55,400	X	22	/	30	=	\$40,627
1705	Planter Beds - Waterproof	\$68,000	X	16	/	25	=	\$43,520
1803	Fire Alarm System - Modernize	\$12,800	X	2	/	20	=	\$1,280
1811	Plumbing - Repair/Replace	\$7,500	X	1	/	1	=	\$7,500
Building Interiors/Exteriors								
106	Decking - Inspection (SB 326)	\$4,600	X	9	/	9	=	\$4,600
324	Exterior Light Fixtures - Replace	\$3,350	X	10	/	15	=	\$2,233
401	Awnings - Replace	\$20,800	X	18	/	20	=	\$18,720
503	Metal Rails - Replace	\$20,100	X	23	/	30	=	\$15,410
703	Utility Doors - Replace	\$11,000	X	18	/	30	=	\$6,600
801	Boiler - Replace (East)	\$21,000	X	25	/	25	=	\$21,000
801	Boiler - Replace (West)	\$21,000	X	24	/	25	=	\$20,160
803	Water Storage Tank - Replace (East)	\$6,000	X	12	/	12	=	\$6,000
803	Water Storage Tank - Replace (West)	\$6,000	X	12	/	12	=	\$6,000
1107	Metal Rails/Gates - Repaint	\$9,000	X	4	/	5	=	\$7,200
1115	Stucco Surfaces - Repaint	\$115,500	X	4	/	10	=	\$46,200
1116	Exterior Wood Surfaces - Repaint	\$42,000	X	4	/	5	=	\$33,600
1307	Flat Roof (PVC) - Replace	\$215,000	X	5	/	25	=	\$43,000
1310	Gutters/Downspouts - Repair/Replace	\$34,000	X	13	/	30	=	\$14,733
1801	Elevator - Modernize	\$104,000	X	20	/	30	=	\$69,333
1802	Elevator Cab - Remodel	\$12,500	X	21	/	25	=	\$10,500
Parking Garage								
325	Garage/Utility Light Fixtures - Replace	\$7,500	X	1	/	20	=	\$375
705	Gate Operator - Replace	\$5,000	X	8	/	12	=	\$3,333
730	Vehicle Gate - Replace	\$15,000	X	35	/	50	=	\$10,500
1118	Parking Spaces - Restripe	\$1,550	X	8	/	15	=	\$827
1119	Garage Walls - Repaint	\$13,750	X	9	/	15	=	\$8,250
Pool/Rec Room								
404	Pool Furniture - Replace	\$9,800	X	5	/	8	=	\$6,125
509	Wood Trellis - Replace	\$19,550	X	9	/	25	=	\$7,038
602	Vinyl Floors - Replace	\$3,350	X	8	/	20	=	\$1,340

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
750	Glass Doors (common) - Replace	\$7,000	X	16	/	35	=	\$3,200
909	Restrooms - Remodel	\$10,000	X	15	/	25	=	\$6,000
1110	Interior Surfaces - Repaint	\$5,350	X	12	/	20	=	\$3,210
1201	Pool Deck - Resurface	\$76,500	X	15	/	25	=	\$45,900
1202	Pool - Resurface/Retile	\$18,000	X	10	/	12	=	\$15,000
1203	Spa - Resurface/Retile	\$8,500	X	6	/	6	=	\$8,500
1207	Pool Filter - Replace	\$2,250	X	1	/	12	=	\$188
1207	Spa Filter - Replace	\$1,500	X	12	/	12	=	\$1,500
1208	Solar Heater System (pool) - Replace	\$6,600	X	19	/	20	=	\$6,270
1208	Spa Heater - Replace	\$5,500	X	3	/	10	=	\$1,650
1210	Pool/Spa Pumps - Replace	\$1,700	X	3	/	5	=	\$1,020
								\$769,277



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
General Common Areas				
104 Elastomeric Decks - Reseal	4	\$17,900	\$4,475	5.17 %
105 Elastomeric Decks - Resurface	20	\$115,000	\$5,750	6.64 %
201 Asphalt - Reconstruction	30	\$36,000	\$1,200	1.39 %
202 Asphalt - Repair/Reseal	5	\$1,800	\$360	0.42 %
301 Electrical System - Modernize	40	\$35,000	\$875	1.01 %
320 Pole Lights - Replace	25	\$90,000	\$3,600	4.16 %
322 Bollard Lights - Replace	15	\$3,000	\$200	0.23 %
403 Mailboxes - Replace	15	\$5,850	\$390	0.45 %
505 Perimeter Wood Fencing - Replace	25	\$49,000	\$1,960	2.26 %
704 Intercoms - Replace	15	\$6,900	\$460	0.53 %
740 Pedestrian Gates - Partial Replace	25	\$10,000	\$400	0.46 %
1003 Irrigation Controllers - Replace	15	\$1,200	\$80	0.09 %
1010 Irrigation/Landscaping - Refurbish	8	\$4,000	\$500	0.58 %
1701 Wood Bridges - Replace	30	\$55,400	\$1,847	2.13 %
1705 Planter Beds - Waterproof	25	\$68,000	\$2,720	3.14 %
1803 Fire Alarm System - Modernize	20	\$12,800	\$640	0.74 %
1811 Plumbing - Repair/Replace	1	\$7,500	\$7,500	8.66 %
Building Interiors/Exteriors				
106 Decking - Inspection (SB 326)	9	\$4,600	\$511	0.59 %
324 Exterior Light Fixtures - Replace	15	\$3,350	\$223	0.26 %
401 Awnings - Replace	20	\$20,800	\$1,040	1.20 %
503 Metal Rails - Replace	30	\$20,100	\$670	0.77 %
703 Utility Doors - Replace	30	\$11,000	\$367	0.42 %
801 Boiler - Replace (East)	25	\$21,000	\$840	0.97 %
801 Boiler - Replace (West)	25	\$21,000	\$840	0.97 %
803 Water Storage Tank - Replace (East)	12	\$6,000	\$500	0.58 %
803 Water Storage Tank - Replace (West)	12	\$6,000	\$500	0.58 %
1107 Metal Rails/Gates - Repaint	5	\$9,000	\$1,800	2.08 %
1115 Stucco Surfaces - Repaint	10	\$115,500	\$11,550	13.34 %
1116 Exterior Wood Surfaces - Repaint	5	\$42,000	\$8,400	9.70 %
1307 Flat Roof (PVC) - Replace	25	\$215,000	\$8,600	9.94 %
1310 Gutters/Downspouts - Repair/Replace	30	\$34,000	\$1,133	1.31 %
1801 Elevator - Modernize	30	\$104,000	\$3,467	4.00 %
1802 Elevator Cab - Remodel	25	\$12,500	\$500	0.58 %
Parking Garage				
325 Garage/Utility Light Fixtures - Replace	20	\$7,500	\$375	0.43 %
705 Gate Operator - Replace	12	\$5,000	\$417	0.48 %
730 Vehicle Gate - Replace	50	\$15,000	\$300	0.35 %
1118 Parking Spaces - Restripe	15	\$1,550	\$103	0.12 %
1119 Garage Walls - Repaint	15	\$13,750	\$917	1.06 %
Pool/Rec Room				
404 Pool Furniture - Replace	8	\$9,800	\$1,225	1.42 %
509 Wood Trellis - Replace	25	\$19,550	\$782	0.90 %
602 Vinyl Floors - Replace	20	\$3,350	\$168	0.19 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
750	Glass Doors (common) - Replace	35	\$7,000	\$200	0.23 %
909	Restrooms - Remodel	25	\$10,000	\$400	0.46 %
1110	Interior Surfaces - Repaint	20	\$5,350	\$268	0.31 %
1201	Pool Deck - Resurface	25	\$76,500	\$3,060	3.54 %
1202	Pool - Resurface/Retile	12	\$18,000	\$1,500	1.73 %
1203	Spa - Resurface/Retile	6	\$8,500	\$1,417	1.64 %
1207	Pool Filter - Replace	12	\$2,250	\$188	0.22 %
1207	Spa Filter - Replace	12	\$1,500	\$125	0.14 %
1208	Solar Heater System (pool) - Replace	20	\$6,600	\$330	0.38 %
1208	Spa Heater - Replace	10	\$5,500	\$550	0.64 %
1210	Pool/Spa Pumps - Replace	5	\$1,700	\$340	0.39 %
52	Total Funded Components			\$86,561	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
General Common Areas							
104	Elastomeric Decks - Reseal	4	1	\$17,900	\$13,425	\$13,425	\$738.87
105	Elastomeric Decks - Resurface	20	5	\$115,000	\$86,250	\$38,494	\$949.38
201	Asphalt - Reconstruction	30	5	\$36,000	\$30,000	\$0	\$198.13
202	Asphalt - Repair/Reseal	5	0	\$1,800	\$1,800	\$1,800	\$59.44
301	Electrical System - Modernize	40	10	\$35,000	\$26,250	\$0	\$144.47
320	Pole Lights - Replace	25	15	\$90,000	\$36,000	\$0	\$594.40
322	Bollard Lights - Replace	15	10	\$3,000	\$1,000	\$0	\$33.02
403	Mailboxes - Replace	15	0	\$5,850	\$5,850	\$5,850	\$64.39
505	Perimeter Wood Fencing - Replace	25	23	\$49,000	\$3,920	\$0	\$323.62
704	Intercoms - Replace	15	0	\$6,900	\$6,900	\$6,900	\$75.95
740	Pedestrian Gates - Partial Replace	25	7	\$10,000	\$7,200	\$0	\$66.04
1003	Irrigation Controllers - Replace	15	12	\$1,200	\$240	\$0	\$13.21
1010	Irrigation/Landscaping - Refurbish	8	4	\$4,000	\$2,000	\$2,000	\$82.55
1701	Wood Bridges - Replace	30	8	\$55,400	\$40,627	\$0	\$304.90
1705	Planter Beds - Waterproof	25	9	\$68,000	\$43,520	\$0	\$449.10
1803	Fire Alarm System - Modernize	20	18	\$12,800	\$1,280	\$0	\$105.67
1811	Plumbing - Repair/Replace	1	0	\$7,500	\$7,500	\$7,500	\$1,238.32
Building Interiors/Exteriors							
106	Decking - Inspection (SB 326)	9	0	\$4,600	\$4,600	\$4,600	\$84.39
324	Exterior Light Fixtures - Replace	15	5	\$3,350	\$2,233	\$2,233	\$36.87
401	Awnings - Replace	20	2	\$20,800	\$18,720	\$18,720	\$171.71
503	Metal Rails - Replace	30	7	\$20,100	\$15,410	\$0	\$110.62
703	Utility Doors - Replace	30	12	\$11,000	\$6,600	\$0	\$60.54
801	Boiler - Replace (East)	25	0	\$21,000	\$21,000	\$21,000	\$138.69
801	Boiler - Replace (West)	25	1	\$21,000	\$20,160	\$20,160	\$138.69
803	Water Storage Tank - Replace (East)	12	0	\$6,000	\$6,000	\$6,000	\$82.55
803	Water Storage Tank - Replace (West)	12	0	\$6,000	\$6,000	\$6,000	\$82.55
1107	Metal Rails/Gates - Repaint	5	1	\$9,000	\$7,200	\$7,200	\$297.20
1115	Stucco Surfaces - Repaint	10	6	\$115,500	\$46,200	\$0	\$1,907.02
1116	Exterior Wood Surfaces - Repaint	5	1	\$42,000	\$33,600	\$33,600	\$1,386.92
1307	Flat Roof (PVC) - Replace	25	20	\$215,000	\$43,000	\$0	\$1,419.94
1310	Gutters/Downspouts - Repair/Replace	30	17	\$34,000	\$14,733	\$0	\$187.12
1801	Elevator - Modernize	30	10	\$104,000	\$69,333	\$0	\$572.38
1802	Elevator Cab - Remodel	25	4	\$12,500	\$10,500	\$10,500	\$82.55
Parking Garage							
325	Garage/Utility Light Fixtures - Replace	20	19	\$7,500	\$375	\$0	\$61.92
705	Gate Operator - Replace	12	4	\$5,000	\$3,333	\$3,333	\$68.80
730	Vehicle Gate - Replace	50	15	\$15,000	\$10,500	\$0	\$49.53
1118	Parking Spaces - Restripe	15	7	\$1,550	\$827	\$0	\$17.06
1119	Garage Walls - Repaint	15	6	\$13,750	\$8,250	\$0	\$151.35
Pool/Rec Room							
404	Pool Furniture - Replace	8	3	\$9,800	\$6,125	\$6,125	\$202.26
509	Wood Trellis - Replace	25	16	\$19,550	\$7,038	\$0	\$129.12

