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**University Terrace Berkeley**  
**General**  
***Berkeley, CA***



Report #: 48963-0  
Beginning: July 1, 2024  
Expires: June 30, 2025

**RESERVE STUDY**  
**"Full"**

March 15, 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.

**R**egardless 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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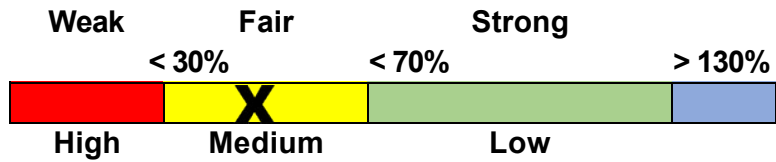
Report #: 48963-0  
# of Units: 75  
July 1, 2024 through June 30, 2025

Findings & Recommendations

as of July 1, 2024

Projected Starting Reserve Balance	\$787,128
Current Fully Funded Reserve Balance	\$1,660,965
Average Reserve Deficit (Surplus) Per Unit	\$11,651
Percent Funded	47.4 %
Recommended 2024 "Monthly Fully Funding Contributions"	\$12,230
Recommended 2024 Special Assessments for Reserves	\$0
2023 Monthly Contribution Rate	\$10,192

Reserve Fund Strength: 47.4%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.50 %
Annual Inflation Rate	4.00 %

- This is a "Full" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 9/4/2023.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 47.4 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$12,230/Monthly.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Paved Surfaces</b>				
103	Concrete Sidewalks - Allowance	5	4	\$14,900
202	Asphalt - Remove & Replace	35	10	\$89,200
203	Asphalt - Repair/Seal/Stripe	5	0	\$9,000
<b>Sites &amp; Grounds</b>				
322	Bollard Lights - Replace	35	9	\$25,400
323	Street Light Fixtures - Replace	35	9	\$13,800
328	Carport Lights - Replace	20	10	\$1,485
405	Play Equipment - Replace	20	1	\$39,600
406	Play Surface - Replenish	5	1	\$2,420
408	Picnic Tables/Benches - Replace	20	10	\$20,500
414	Street Light Poles - Replace	35	9	\$41,300
503	Metal Fence/Gate - Replace	35	10	\$8,360
1112	Carports/Lighting - Repaint	5	0	\$13,100
1113	Kiosk/Fencing/Railing - Repaint	5	0	\$7,370
1303	Comp Shingle Roof (Mailbox)-Replace	34	24	\$7,425
1320	Carport Roofs - Replace	35	9	\$27,450
1401	Directory Maps - Replace	15	1	\$4,675
1402	Directional Signs - Replace	15	9	\$14,600
1402	Directional Signs (2009) - Replace	15	1	\$12,900
<b>Landscaping &amp; Irrigation</b>				
1001	Backflow Devices - Replace	20	1	\$13,200
1003	Irrigation Controllers - Replace	14	0	\$6,105
1005	Irrigation Valves - Replace	3	0	\$5,720
1006	Irrigation System - Repair/Replace	5	0	\$13,500
1008	Trees - Remove/Replace	7	1	\$11,650
1009	Landscaping - Replenish	5	0	\$14,600
<b>Common Area</b>				
101	Bldg 9 Balcony & Deck - Inspection	9	8	\$27,000
105	Bldg 9 Balcony Surfaces - Recoat	5	4	\$14,300
105	Bldg 9 Balcony Surfaces - Resurface	35	9	\$81,400
118	Bldg 9 Balcony Railing - Replace	40	14	\$181,400
119	Bldg 9 Balcony Railing - Repaint	5	0	\$27,200
324	Bldg 9 Exterior Lights - Replace	35	10	\$8,030
403	Bldg 1-8 Mailboxes - Replace	20	14	\$15,400
403	Bldg 9 Mailboxes - Replace	20	8	\$4,455
412	Bldg 1-8 Mailbox Structure - Replce	20	14	\$11,000
701	Bldg 9 Exterior Doors - Replace	35	9	\$4,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1113	Bldg 9 Metal Cap - Repaint	5	0	\$13,800
1114	Bldg 9 Building Exterior - Repair	10	0	\$5,500
1115	Bldg 9 Building Exterior - Repaint	10	0	\$36,700
1132	Bldg 9 Brick Work - Tuck Point	20	11	\$47,900
1308	Bldg 9 Built-up Roof - Replace	20	6	\$318,450
1312	Bldg 9 Gutters/Downspouts - Replace	20	6	\$3,465
1315	Bldg 9 Roof Hatch - Replace	20	10	\$5,500
1803	Sewer Lateral Line - Inspection	5	0	\$4,235
1804	Sewer Lateral Line - Repairs	5	3	\$13,800
1811	Plumbing - Allowance	1	0	\$2,500
1813	Bldg 9 Fire System Devices - Allowa	5	4	\$3,600
1815	Fire Alarm System - Inspection	5	0	\$3,080
1818	Fire Extinguishers/Cabinets-Replace	35	8	\$2,035
1819	Bldg 9 Fire Alarm System - Upgrade	30	29	\$65,000
1819	Bldg 9 Fire Panel - Replace	15	14	\$11,000
1819	Bldg1-8 Fire Alarm System - Upgrade	30	15	\$325,000
1880	Termites - Treat	11	1	\$44,000
2640	Automatic Shut-off Valves - Replace	25	21	\$17,300
2640	Manual Shut-off Valve - Replace	25	20	\$24,200
<b>Buildings #1~#8</b>				
105	Balcony Surfaces - Repair/Recoat	9	8	\$4,300
324	Exterior Lights - Replace	30	4	\$39,150
510	Metal Railing - Replace	40	10	\$27,100
1114	Building Exterior - Repair	10	0	\$30,150
1115	Building Exterior - Repaint	10	0	\$167,400
1131	Water Leaks - Reseal/Repairs	1	0	\$22,000
1303	Comp Shingle Roof (Bldg 2)-Replace	24	15	\$84,700
1303	Comp Shingle Roof (Bldg 4)-Replace	30	4	\$49,500
1303	Comp Shingle Roof (Bldgs 1,3,5,8)	35	26	\$346,300
1303	Comp Shingle Roof (Bldgs 6,7)-Replc	40	29	\$142,850
1312	Gutters (Bldgs 3,4) - Replace (14%)	30	20	\$9,955
1312	Gutters/Downspouts - Replace (86%)	30	4	\$61,200
1402	Directional/Street Signs - Replace	20	10	\$4,850
1818	Fire Extinguishers/Cabinets-Replace	30	4	\$8,910
<b>Building #9 Community Room/Common</b>				
404	Community Room Furniture - Replace	15	12	\$13,200
411	Drinking Fountain - Replace	20	6	\$1,900
602	Laminate Flooring - Replace	20	18	\$20,050
901	Folding Furniture - Replace	30	15	\$3,960
909	Bathroom - Refurbish	30	6	\$17,950
912	Cabinets/Counters - Replace	30	6	\$6,710
1110	Community Room - Repaint	10	6	\$6,820