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
602	Vinyl Floors - Replace	20	12	\$3,350	\$1,340	\$0	\$27.66
750	Glass Doors (common) - Replace	35	19	\$7,000	\$3,200	\$0	\$33.02
909	Restrooms - Remodel	25	10	\$10,000	\$6,000	\$0	\$66.04
1110	Interior Surfaces - Repaint	20	8	\$5,350	\$3,210	\$0	\$44.17
1201	Pool Deck - Resurface	25	10	\$76,500	\$45,900	\$0	\$505.24
1202	Pool - Resurface/Retile	12	2	\$18,000	\$15,000	\$15,000	\$247.66
1203	Spa - Resurface/Retile	6	0	\$8,500	\$8,500	\$8,500	\$233.91
1207	Pool Filter - Replace	12	11	\$2,250	\$188	\$0	\$30.96
1207	Spa Filter - Replace	12	0	\$1,500	\$1,500	\$1,500	\$20.64
1208	Solar Heater System (pool) - Replace	20	1	\$6,600	\$6,270	\$6,270	\$54.49
1208	Spa Heater - Replace	10	7	\$5,500	\$1,650	\$0	\$90.81
1210	Pool/Spa Pumps - Replace	5	2	\$1,700	\$1,020	\$1,020	\$56.14
52 Total Funded Components					\$769,277	\$247,731	\$14,292



30-Year Reserve Plan Summary

Report # 621-10
With-Site-Visit

Fiscal Year Start: 2025

Interest:

2.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

% Increase										
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Funding	Funding	Assmts	Income	Expenses
2025	\$247,731	\$769,277	32.2 %	<div></div>	Medium	0.00 %	\$171,504	\$0	\$6,028	\$69,650
2026	\$355,613	\$809,773	43.9 %	<div></div>	Medium	0.00 %	\$171,504	\$0	\$7,828	\$107,120
2027	\$427,825	\$815,565	52.5 %	<div></div>	Medium	0.00 %	\$171,504	\$0	\$9,852	\$50,923
2028	\$558,258	\$882,168	63.3 %	<div></div>	Medium	0.00 %	\$171,504	\$0	\$12,808	\$18,904
2029	\$723,666	\$986,587	73.4 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$16,008	\$32,640
2030	\$878,538	\$1,082,913	81.1 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$17,340	\$210,466
2031	\$856,916	\$1,001,978	85.5 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$16,662	\$234,333
2032	\$810,749	\$897,133	90.4 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$17,520	\$57,005
2033	\$942,768	\$974,985	96.7 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$19,887	\$86,457
2034	\$1,047,703	\$1,028,126	101.9 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$21,588	\$127,868
2035	\$1,112,927	\$1,043,596	106.6 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$20,969	\$319,583
2036	\$985,817	\$865,553	113.9 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$20,643	\$97,658
2037	\$1,080,306	\$914,347	118.2 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$22,806	\$72,357
2038	\$1,202,259	\$994,366	120.9 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$25,621	\$37,301
2039	\$1,362,083	\$1,116,708	122.0 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$28,834	\$38,571
2040	\$1,523,851	\$1,245,340	122.4 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$30,491	\$197,940
2041	\$1,527,906	\$1,217,727	125.5 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$29,355	\$318,614
2042	\$1,410,151	\$1,069,157	131.9 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$29,083	\$110,080
2043	\$1,500,658	\$1,135,213	132.2 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$31,447	\$56,861
2044	\$1,646,747	\$1,262,487	130.4 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$34,407	\$55,761
2045	\$1,796,896	\$1,399,266	128.4 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$33,778	\$418,386
2046	\$1,583,792	\$1,171,334	135.2 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$31,882	\$179,983
2047	\$1,607,195	\$1,186,951	135.4 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$33,561	\$60,453
2048	\$1,751,807	\$1,331,127	131.6 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$35,920	\$115,948
2049	\$1,843,283	\$1,427,594	129.1 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$38,331	\$59,967
2050	\$1,993,150	\$1,589,894	125.4 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$38,449	\$347,986
2051	\$1,855,118	\$1,465,842	126.6 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$34,539	\$459,354
2052	\$1,601,807	\$1,228,959	130.3 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$33,383	\$67,305
2053	\$1,739,389	\$1,394,547	124.7 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$36,335	\$49,991
2054	\$1,897,237	\$1,588,879	119.4 %	<div></div>	Low	0.00 %	\$171,504	\$0	\$39,124	\$89,314



30-Year Income/Expense Detail

Report # 621-10
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$247,731	\$355,613	\$427,825	\$558,258	\$723,666
Annual Reserve Funding	\$171,504	\$171,504	\$171,504	\$171,504	\$171,504
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,028	\$7,828	\$9,852	\$12,808	\$16,008
Total Income	\$425,263	\$534,945	\$609,181	\$742,570	\$911,178
# Component					
General Common Areas					
104 Elastomeric Decks - Reseal	\$0	\$18,437	\$0	\$0	\$0
105 Elastomeric Decks - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal	\$1,800	\$0	\$0	\$0	\$0
301 Electrical System - Modernize	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$5,850	\$0	\$0	\$0	\$0
505 Perimeter Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace	\$6,900	\$0	\$0	\$0	\$0
740 Pedestrian Gates - Partial Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1010 Irrigation/Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$4,502
1701 Wood Bridges - Replace	\$0	\$0	\$0	\$0	\$0
1705 Planter Beds - Waterproof	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repair/Replace	\$7,500	\$7,725	\$7,957	\$8,195	\$8,441
Building Interiors/Exteriors					
106 Decking - Inspection (SB 326)	\$4,600	\$0	\$0	\$0	\$0
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$22,067	\$0	\$0
503 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
703 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (East)	\$21,000	\$0	\$0	\$0	\$0
801 Boiler - Replace (West)	\$0	\$21,630	\$0	\$0	\$0
803 Water Storage Tank - Replace (East)	\$6,000	\$0	\$0	\$0	\$0
803 Water Storage Tank - Replace (West)	\$6,000	\$0	\$0	\$0	\$0
1107 Metal Rails/Gates - Repaint	\$0	\$9,270	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$0	\$43,260	\$0	\$0	\$0
1307 Flat Roof (PVC) - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$14,069
Parking Garage					
325 Garage/Utility Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$5,628
730 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$0	\$0	\$0	\$0
1119 Garage Walls - Repaint	\$0	\$0	\$0	\$0	\$0
Pool/Rec Room					
404 Pool Furniture - Replace	\$0	\$0	\$0	\$10,709	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl Floors - Replace	\$0	\$0	\$0	\$0	\$0
750 Glass Doors (common) - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface/Retile	\$0	\$0	\$19,096	\$0	\$0
1203 Spa - Resurface/Retile	\$8,500	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$1,500	\$0	\$0	\$0	\$0
1208 Solar Heater System (pool) - Replace	\$0	\$6,798	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2025	2026	2027	2028	2029
1210	Pool/Spa Pumps - Replace	\$0	\$0	\$1,804	\$0	\$0
	Total Expenses	\$69,650	\$107,120	\$50,923	\$18,904	\$32,640
	Ending Reserve Balance	\$355,613	\$427,825	\$558,258	\$723,666	\$878,538

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$878,538	\$856,916	\$810,749	\$942,768	\$1,047,703
Annual Reserve Funding	\$171,504	\$171,504	\$171,504	\$171,504	\$171,504
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,340	\$16,662	\$17,520	\$19,887	\$21,588
Total Income	\$1,067,382	\$1,045,082	\$999,773	\$1,134,160	\$1,240,794
# Component					
General Common Areas					
104 Elastomeric Decks - Reseal	\$20,751	\$0	\$0	\$0	\$23,355
105 Elastomeric Decks - Resurface	\$133,317	\$0	\$0	\$0	\$0
201 Asphalt - Reconstruction	\$41,734	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal	\$2,087	\$0	\$0	\$0	\$0
301 Electrical System - Modernize	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
505 Perimeter Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
740 Pedestrian Gates - Partial Replace	\$0	\$0	\$12,299	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1010 Irrigation/Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
1701 Wood Bridges - Replace	\$0	\$0	\$0	\$70,179	\$0
1705 Planter Beds - Waterproof	\$0	\$0	\$0	\$0	\$88,725
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repair/Replace	\$8,695	\$8,955	\$9,224	\$9,501	\$9,786
Building Interiors/Exteriors					
106 Decking - Inspection (SB 326)	\$0	\$0	\$0	\$0	\$6,002
324 Exterior Light Fixtures - Replace	\$3,884	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rails - Replace	\$0	\$0	\$24,720	\$0	\$0
703 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (East)	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (West)	\$0	\$0	\$0	\$0	\$0
803 Water Storage Tank - Replace (East)	\$0	\$0	\$0	\$0	\$0
803 Water Storage Tank - Replace (West)	\$0	\$0	\$0	\$0	\$0
1107 Metal Rails/Gates - Repaint	\$0	\$10,746	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$137,913	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$0	\$50,150	\$0	\$0	\$0
1307 Flat Roof (PVC) - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
Parking Garage					
325 Garage/Utility Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
730 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$0	\$1,906	\$0	\$0
1119 Garage Walls - Repaint	\$0	\$16,418	\$0	\$0	\$0
Pool/Rec Room					
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl Floors - Replace	\$0	\$0	\$0	\$0	\$0
750 Glass Doors (common) - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$6,777	\$0
1201 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface/Retile	\$0	\$10,149	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Solar Heater System (pool) - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$6,764	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$2,091	\$0	\$0
Total Expenses	\$210,466	\$234,333	\$57,005	\$86,457	\$127,868
Ending Reserve Balance	\$856,916	\$810,749	\$942,768	\$1,047,703	\$1,112,927

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$1,112,927	\$985,817	\$1,080,306	\$1,202,259	\$1,362,083
Annual Reserve Funding	\$171,504	\$171,504	\$171,504	\$171,504	\$171,504
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,969	\$20,643	\$22,806	\$25,621	\$28,834
Total Income	\$1,305,400	\$1,177,964	\$1,274,616	\$1,399,384	\$1,562,422
# Component					
General Common Areas					
104 Elastomeric Decks - Reseal	\$0	\$0	\$0	\$26,287	\$0
105 Elastomeric Decks - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal	\$2,419	\$0	\$0	\$0	\$0
301 Electrical System - Modernize	\$47,037	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$4,032	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
505 Perimeter Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
740 Pedestrian Gates - Partial Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$1,711	\$0	\$0
1010 Irrigation/Landscaping - Refurbish	\$0	\$0	\$5,703	\$0	\$0
1701 Wood Bridges - Replace	\$0	\$0	\$0	\$0	\$0
1705 Planter Beds - Waterproof	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repair/Replace	\$10,079	\$10,382	\$10,693	\$11,014	\$11,344
Building Interiors/Exteriors					
106 Decking - Inspection (SB 326)	\$0	\$0	\$0	\$0	\$0
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
703 Utility Doors - Replace	\$0	\$0	\$15,683	\$0	\$0
801 Boiler - Replace (East)	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (West)	\$0	\$0	\$0	\$0	\$0
803 Water Storage Tank - Replace (East)	\$0	\$0	\$8,555	\$0	\$0
803 Water Storage Tank - Replace (West)	\$0	\$0	\$8,555	\$0	\$0
1107 Metal Rails/Gates - Repaint	\$0	\$12,458	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$0	\$58,138	\$0	\$0	\$0
1307 Flat Roof (PVC) - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize	\$139,767	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
Parking Garage					
325 Garage/Utility Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
730 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$0	\$0	\$0	\$0
1119 Garage Walls - Repaint	\$0	\$0	\$0	\$0	\$0
Pool/Rec Room					
404 Pool Furniture - Replace	\$0	\$13,565	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl Floors - Replace	\$0	\$0	\$4,776	\$0	\$0
750 Glass Doors (common) - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$13,439	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Resurface	\$102,810	\$0	\$0	\$0	\$0
1202 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$27,227
1203 Spa - Resurface/Retile	\$0	\$0	\$12,119	\$0	\$0
1207 Pool Filter - Replace	\$0	\$3,115	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$2,139	\$0	\$0
1208 Solar Heater System (pool) - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$2,424	\$0	\$0
Total Expenses	\$319,583	\$97,658	\$72,357	\$37,301	\$38,571
Ending Reserve Balance	\$985,817	\$1,080,306	\$1,202,259	\$1,362,083	\$1,523,851