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>74 Total Funded Components</b>				

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

## Introduction



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

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



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

## Methodology

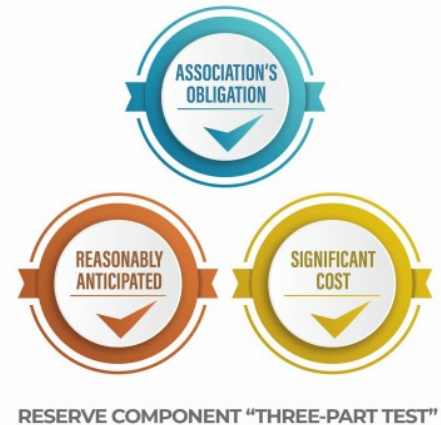


For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

## *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 contribute?



RESERVE FUNDING PRINCIPLES

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

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

## What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

**Site Inspection Notes**

During our site visit on 9/4/2023, we visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component.



## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

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

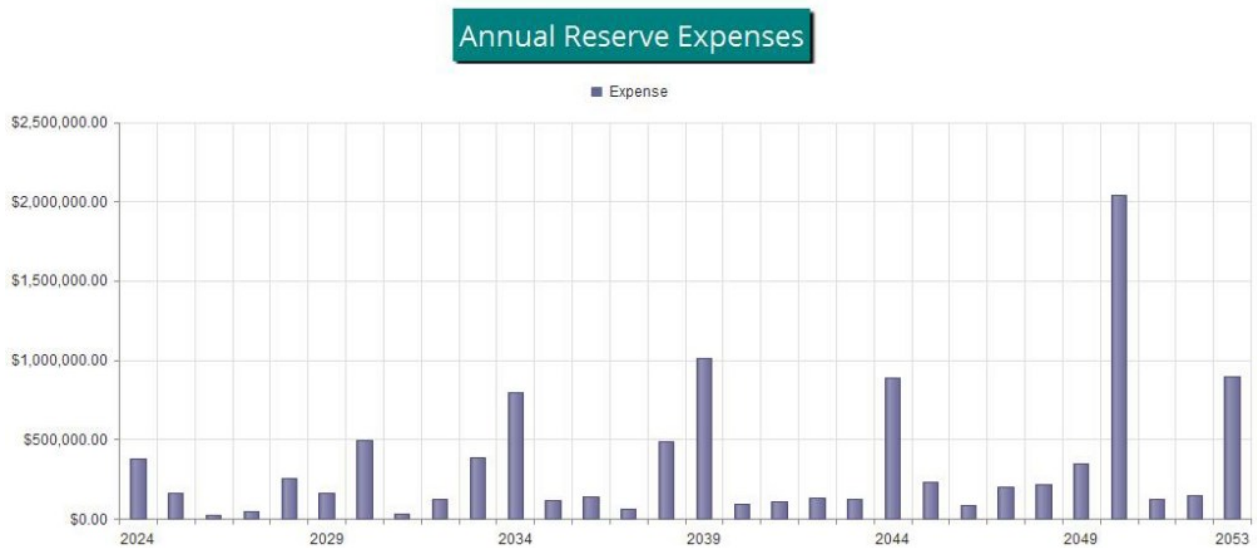


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$787,128 as-of the start of your fiscal year. This is based on your actual balance on 12/31/2023 of \$742,436 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2024, your Fully Funded Balance is computed to be \$1,660,965. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 47.4 % 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 \$12,230/Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