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$1,523,851	\$1,527,906	\$1,410,151	\$1,500,658	\$1,646,747
Annual Reserve Funding	\$171,504	\$171,504	\$171,504	\$171,504	\$171,504
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$30,491	\$29,355	\$29,083	\$31,447	\$34,407
Total Income	\$1,725,846	\$1,728,765	\$1,610,737	\$1,703,609	\$1,852,658
# Component					
General Common Areas					
104 Elastomeric Decks - Reseal	\$0	\$0	\$29,586	\$0	\$0
105 Elastomeric Decks - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal	\$2,804	\$0	\$0	\$0	\$0
301 Electrical System - Modernize	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$140,217	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$9,114	\$0	\$0	\$0	\$0
505 Perimeter Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace	\$10,750	\$0	\$0	\$0	\$0
740 Pedestrian Gates - Partial Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1010 Irrigation/Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
1701 Wood Bridges - Replace	\$0	\$0	\$0	\$0	\$0
1705 Planter Beds - Waterproof	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$21,791	\$0
1811 Plumbing - Repair/Replace	\$11,685	\$12,035	\$12,396	\$12,768	\$13,151
Building Interiors/Exteriors					
106 Decking - Inspection (SB 326)	\$0	\$0	\$0	\$7,831	\$0
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
703 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (East)	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (West)	\$0	\$0	\$0	\$0	\$0
803 Water Storage Tank - Replace (East)	\$0	\$0	\$0	\$0	\$0
803 Water Storage Tank - Replace (West)	\$0	\$0	\$0	\$0	\$0
1107 Metal Rails/Gates - Repaint	\$0	\$14,442	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$185,344	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$0	\$67,398	\$0	\$0	\$0
1307 Flat Roof (PVC) - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$56,197	\$0	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
Parking Garage					
325 Garage/Utility Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$13,151
705 Gate Operator - Replace	\$0	\$8,024	\$0	\$0	\$0
730 Vehicle Gate - Replace	\$23,370	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$0	\$0	\$0	\$0
1119 Garage Walls - Repaint	\$0	\$0	\$0	\$0	\$0
Pool/Rec Room					
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$17,184
509 Wood Trellis - Replace	\$0	\$31,372	\$0	\$0	\$0
602 Vinyl Floors - Replace	\$0	\$0	\$0	\$0	\$0
750 Glass Doors (common) - Replace	\$0	\$0	\$0	\$0	\$12,275
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface/Retile	\$0	\$0	\$0	\$14,471	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Solar Heater System (pool) - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$9,091	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$2,810	\$0	\$0
Total Expenses	\$197,940	\$318,614	\$110,080	\$56,861	\$55,761
Ending Reserve Balance	\$1,527,906	\$1,410,151	\$1,500,658	\$1,646,747	\$1,796,896

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$1,796,896	\$1,583,792	\$1,607,195	\$1,751,807	\$1,843,283
Annual Reserve Funding	\$171,504	\$171,504	\$171,504	\$171,504	\$171,504
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$33,778	\$31,882	\$33,561	\$35,920	\$38,331
Total Income	\$2,002,178	\$1,787,179	\$1,812,260	\$1,959,231	\$2,053,118
# Component					
General Common Areas					
104 Elastomeric Decks - Reseal	\$0	\$33,299	\$0	\$0	\$0
105 Elastomeric Decks - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal	\$3,251	\$0	\$0	\$0	\$0
301 Electrical System - Modernize	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
505 Perimeter Wood Fencing - Replace	\$0	\$0	\$0	\$96,706	\$0
704 Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
740 Pedestrian Gates - Partial Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1010 Irrigation/Landscaping - Refurbish	\$7,224	\$0	\$0	\$0	\$0
1701 Wood Bridges - Replace	\$0	\$0	\$0	\$0	\$0
1705 Planter Beds - Waterproof	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repair/Replace	\$13,546	\$13,952	\$14,371	\$14,802	\$15,246
Building Interiors/Exteriors					
106 Decking - Inspection (SB 326)	\$0	\$0	\$0	\$0	\$0
324 Exterior Light Fixtures - Replace	\$6,050	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$39,855	\$0	\$0
503 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
703 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (East)	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (West)	\$0	\$0	\$0	\$0	\$0
803 Water Storage Tank - Replace (East)	\$0	\$0	\$0	\$0	\$12,197
803 Water Storage Tank - Replace (West)	\$0	\$0	\$0	\$0	\$12,197
1107 Metal Rails/Gates - Repaint	\$0	\$16,743	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$0	\$78,132	\$0	\$0	\$0
1307 Flat Roof (PVC) - Replace	\$388,314	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
Parking Garage					
325 Garage/Utility Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
730 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$0	\$2,970	\$0	\$0
1119 Garage Walls - Repaint	\$0	\$25,579	\$0	\$0	\$0
Pool/Rec Room					
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl Floors - Replace	\$0	\$0	\$0	\$0	\$0
750 Glass Doors (common) - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$17,279
1207 Pool Filter - Replace	\$0	\$0	\$0	\$4,441	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$3,049
1208 Solar Heater System (pool) - Replace	\$0	\$12,278	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$3,257	\$0	\$0
Total Expenses	\$418,386	\$179,983	\$60,453	\$115,948	\$59,967
Ending Reserve Balance	\$1,583,792	\$1,607,195	\$1,751,807	\$1,843,283	\$1,993,150

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$1,993,150	\$1,855,118	\$1,601,807	\$1,739,389	\$1,897,237
Annual Reserve Funding	\$171,504	\$171,504	\$171,504	\$171,504	\$171,504
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,449	\$34,539	\$33,383	\$36,335	\$39,124
Total Income	\$2,203,104	\$2,061,161	\$1,806,694	\$1,947,228	\$2,107,865
# Component					
General Common Areas					
104 Elastomeric Decks - Reseal	\$37,479	\$0	\$0	\$0	\$42,183
105 Elastomeric Decks - Resurface	\$240,784	\$0	\$0	\$0	\$0
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal	\$3,769	\$0	\$0	\$0	\$0
301 Electrical System - Modernize	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$6,281	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
505 Perimeter Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
740 Pedestrian Gates - Partial Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$2,666	\$0	\$0
1010 Irrigation/Landscaping - Refurbish	\$0	\$0	\$0	\$9,152	\$0
1701 Wood Bridges - Replace	\$0	\$0	\$0	\$0	\$0
1705 Planter Beds - Waterproof	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repair/Replace	\$15,703	\$16,174	\$16,660	\$17,159	\$17,674
Building Interiors/Exteriors					
106 Decking - Inspection (SB 326)	\$0	\$0	\$10,218	\$0	\$0
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
703 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (East)	\$43,969	\$0	\$0	\$0	\$0
801 Boiler - Replace (West)	\$0	\$45,288	\$0	\$0	\$0
803 Water Storage Tank - Replace (East)	\$0	\$0	\$0	\$0	\$0
803 Water Storage Tank - Replace (West)	\$0	\$0	\$0	\$0	\$0
1107 Metal Rails/Gates - Repaint	\$0	\$19,409	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$249,086	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$0	\$90,577	\$0	\$0	\$0
1307 Flat Roof (PVC) - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$29,457
Parking Garage					
325 Garage/Utility Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$11,440	\$0
730 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$0	\$0	\$0	\$0
1119 Garage Walls - Repaint	\$0	\$0	\$0	\$0	\$0
Pool/Rec Room					
404 Pool Furniture - Replace	\$0	\$0	\$21,769	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl Floors - Replace	\$0	\$0	\$0	\$0	\$0
750 Glass Doors (common) - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$12,240	\$0
1201 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface/Retile	\$0	\$38,819	\$0	\$0	\$0
1203 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Solar Heater System (pool) - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$12,217	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$3,776	\$0	\$0
Total Expenses	\$347,986	\$459,354	\$67,305	\$49,991	\$89,314
Ending Reserve Balance	\$1,855,118	\$1,601,807	\$1,739,389	\$1,897,237	\$2,018,551



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding. 1) Common area repair & replacement responsibility 2) Need and schedule for the project can be reasonably anticipated, and 3) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.. Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

General Common Areas

Comp #: 103 Concrete Walkways - Repair**Quantity: Extensive GSF**

Location: Common area walkways

Funded?: No.

History:

Comments: Under normal circumstances these surfaces should reach a very long useful life with no expectation for complete replacement. These surfaces should be inspected on a regular basis for trip-hazards. We recommend that the association handle minor concrete repairs as an Operating expense since they will likely fall below the 1% of Annual Budget threshold for Reserve Funding due to small quantity of concrete surfaces at your community.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 104 Elastomeric Decks - Reseal**Quantity: Approx 4,500 GSF**

Location: Common area walkways

Funded?: Yes.

History: Resealed in 2021

Comments: Regularly scheduled resealing projects will help extend the useful life of the decking membranes by bridging small surface cracks, while protecting the decking from damaging weather elements. The structural integrity of the decks were not verified as part of the scope of this Reserve Study. The decks should be inspected on a regular basis by your decking service company or by a licensed structural engineer.

Useful Life:
4 yearsRemaining Life:
1 years

Best Case: \$ 15,800

Worst Case: \$ 20,000

Cost Source: ARI Cost Database

Comp #: 105 Elastomeric Decks - Resurface**Quantity: Approx 4,500 GSF**

Location: Common area walkways

Funded?: Yes.

History:

Comments: The decking will require periodic waterproofing projects (resurfacing of decking membranes) to prevent water intrusion and potential structural damage. The useful life and costs shown below are based on the assumption that these surfaces will be resealed on schedule (refer to #104). The structural integrity of the decks were not verified as part of the scope of this Reserve Study. The decks should be inspected on a regular basis by your decking service company or by a licensed structural engineer. Failure to reseat & waterproof the decks on schedule could result in structural damage and safety liabilities, along with drastically higher costs than what we have allocated.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 104,000

Worst Case: \$ 126,000

Cost Source: ARI Cost Database

Comp #: 201 Asphalt - Reconstruction**Quantity: Approx 8,000 GSF**

Location: West driveway

Funded?: Yes.

History:

Comments: The asphalt surfaces are dry but no major cracking or deterioration observed. Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 32,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 202 Asphalt - Repair/Reseal**Quantity: Approx 8,000 GSF**

Location: West driveway

Funded?: Yes.

History:

Comments: Based on age and condition, a resealing project should be considered in the near future before the next reconstruction project. The asphalt should be resealed or slurry coated every 5-7 years to maintain the asphalt's appearance, integrity, and life expectancy. Failure to execute these projects could result in much shorter useful life, and additional base & subgrade repair costs (refer to #201). Additional repairs are included with this project, including the restriping of the parking spaces and repainting of the curbs.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 1,600

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 301 Electrical System - Modernize**Quantity: (1) System**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments: The electrical panels were not tested during inspection. Panels should only be tested and maintained by licensed electricians. Electrical equipment typically reaches long useful lives with proper electrical load usage. Funding for ongoing partial replacements. If larger replacement projects are ever required the project should be handled with Special Assessment funds.

Useful Life:
40 years

Remaining Life:
10 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 320 Pole Lights - Replace**Quantity: (30) Fixtures**

Location: Adjacent to common area walkways

Funded?: Yes.

History: Repairs made in 2024

Comments: Inspected during daylight hours, but assumed to be functional. Fixtures should be cleaned on a regular basis to allow full illumination. Funding for eventual complete replacement to maintain a uniform appearance.

Useful Life:
25 yearsRemaining Life:
15 years

Best Case: \$ 75,000

Worst Case: \$ 105,000

Cost Source: ARI Cost Database

Comp #: 322 Bollard Lights - Replace**Quantity: (3) Fixtures**

Location: Adjacent to walkway deck between buildings

Funded?: Yes.

History:

Comments: Inspected during daylight hours, but assumed to be functional. Funding for complete replacement projects to maintain a uniform appearance.

Useful Life:
15 yearsRemaining Life:
10 years

Best Case: \$ 2,400

Worst Case: \$ 3,600

Cost Source: ARI Cost Database

Quantity: (39) Mailboxes

Location: Adjacent to main entry

Funded?: Yes.

History:

Comments: The mailboxes are aged and weathered in appearance. Replacement should be expected in the near future based on current conditions.

Useful Life:

15 years

Remaining Life:

0 years



Best Case: \$ 4,900

Worst Case: \$ 6,800

Cost Source: ARI Cost Database

Quantity: Minimal GSF

Location: Throughout association

Funded?: No.

History:

Comments: Under normal circumstances, these walls should reach a very long useful life with no expectation for replacement within the scope of this study. Failure due to earthquakes should be covered by your insurance policy. No Reserve funding is required at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 505 Perimeter Wood Fencing - Replace**Quantity: Approx 780 LF**

Location: Wood perimeter fences

Funded?: Yes.

History: Installed in 2022

Comments: The fencing is intact and stable. Regular repainting or sealing projects will help extend the useful life of the fencing (refer to #1109). Best to avoid contact with surrounding vegetation or irrigation sprinklers.

Useful Life:
25 years

Remaining Life:
23 years



Best Case: \$ 39,000

Worst Case: \$ 59,000

Cost Source: ARI Cost Database

Comp #: 704 Intercoms - Replace**Quantity: (3) Intercoms**

Location: Adjacent to entry gates

Funded?: Yes.

History:

Comments: The intercom systems are aged and reported to be in declining condition. Replacement should be expected in the near future. Intercom systems typically reach 10-15 years of useful life.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 7,800

Cost Source: ARI Cost Database

Comp #: 740 Pedestrian Gates - Partial Replace**Quantity: 1/2 of (6) Gates**

Location: Property entrances

Funded?: Yes.

History:

Comments: Normal operation observed during inspection. The useful life is based on the assumption that the repainting projects will be completed on schedule (refer to #1107). Ongoing maintenance and hardware replacements should be handled as an Operating expense. There is no expectation to replace all gates at the same time. Funding for ongoing partial replacements.

Useful Life:

25 years

Remaining Life:

7 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARI Cost Database

Comp #: 1003 Irrigation Controllers - Replace**Quantity: (2) Controllers**

Location: Common area landscape

Funded?: Yes.

History:

Comments: The irrigation controllers were not tested during inspection. The controllers should be programmed and tested on a regular basis by your landscaping company. Funding for "smart-controllers" for water savings.

Useful Life:

15 years

Remaining Life:

12 years



Best Case: \$ 1,000

Worst Case: \$ 1,400

Cost Source: ARI Cost Database

Comp #: 1010 Irrigation/Landscaping - Refurbish**Quantity: (1) Allowance**

Location: Common area landscape

Funded?: Yes.

History:

Comments: The common area landscaping and irrigation system is maintained on a regular basis as an Operating expense. This line-item provides Reserve funding for periodic partial replacement projects, such as the installation of dry-scape and drip irrigation. There is no expectation for complete replacement at this time.

Useful Life:

8 years

Remaining Life:

4 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 1701 Wood Bridges - Replace**Quantity: (8) Bridges**

Location: Bridges to Units 9-16

Funded?: Yes.

History:

Comments: The bridges appear to be in fair condition. Reported to have been recently repaired/repainted with building exteriors. With proper painting and regular repairs, the bridges should reach a full useful life. Painting is included with exterior wood surfaces (refer to #1109). Funding for the eventual complete replacement of the bridges.

Useful Life:

30 years

Remaining Life:

8 years



Best Case: \$ 45,400

Worst Case: \$ 65,400

Cost Source: Client Cost History, Plus Inflation

Comp #: 1705 Planter Beds - Waterproof**Quantity: Approx 1,700 GSF**

Location: Planters adjacent to garage and building walls

Funded?: Yes.

History:

Comments: Periodically, vegetation and soil should be removed and interior surfaces re-coated or re-lined. Delaying or deferring this project can lead to structural damage as water penetrates the structure of the building. Costs shown here include cost of removing and replacing vegetation. All interior areas (sides and bottoms) in contact with, or adjacent to structural frame should be waterproofed.

Useful Life:
25 years

Remaining Life:
9 years



Best Case: \$ 51,000

Worst Case: \$ 85,000

Cost Source: ARI Cost Database

Comp #: 1803 Fire Alarm System - Modernize**Quantity: (2) Fire Alarm Panels**

Location: Throughout common areas

Funded?: Yes.