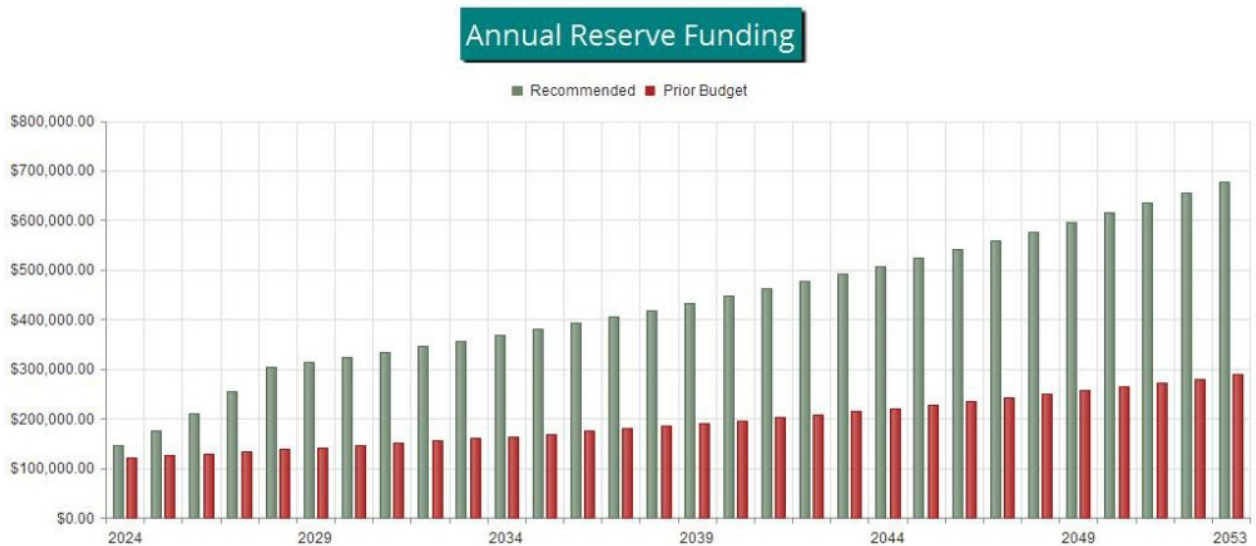


Figure 2

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

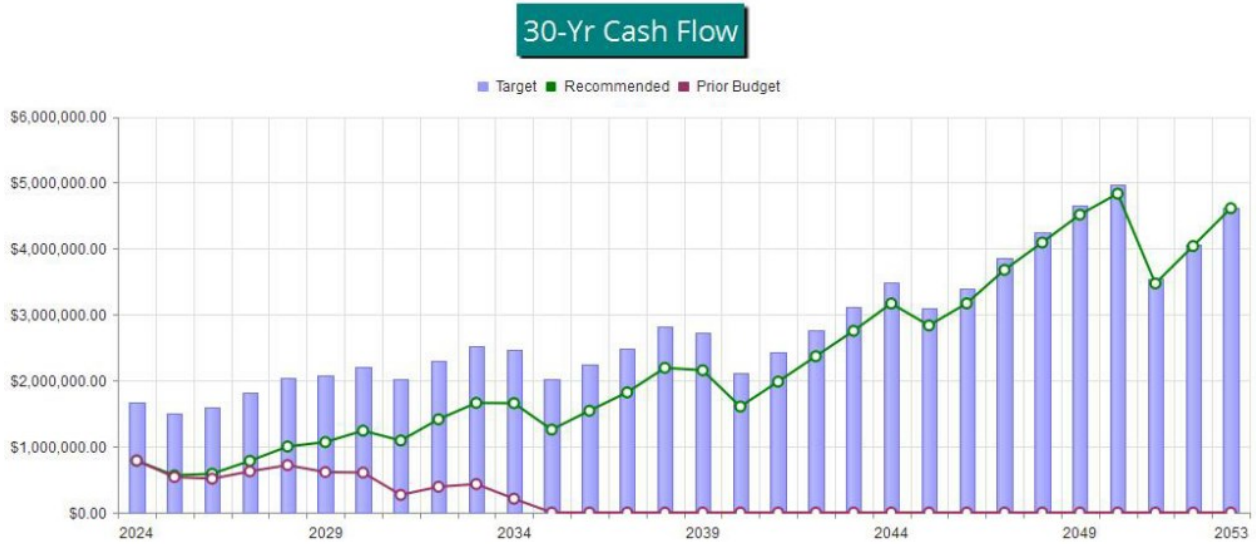


Figure 3

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

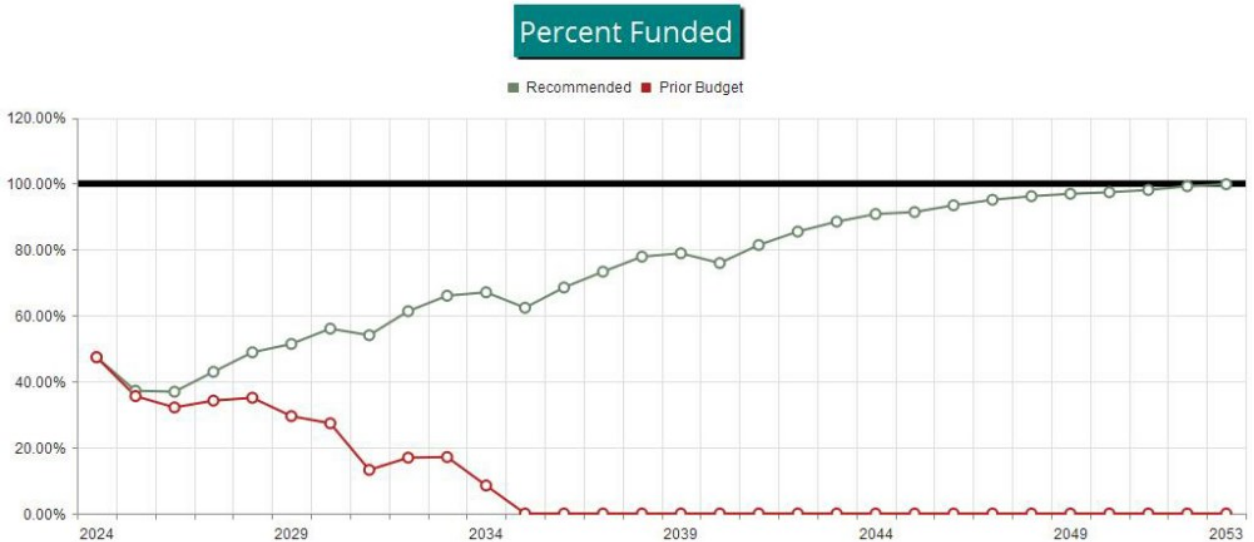


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

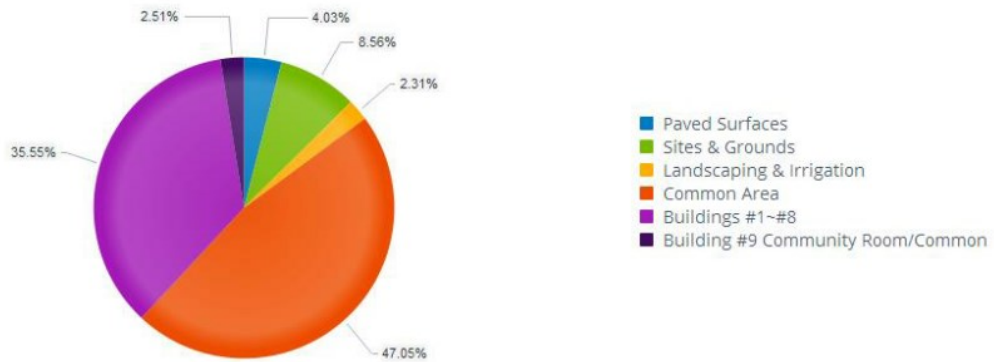
30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	07/01/2024 Current Fund Balance	07/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max						
	Paved Surfaces	5	35	0						
Sites & Grounds	5	35	0	24	\$240,385	\$20,470	\$76,429	\$181,609	\$163,956	\$11,318
Landscaping & Irrigation	3	20	0	1	\$64,775	\$39,925	\$62,451	\$62,451	\$2,324	\$8,725
Common Area	1	40	0	29	\$1,321,250	\$93,015	\$275,068	\$767,017	\$1,046,182	\$61,651
Buildings #1~#8	1	40	0	29	\$998,365	\$219,550	\$357,142	\$543,783	\$641,223	\$55,785
Building #9 Community Room/Common	10	30	6	18	\$70,590	\$0	\$4,058	\$30,411	\$66,532	\$3,065
					<b>\$2,808,465</b>	<b>\$381,960</b>	<b>\$787,128</b>	<b>\$1,660,965</b>	<b>\$2,021,337</b>	<b>\$146,760</b>