History: Upgraded in 2022

Comments: We are not licensed to inspect these systems. No testing nor evaluation of the system functional was performed as of the scope of this reserve study. Fire alarm systems should be inspected and maintained on a regular basis by your licensed fire system professionals as an Operating expense. Funding for the eventual modernization of the system (panels, fixtures, etc.). Follow any recommendations by your fire system service company and local fire department. Fire fixtures should never be adjusted or painted by residents.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 11,800

Worst Case: \$ 13,800

Cost Source: ARI Cost Database

Comp #: 1811 Plumbing - Repair/Replace**Quantity: (1) Allowance**

Location: Throughout building interiors

Funded?: Yes.

History:

Comments: It is estimated that approx 60-70% of the plumbing is original. A plumbing assessment was not performed as part of the scope of this reserve study. Properly installed plumbing infrastructure should reach a long useful life under normal circumstances. Manufacturing defects become apparent from time to time, and certain site conditions (e.g. galvanic corrosion, dissimilar metals in contact with piping, chemical reactions, etc.) can contribute to premature deterioration of the plumbing system. Annual maintenance and minor repairs should be handled as an Operating expense. The building plumbing varies in age. Therefore, there is no expectation for future complete replacement. Funding for ongoing annual partial replacement projects and repairs annually.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 1813 Fire Extinguishers - Replace**Quantity: (12) Extinguishers**

Location: Throughout common areas

Funded?: No.

History:

Comments: We are not licensed to inspect or test the fire extinguishers. We did not verify that their locations are in line with current safety codes. These duties should be conducted by a licensed fire-safety professional. It is recommended that the pressure gauges be checked on a monthly basis to help detect any issues. Annual inspections and testing by licensed fire-safety professionals are required by law (refer to yellow tags). These inspections and any required maintenance should be handled as part of the Operating budget. The replacement value of all of the extinguishers is too low for Reserve designation due to their small quantity. Therefore, replacement should be handled as an Operating expense. No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Building Interiors/Exteriors

Comp #: 105 Balcony Decks - Maintain

Quantity: Numerous Balconies

Location: Unit balconies

Funded?: No.

History:

Comments: According to your CC&Rs, the repair and waterproofing of the unit balcony decks is the responsibility of the individual owners, not the association. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 106 Decking - Inspection (SB 326)

Quantity: (8) Balconies

Location: Overhanging unit balconies above west driveway

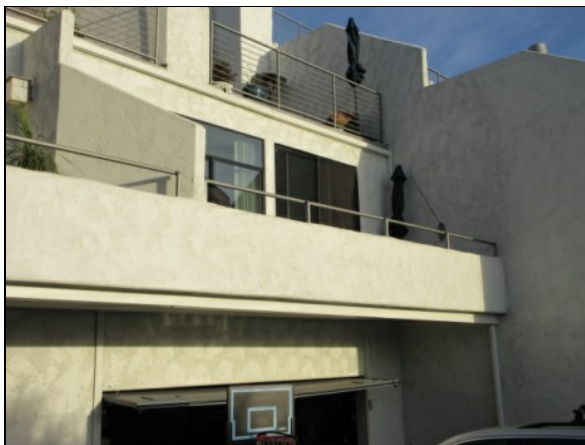
Funded?: Yes.

History:

Comments: The State of CA passed a new law requiring that exterior elevated load-bearing elements (balcony decks, walkway decks, staircases) be inspected by a structural engineer or architect to verify that the decks are "in a generally safe condition and performing in compliance with applicable standards". The first inspection is due by January 1, 2025, and is required every (9) years thereafter. Association Reserves - Los Angeles has not performed any structural evaluation of your elevated decking. This reserve study is not a structural inspection and does not satisfy the requirements of SB 326. Funding for the inspections should be handled as a Reserve expense. The findings and repair recommendations of the inspections are unpredictable, especially structural repairs/reconstruction. Regular maintenance, such as resealing and waterproofing should be continued on schedule as a Reserve expense (if association responsibility). Any additional structural repairs should be handled immediately with Special Assessment funds.

Useful Life:
9 years

Remaining Life:
0 years



Best Case: \$ 4,200

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 324 Exterior Light Fixtures - Replace

Quantity: (38) Fixtures

Location: Wall lights, recessed lights, and pathway lights throughout common areas

Funded?: Yes.

History:

Comments: Fixtures vary in style and condition. Inspected during daylight hours, but assumed to be functional. Fixtures should be cleaned on a regular basis to allow full illumination. Funding for partial replacement projects to maintain operation and an attractive appearance throughout the property.

Useful Life:

15 years

Remaining Life:

5 years



Best Case: \$ 2,900

Worst Case: \$ 3,800

Cost Source: ARI Cost Database

Comp #: 328 Emergency/Exit Combos - Replace

Quantity: Numerous Fixtures

Location: Throughout common areas

Funded?: No.

History: Upgraded in 2024

Comments: These fixtures were not tested during inspection. These fixtures are intended to provide illumination to the common areas during power outages. Due to the small quantity of these fixtures at the property, the associations services them and replaces the fixtures and batteries as needed as an Operating expense. No Reserve funding required.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

Comp #: 401 Awnings - Replace**Quantity: (28) Awnings**

Location: Attached to building exteriors

Funded?: Yes.

History:

Comments: The awnings are older and weathered in appearance. Funding for eventual complete replacement to maintain a uniform appearance. Funding includes the replacement of the awning frames.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 19,600

Worst Case: \$ 22,000

Cost Source: ARI Cost Database

Comp #: 503 Metal Rails - Replace**Quantity: Approx 1/2 of 530 LF**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: The useful life is based on the assumption that the ironwork will be repainted on schedule (refer to #1107 for minor repairs and repainting). There is no expectation for the replacement of all ironwork at the community in one project. Funding for ongoing partial replacement projects.

Useful Life:
30 years

Remaining Life:
7 years



Best Case: \$ 17,200

Worst Case: \$ 23,000

Cost Source: ARI Cost Database

Comp #: 701 Front Doors - Replace

Quantity:

Location: Unit entry area

Funded?: No.

History:

Comments: According to your CC&RS, the replacement of the unit front door is the responsibility of the individual owner, not the association. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 702 Garage Doors - Replace

Quantity: (8) Doors

Location: West driveway

Funded?: No.

History:

Comments: According to your CC&RS, the replacement of the garage doors is the responsibility of the individual owners, not the association. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 703 Utility Doors - Replace**Quantity: (5) Doors**

Location: Utility rooms and garage stairwells

Funded?: Yes.

History:

Comments: The metal utility doors appear to be aging normally. Normally, these doors should reach an extensive useful life. Funding for eventual replacement to maintain security and a uniform appearance.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 10,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database

Comp #: 801 Boiler - Replace (East)**Quantity: (1) Laars Boiler**

Location: East building rooftop

Funded?: Yes.

History:

Comments: The hot water boiler was not tested during inspection. Reported to be older and likely in need of replacement in the near future based on age. Regular service and maintenance should be completed as an Operating expense to ensure efficient function and maximum life expectancy. Funding for complete replacement of the boiler system.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 18,000

Worst Case: \$ 24,000

Cost Source: ARI Cost Database

Comp #: 801 Boiler - Replace (West)**Quantity: (1) Laars Boiler**

Location: West building rooftop

Funded?: Yes.

History:

Comments: The hot water boiler was not tested during inspection. Reported to be older and likely in need of replacement in the near future based on age. Regular service and maintenance should be completed as an Operating expense to ensure efficient function and maximum life expectancy. Funding for complete replacement of the boiler system.

Useful Life:

25 years

Remaining Life:

1 years



Best Case: \$ 18,000

Worst Case: \$ 24,000

Cost Source: Reserve Allowance

Comp #: 803 Water Storage Tank - Replace (East)**Quantity: (1) 115 Gal**

Location: East building rooftop

Funded?: Yes.

History:

Comments: Water storage tanks typically last 10-12 years. The tank should be flushed annually as an Operating expense. Water storage tanks should be replaced proactively based on age and service vendor recommendations since failure is usually very sudden and could result in expensive interior damage and prolonged down-time while the heater is being replaced.

Useful Life:

12 years

Remaining Life:

0 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 803 Water Storage Tank - Replace (West)**Quantity: (1) 115 Gal**

Location: West building rooftop

Funded?: Yes.

History:

Comments: Water storage tanks typically last 10-12 years. The tank should be flushed annually as an Operating expense. Water storage tanks should be replaced proactively based on age and service vendor recommendations since failure is usually very sudden and could result in expensive interior damage and prolonged down-time while the heater is being replaced.