Percent Funded: 47.4%

Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>Paved Surfaces</b>					
103	Concrete Sidewalks - Allowance	Concrete Sidewalks	5	4	\$14,900
202	Asphalt - Remove & Replace	Approx 17,445 GSF	35	10	\$89,200
203	Asphalt - Repair/Seal/Stripe	Approx 17,445 GSF	5	0	\$9,000
<b>Sites &amp; Grounds</b>					
322	Bollard Lights - Replace	(22) Bollards, 3.5ft	35	9	\$25,400
323	Street Light Fixtures - Replace	(10) Fixtures	35	9	\$13,800
328	Carport Lights - Replace	(7) Fixtures	20	10	\$1,485
405	Play Equipment - Replace	(1) Structure	20	1	\$39,600
406	Play Surface - Replenish	Approx 1,235 GSF	5	1	\$2,420
408	Picnic Tables/Benches - Replace	(2) Tables, (9) Benches	20	10	\$20,500
414	Street Light Poles - Replace	(10) Poles, 25ft.	35	9	\$41,300
503	Metal Fence/Gate - Replace	(2) Gates, Approx 70 LF	35	10	\$8,360
1112	Carports/Lighting - Repaint	Metal Surfaces	5	0	\$13,100
1113	Kiosk/Fencing/Railing - Repaint	Metal Surfaces	5	0	\$7,370
1303	Comp Shingle Roof (Mailbox)-Replace	(5) Kiosks	34	24	\$7,425
1320	Carport Roofs - Replace	Approx 3,025 GSF	35	9	\$27,450
1401	Directory Maps - Replace	(5) Maps	15	1	\$4,675
1402	Directional Signs - Replace	(5) Misc. Signs	15	9	\$14,600
1402	Directional Signs (2009) - Replace	(13) Misc. Signs, 3ft	15	1	\$12,900
<b>Landscaping &amp; Irrigation</b>					
1001	Backflow Devices - Replace	(2) Devices	20	1	\$13,200
1003	Irrigation Controllers - Replace	(2) Controllers, Irritrol	14	0	\$6,105
1005	Irrigation Valves - Replace	(7) Irrigation Valves	3	0	\$5,720
1006	Irrigation System - Repair/Replace	Allowance	5	0	\$13,500
1008	Trees - Remove/Replace	Tree Removal/Replace	7	1	\$11,650
1009	Landscaping - Replenish	Replenishment	5	0	\$14,600
<b>Common Area</b>					
101	Bldg 9 Balcony & Deck - Inspection	9-Year Inspection	9	8	\$27,000
105	Bldg 9 Balcony Surfaces - Recoat	(16) Balconies	5	4	\$14,300
105	Bldg 9 Balcony Surfaces - Resurface	Approx 1,800 GSF	35	9	\$81,400
118	Bldg 9 Balcony Railing - Replace	Approx 1,374 LF	40	14	\$181,400
119	Bldg 9 Balcony Railing - Repaint	Approx 1,374 LF	5	0	\$27,200
324	Bldg 9 Exterior Lights - Replace	(35) Fixtures	35	10	\$8,030
403	Bldg 1-8 Mailboxes - Replace	(3) 11-p & (1) 12-p CBU's	20	14	\$15,400
403	Bldg 9 Mailboxes - Replace	(1) 18-p CBU	20	8	\$4,455
412	Bldg 1-8 Mailbox Structure - Replce	(5) Mailbox Structure	20	14	\$11,000
701	Bldg 9 Exterior Doors - Replace	(2) Doors	35	9	\$4,000
1113	Bldg 9 Metal Cap - Repaint	Metal Cap	5	0	\$13,800
1114	Bldg 9 Building Exterior - Repair	Approx 13,890 GSF	10	0	\$5,500
1115	Bldg 9 Building Exterior - Repaint	Approx 13,890 GSF	10	0	\$36,700
1132	Bldg 9 Brick Work - Tuck Point	Brick Work	20	11	\$47,900
1308	Bldg 9 Built-up Roof - Replace	Approx 13,160 GSF	20	6	\$318,450
1312	Bldg 9 Gutters/Downspouts - Replace	Approx 185 LF	20	6	\$3,465
1315	Bldg 9 Roof Hatch - Replace	(1) Roof Hatch	20	10	\$5,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1803	Sewer Lateral Line - Inspection	Inspection Allowance	5	0	\$4,235
1804	Sewer Lateral Line - Repairs	Extensive LF	5	3	\$13,800
1811	Plumbing - Allowance	Extensive LF	1	0	\$2,500
1813	Bldg 9 Fire System Devices - Allowa	Extensive Devices	5	4	\$3,600
1815	Fire Alarm System - Inspection	5-Year Inspection	5	0	\$3,080
1818	Fire Extinguishers/Cabinets-Replace	(7) Extinguishers	35	8	\$2,035
1819	Bldg 9 Fire Alarm System - Upgrade	(1) System	30	29	\$65,000
1819	Bldg 9 Fire Panel - Replace	(1) Panel	15	14	\$11,000
1819	Bldg1-8 Fire Alarm System - Upgrade	(5) Fire Alarm System	30	15	\$325,000
1880	Termites - Treat	(9) Buildings	11	1	\$44,000
2640	Automatic Shut-off Valves - Replace	(75) Valves	25	21	\$17,300
2640	Manual Shut-off Valve - Replace	(9) Valves	25	20	\$24,200
<b>Buildings #1~#8</b>					
105	Balcony Surfaces - Repair/Recoat	(3 of 23) Balconies	9	8	\$4,300
324	Exterior Lights - Replace	(127) Fixtures	30	4	\$39,150
510	Metal Railing - Replace	Approx 170 LF	40	10	\$27,100
1114	Building Exterior - Repair	Approx 76,100 GSF	10	0	\$30,150
1115	Building Exterior - Repaint	Approx 76,100 GSF	10	0	\$167,400
1131	Water Leaks - Reseal/Repairs	Water Leak Repairs	1	0	\$22,000
1303	Comp Shingle Roof (Bldg 2)-Replace	Approx 5,845 GSF	24	15	\$84,700
1303	Comp Shingle Roof (Bldg 4)-Replace	Approx 3,750 GSF	30	4	\$49,500
1303	Comp Shingle Roof (Bldgs 1,3,5,8)	Approx 19,675 GSF	35	26	\$346,300
1303	Comp Shingle Roof (Bldgs 6,7)-Replc	Approx 7,215 GSF	40	29	\$142,850
1312	Gutters (Bldgs 3,4) - Replace (14%)	Approx 4,485 LF x 14%	30	20	\$9,955
1312	Gutters/Downspouts - Replace (86%)	Approx 4,485 LF x 86%	30	4	\$61,200
1402	Directional/Street Signs - Replace	Misc. Signs	20	10	\$4,850
1818	Fire Extinguishers/Cabinets-Replace	(26) Extinguishers	30	4	\$8,910
<b>Building #9 Community Room/Common</b>					
404	Community Room Furniture - Replace	(20) Furniture Pieces	15	12	\$13,200
411	Drinking Fountain - Replace	(1) Drinking Fountain	20	6	\$1,900
602	Laminate Flooring - Replace	Approx 1,215 GSF	20	18	\$20,050
901	Folding Furniture - Replace	Folding Chairs & Tables	30	15	\$3,960
909	Bathroom - Refurbish	(2) Bathrooms	30	6	\$17,950
912	Cabinets/Counters - Replace	Approx 20 LF	30	6	\$6,710
1110	Community Room - Repaint	Approx 2,345 GSF	10	6	\$6,820
74	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Paved Surfaces</b>								
103	Concrete Sidewalks - Allowance	\$14,900	X	1	/	5	=	\$2,980