Useful Life:

12 years

Remaining Life:

0 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 1107 Metal Rails/Gates - Repaint**Quantity: Approx 600 LF**

Location: Throughout common areas

Funded?: Yes.

History: Painted in 2021

Comments: Metal surfaces should be repainted at least every 5 years in mild climates, and every 2-3 years at beachfront and alpine climates. Regular repainting projects will protect the metal surfaces from damaging weather elements, maintain an attractive appearance, and extend the useful life of the asset. Metal repainting projects should be coordinated with other repainting projects whenever possible, such as stucco and wood, in order to reduce the overall costs of repainting, and to utilize the same scaffolding at properties where it is required to access building railings.

Useful Life:

5 years

Remaining Life:

1 years



Best Case: \$ 8,100

Worst Case: \$ 9,900

Cost Source: ARI Cost Database

Comp #: 1109 Patio Fences - Repaint/Reseal**Quantity: Approx 415 LF**

Location: Unit patio enclosures

Funded?: No.

History:

Comments: Regular repainting or sealing projects will help protect the fencing from damaging weather and irrigation elements, while maintaining an attractive appearance. This project should be combined with the repainting of other exterior surfaces, especially wood (refer to #1116). No additional Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1115 Stucco Surfaces - Repaint**Quantity: (33) Units**

Location: Building exteriors

Funded?: Yes.

History: 2021

Comments: The stucco surfaces appear to be aging normally. No major damage observed. Funding for periodic repainting projects to maintain an attractive exterior appearance. Stucco repairs should be included as part of each repainting project. In general, stucco should be repainted every 10-20 years. This project should be coordinated with other surfaces (wood & metal) whenever possible to lower the overall cost of repainting. The cost of scaffolding has been added to the cost projections if necessary.

Useful Life:
10 yearsRemaining Life:
6 years

Best Case: \$ 99,000

Worst Case: \$ 132,000

Cost Source: ARI Cost Database

Comp #: 1116 Exterior Wood Surfaces - Repaint

Quantity: Extensive GSF

Location: Patio fences, wood trim, bridges, trellis, etc.

Funded?: Yes.

History: 2021

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

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 33,000

Worst Case: \$ 51,000

Cost Source: ARI Cost Database



Comp #: 1307 Flat Roof (PVC) - Replace

Quantity: Approx 16,800 GSF

Location: Building rooftops

Funded?: Yes.

History:

Comments: PVC (Polyvinyl Chloride) roofs are known for their durability and longevity. When properly installed and maintained, a PVC roof can have an average lifespan of 20 to 30 years. However, it's important to note that the actual lifespan of a PVC roof can vary depending on several factors, including climate conditions, maintenance practices, foot traffic, and the quality of the installation. PVC roofs offer excellent resistance to UV radiation, chemicals, and weathering, which helps them maintain their performance over an extended period. They are also highly flexible and have good dimensional stability, allowing them to expand and contract with temperature fluctuations without cracking or breaking. Regular maintenance, including inspections, cleaning, and addressing any issues promptly, can help extend the life of a PVC roof. Regular inspections can help identify and address any potential problems before they escalate. Additionally, periodic roof coating or resealing may be necessary to maintain the roof's integrity and waterproofing properties. Some PVC roof systems may also benefit from a reflective coating to enhance energy efficiency and prolong the life of the roof. It's advisable to consult with a professional roofing contractor who specializes in PVC roofs for specific information about the expected lifespan of your particular PVC roof system and recommendations for maintenance to ensure its longevity.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 198,000

Worst Case: \$ 232,000

Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspouts - Repair/Replace**Quantity: Approx 2,200 GSF**

Location: Attached to building sides

Funded?: Yes.

History:

Comments: The gutters should be cleaned of debris on regular basis to allow optimal drainage. The cleaning projects and minor repairs should be handled as an Operating expense. Clogged gutters and downspouts will fail prematurely, while water runoff will stain the building exteriors and could lead to water intrusion, mold, and/or damage. Repainting is included with the building exterior repainting projects.

Useful Life:
30 years

Remaining Life:
17 years



Best Case: \$ 32,000

Worst Case: \$ 36,000

Cost Source: ARI Cost Database

Comp #: 1801 Elevator - Modernize**Quantity: (1) Elevator**

Location: Center of building

Funded?: Yes.

History: Door package upgraded in 2022

Comments: We are not licensed to inspect these systems. Not tested during inspection, but found to be operational. It was reported that the door package was replaced approx (2) years ago. Anticipate the need to modernize a hydraulic elevator every 20-30 years. Modernization consists primarily of replacing the controller, door operator, pumping unit, valve, tank, push-button fixtures & indicator fixtures, as any other code changes or upgrades required. Delaying or deferring this project can lead to unexpected failures and lengthy shut-down periods as replacement parts are ordered. Scheduling this project ahead of time will minimize "down" period of the elevator and allow for optimal planning.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 82,000

Worst Case: \$ 126,000

Cost Source: ARI Cost Database

Comp #: 1802 Elevator Cab - Remodel**Quantity: Elevator Cab Remodel**

Location:

Funded?: Yes.

History:

Comments: Funding for periodic remodeling projects to maintain an attractive appearance inside the elevator cab. This includes the replacement of the cab floor, wall panels, and grab-rails. Minor repairs and upgrades should be handled as needed as an Operating expense.

Useful Life:

25 years

Remaining Life:

4 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database

Comp #: 1820 Termite Fumigation**Quantity: (33) Units**

Location: Throughout building interiors & exteriors

Funded?: No.

History: Tented in 2018

Comments: We are not licensed to evaluate the extent of termite infestation or give recommendations. We were informed that the association currently maintains a termite service contact with a licensed termite company that includes a warranty that protects against the cost of fumigation projects. This regular termite service will reduce the cost of future wood repairs. The service contract is handled as an Operating expense. No Reserve funding required since the warranty will cover fumigation projects.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Parking Garage

Comp #: 205 Concrete Driveway - Repair**Quantity: Extensive GSF**

Location: Throughout the parking garage

Funded?: No.

History:

Comments: There is no expectation for major repairs or replacement within the scope of this Study based on current conditions. Surfaces should be pressure washed on a regular basis to remove any tire marks and oil stains. These project should be handled as an Operating expense. Funding for parking space restriping is included with #1118. No additional Reserve funding is required. Surfaces should also be inspected on a regular basis for trip-hazards. Any trip-hazard repairs should be completed immediately as an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 325 Garage/Utility Light Fixtures - Replace**Quantity: (34) Fixtures**

Location: Garage and covered walkways

Funded?: Yes.

History: Upgraded to LED in 2024

Comments: These fixtures are non-decorative in appearance. However, complete replacement projects are periodically required to maintain reliability, and to ensure optimal energy savings. Funding provided is for LED fixtures.

Useful Life:
20 yearsRemaining Life:
19 years

Best Case: \$ 6,800

Worst Case: \$ 8,200

Cost Source: ARI Cost Database

Comp #: 705 Gate Operator - Replace**Quantity: (1) Gate Operator**

Location: Garage entry/exit

Funded?: Yes.

History:

Comments: The gate operator was functional at time of inspection. No reported problems. Regular maintenance should be conducted as an Operating expense.

Useful Life:

12 years

Remaining Life:

4 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 730 Vehicle Gate - Replace**Quantity: (1) Slider**

Location: Garage entry/exit

Funded?: Yes.

History:

Comments: Normal operation observed during inspection. The useful life is based on the assumption that the repainting projects will be completed on schedule (refer to #1107). Ongoing maintenance should be handled as an Operating expense.

Useful Life:

50 years

Remaining Life:

15 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Cost Source: ARI Cost Database

Comp #: 1118 Parking Spaces - Restripe**Quantity: (34) Spaces**

Location: Parking garage

Funded?: Yes.

History:

Comments: The parking spaces and numbers should be repainted periodically to maintain clear space boundaries and an attractive appearance in the parking areas. This project should be coordinated with other repainting projects whenever possible to lower the overall cost of paint and labor.

Useful Life:

15 years

Remaining Life:

7 years



Best Case: \$ 1,400

Worst Case: \$ 1,700

Cost Source: ARI Cost Database

Comp #: 1119 Garage Walls - Repaint**Quantity: Approx 5,000 GSF**

Location: Garage interior

Funded?: Yes.

History: Painted in 2016

Comments: Garage interior should be re-painted periodically to restore aesthetic appeal. Should be coordinated with other painting projects, especially parking space striping.