202	Asphalt - Remove & Replace	\$89,200	X	25	/	35	=	\$63,714
203	Asphalt - Repair/Seal/Stripe	\$9,000	X	5	/	5	=	\$9,000
<b>Sites &amp; Grounds</b>								
322	Bollard Lights - Replace	\$25,400	X	26	/	35	=	\$18,869
323	Street Light Fixtures - Replace	\$13,800	X	26	/	35	=	\$10,251
328	Carport Lights - Replace	\$1,485	X	10	/	20	=	\$743
405	Play Equipment - Replace	\$39,600	X	19	/	20	=	\$37,620
406	Play Surface - Replenish	\$2,420	X	4	/	5	=	\$1,936
408	Picnic Tables/Benches - Replace	\$20,500	X	10	/	20	=	\$10,250
414	Street Light Poles - Replace	\$41,300	X	26	/	35	=	\$30,680
503	Metal Fence/Gate - Replace	\$8,360	X	25	/	35	=	\$5,971
1112	Carports/Lighting - Repaint	\$13,100	X	5	/	5	=	\$13,100
1113	Kiosk/Fencing/Railing - Repaint	\$7,370	X	5	/	5	=	\$7,370
1303	Comp Shingle Roof (Mailbox)-Replace	\$7,425	X	10	/	34	=	\$2,184
1320	Carport Roofs - Replace	\$27,450	X	26	/	35	=	\$20,391
1401	Directory Maps - Replace	\$4,675	X	14	/	15	=	\$4,363
1402	Directional Signs - Replace	\$14,600	X	6	/	15	=	\$5,840
1402	Directional Signs (2009) - Replace	\$12,900	X	14	/	15	=	\$12,040
<b>Landscaping &amp; Irrigation</b>								
1001	Backflow Devices - Replace	\$13,200	X	19	/	20	=	\$12,540
1003	Irrigation Controllers - Replace	\$6,105	X	14	/	14	=	\$6,105
1005	Irrigation Valves - Replace	\$5,720	X	3	/	3	=	\$5,720
1006	Irrigation System - Repair/Replace	\$13,500	X	5	/	5	=	\$13,500
1008	Trees - Remove/Replace	\$11,650	X	6	/	7	=	\$9,986
1009	Landscaping - Replenish	\$14,600	X	5	/	5	=	\$14,600
<b>Common Area</b>								
101	Bldg 9 Balcony & Deck - Inspection	\$27,000	X	1	/	9	=	\$3,000
105	Bldg 9 Balcony Surfaces - Recoat	\$14,300	X	1	/	5	=	\$2,860
105	Bldg 9 Balcony Surfaces - Resurface	\$81,400	X	26	/	35	=	\$60,469
118	Bldg 9 Balcony Railing - Replace	\$181,400	X	26	/	40	=	\$117,910
119	Bldg 9 Balcony Railing - Repaint	\$27,200	X	5	/	5	=	\$27,200
324	Bldg 9 Exterior Lights - Replace	\$8,030	X	25	/	35	=	\$5,736
403	Bldg 1-8 Mailboxes - Replace	\$15,400	X	6	/	20	=	\$4,620
403	Bldg 9 Mailboxes - Replace	\$4,455	X	12	/	20	=	\$2,673
412	Bldg 1-8 Mailbox Structure - Replce	\$11,000	X	6	/	20	=	\$3,300
701	Bldg 9 Exterior Doors - Replace	\$4,000	X	26	/	35	=	\$2,971
1113	Bldg 9 Metal Cap - Repaint	\$13,800	X	5	/	5	=	\$13,800
1114	Bldg 9 Building Exterior - Repair	\$5,500	X	10	/	10	=	\$5,500
1115	Bldg 9 Building Exterior - Repaint	\$36,700	X	10	/	10	=	\$36,700
1132	Bldg 9 Brick Work - Tuck Point	\$47,900	X	9	/	20	=	\$21,555
1308	Bldg 9 Built-up Roof - Replace	\$318,450	X	14	/	20	=	\$222,915
1312	Bldg 9 Gutters/Downspouts - Replace	\$3,465	X	14	/	20	=	\$2,426
1315	Bldg 9 Roof Hatch - Replace	\$5,500	X	10	/	20	=	\$2,750

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1803	Sewer Lateral Line - Inspection	\$4,235	X	5	/	5	=	\$4,235
1804	Sewer Lateral Line - Repairs	\$13,800	X	2	/	5	=	\$5,520
1811	Plumbing - Allowance	\$2,500	X	1	/	1	=	\$2,500
1813	Bldg 9 Fire System Devices - Allowa	\$3,600	X	1	/	5	=	\$720
1815	Fire Alarm System - Inspection	\$3,080	X	5	/	5	=	\$3,080
1818	Fire Extinguishers/Cabinets-Replace	\$2,035	X	27	/	35	=	\$1,570
1819	Bldg 9 Fire Alarm System - Upgrade	\$65,000	X	1	/	30	=	\$2,167
1819	Bldg 9 Fire Panel - Replace	\$11,000	X	1	/	15	=	\$733
1819	Bldg1-8 Fire Alarm System - Upgrade	\$325,000	X	15	/	30	=	\$162,500
1880	Termites - Treat	\$44,000	X	10	/	11	=	\$40,000
2640	Automatic Shut-off Valves - Replace	\$17,300	X	4	/	25	=	\$2,768
2640	Manual Shut-off Valve - Replace	\$24,200	X	5	/	25	=	\$4,840
<b>Buildings #1~#8</b>								
105	Balcony Surfaces - Repair/Recoat	\$4,300	X	1	/	9	=	\$478
324	Exterior Lights - Replace	\$39,150	X	26	/	30	=	\$33,930
510	Metal Railing - Replace	\$27,100	X	30	/	40	=	\$20,325
1114	Building Exterior - Repair	\$30,150	X	10	/	10	=	\$30,150
1115	Building Exterior - Repaint	\$167,400	X	10	/	10	=	\$167,400
1131	Water Leaks - Reseal/Repairs	\$22,000	X	1	/	1	=	\$22,000
1303	Comp Shingle Roof (Bldg 2)-Replace	\$84,700	X	9	/	24	=	\$31,763
1303	Comp Shingle Roof (Bldg 4)-Replace	\$49,500	X	26	/	30	=	\$42,900
1303	Comp Shingle Roof (Bldgs 1,3,5,8)	\$346,300	X	9	/	35	=	\$89,049
1303	Comp Shingle Roof (Bldgs 6,7)-Replc	\$142,850	X	11	/	40	=	\$39,284
1312	Gutters (Bldgs 3,4) - Replace (14%)	\$9,955	X	10	/	30	=	\$3,318
1312	Gutters/Downspouts - Replace (86%)	\$61,200	X	26	/	30	=	\$53,040
1402	Directional/Street Signs - Replace	\$4,850	X	10	/	20	=	\$2,425
1818	Fire Extinguishers/Cabinets-Replace	\$8,910	X	26	/	30	=	\$7,722
<b>Building #9 Community Room/Common</b>								
404	Community Room Furniture - Replace	\$13,200	X	3	/	15	=	\$2,640
411	Drinking Fountain - Replace	\$1,900	X	14	/	20	=	\$1,330
602	Laminate Flooring - Replace	\$20,050	X	2	/	20	=	\$2,005
901	Folding Furniture - Replace	\$3,960	X	15	/	30	=	\$1,980
909	Bathroom - Refurbish	\$17,950	X	24	/	30	=	\$14,360
912	Cabinets/Counters - Replace	\$6,710	X	24	/	30	=	\$5,368
1110	Community Room - Repaint	\$6,820	X	4	/	10	=	\$2,728
								\$1,660,965

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Paved Surfaces</b>					
103	Concrete Sidewalks - Allowance	5	\$14,900	\$2,980	1.72 %
202	Asphalt - Remove & Replace	35	\$89,200	\$2,549	1.47 %
203	Asphalt - Repair/Seal/Stripe	5	\$9,000	\$1,800	1.04 %
<b>Sites &amp; Grounds</b>					
322	Bollard Lights - Replace	35	\$25,400	\$726	0.42 %
323	Street Light Fixtures - Replace	35	\$13,800	\$394	0.23 %
328	Carport Lights - Replace	20	\$1,485	\$74	0.04 %
405	Play Equipment - Replace	20	\$39,600	\$1,980	1.14 %
406	Play Surface - Replenish	5	\$2,420