Useful Life:

15 years

Remaining Life:

6 years



Best Case: \$ 11,000

Worst Case: \$ 16,500

Cost Source: ARI Cost Database

Pool/Rec Room

Comp #: 404 Pool Furniture - Replace**Quantity: (35) Assorted Pieces**

Location: Adjacent to pool

Funded?: Yes.

History:

Comments: The furniture consists of (6) chaise lounges, (21) chairs, (7) tables, and (1) umbrella. Funding for ongoing complete replacement projects to maintain a uniform and attractive appearance.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 7,800

Worst Case: \$ 11,800

Cost Source: ARI Cost Database

Comp #: 509 Wood Trellis - Replace**Quantity: Approx 645 GSF**

Location: Pool/spa area

Funded?: Yes.

History:

Comments: The wood trellis structures were in good condition. No signs of heavy cracking or dry-rotting. The useful life is based on the assumption that the trellis structures will be repainted on a regular basis (refer to #1116).

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 16,100

Worst Case: \$ 23,000

Cost Source: ARI Cost Database

Comp #: 602 Vinyl Floors - Replace**Quantity: Approx 240 GSF**

Location: Recreation room

Funded?: Yes.

History:

Comments: It was reported that the vinyl floors receive minimal foot traffic. In good overall condition. Funding for periodic replacement projects at longer intervals.

Useful Life:

20 years

Remaining Life:

12 years



Best Case: \$ 3,100

Worst Case: \$ 3,600

Cost Source: ARI Cost Database

Comp #: 750 Glass Doors (common) - Replace**Quantity: (2) Doors**

Location: Recreation room entry

Funded?: Yes.

History:

Comments: The glass doors were intact and functional. No signs of advanced deterioration or abuse at time of inspection. Funding for eventual complete replacement to maintain a uniform appearance. Repair the hardware as needed as an Operating expense.

Useful Life:

35 years

Remaining Life:

19 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: ARI Cost Database

Comp #: 909 Restrooms - Remodel**Quantity: (2) Bathrooms**

Location: Recreation room

Funded?: Yes.

History:

Comments: The restrooms receive minimal usage. In fair overall condition. Funding for repainting is included with #1110. Funding for periodic remodeling projects to maintain an attractive appearance and reliable plumbing fixtures.

Useful Life:

25 years

Remaining Life:

10 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database

Comp #: 1110 Interior Surfaces - Repaint**Quantity: Approx 1,950 GSF**

Location: Recreation room interiors

Funded?: Yes.

History:

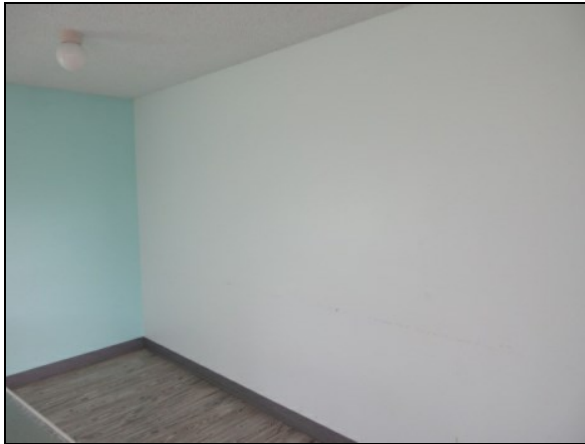
Comments: The surfaces appear to be in fair condition. The association is planning on repainting the recreation room less frequently due to low usage of the room. Any minor touch-up repainting projects should be handled as an Operating expense.

Useful Life:

20 years

Remaining Life:

8 years



Best Case: \$ 4,300

Worst Case: \$ 6,400

Cost Source: ARI Cost Database

Comp #: 1201 Pool Deck - Resurface**Quantity: Approx 3,400 GSF**

Location: Pool deck surface

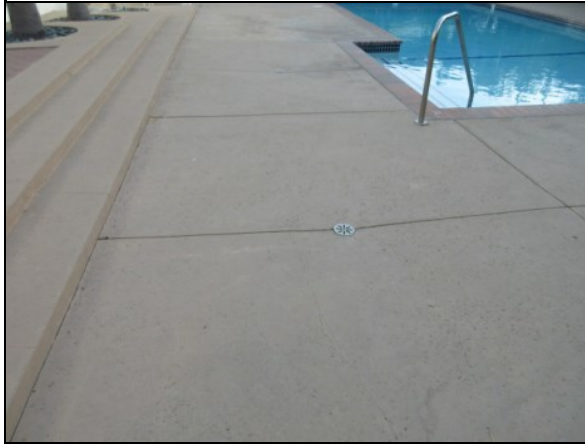
Funded?: Yes.

History:

Comments: Surfaces should be inspected on a regular basis for trip hazards. Adjacent trees with invasive root systems should be removed before they cause lifting. Overtime the concrete will spall and deteriorate. Funding for eventual complete replacement.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 68,000

Worst Case: \$ 85,000

Cost Source: ARI Cost Database

Comp #: 1202 Pool - Resurface/Retile**Quantity: Approx (600) GSF**

Location: Pool/spa area

Funded?: Yes.

History:

Comments: Plaster is showing signs of minor surface wear and discoloration. Tiles are intact. Fair condition. Funding for the replastering of the pool surfaces every 10-15 years, and the replacement of the tile at longer intervals.

Useful Life:
12 years

Remaining Life:
2 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database

Comp #: 1203 Spa - Resurface/Retile**Quantity: (1) Spa**

Location: Pool/spa area

Funded?: Yes.

History:

Comments: The spa plaster is showing heavy surface wear and discoloration. The tile is aged and damaged. Poor condition. Spa surfaces typically experience shorter useful lives than pool surfaces due to higher temperature and chemical balances. Funding for the replacement of the spa plaster every 5-7 years, and the replacement of the spa tiles at longer intervals.

Useful Life:

6 years

Remaining Life:

0 years



Best Case: \$ 7,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database

Comp #: 1207 Pool Filter - Replace**Quantity: (1) Hayward Filter**

Location: Pool equipment enclosure

Funded?: Yes.

History: Installed in 2024

Comments: No signs of heavy staining or active leakage. Replace the filter cartridges as needed as an Operating expense.

Funding for periodic replacement of the filter.

Useful Life:

12 years

Remaining Life:

11 years



Best Case: \$ 2,000

Worst Case: \$ 2,500

Cost Source: ARI Cost Database

Comp #: 1207 Spa Filter - Replace**Quantity: (1) Pentair Filter**

Location: Pool equipment enclosure

Funded?: Yes.

History:

Comments: Signs of heavy staining. Poor condition. Replace the filter cartridges as needed as an Operating expense. Expect the need to replace in the near future based on age.

Useful Life:

12 years

Remaining Life:

0 years



Best Case: \$ 1,200

Worst Case: \$ 1,800

Cost Source: ARI Cost Database

Comp #: 1208 Solar Heater System (pool) - Replace**Quantity: (1) Suntrek Solar System**

Location: Top of wood trellis in pool area

Funded?: Yes.

History: Installed in 2001

Comments: The pool heater system is reported to be functional. No problems reported. Based on age, anticipate the need for replacement in the near future. Funding for eventual replacement.

Useful Life:

20 years

Remaining Life:

1 years



Best Case: \$ 5,600

Worst Case: \$ 7,600

Cost Source: ARI Cost Database

Comp #: 1208 Spa Heater - Replace**Quantity: (1) Raypak 199k BTU**

Location: Pool equipment enclosure

Funded?: Yes.

History:

Comments: Appears to be aging normally. No reports of malfunction. Service the heater on a regular basis as an Operating expense. Funding for eventual replacement.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 1210 Pool/Spa Pumps - Replace**Quantity: (3) Pumps**

Location: Pool equipment enclosure

Funded?: Yes.

History:

Comments: The pumps vary in age. There is no expectation to replace all pumps at the same time. Funding for ongoing replacements of individual pumps as they fail. The pumps should be serviced on a regular basis as an Operating expense. The cost to replace individual pump motors is too low for Reserve designation. Replace motors as needed as an Operating expense. Funding for the replacement of the entire pump assembly from Reserves.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 1,400

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 2740 Outdoor Shower - Refurbish

Quantity: (1) Shower

Location: Adjacent to pool

Funded?: No.

History:

Comments: The outdoor shower is relatively new and assumed to be functional. Maintain as an Operating expense. No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:
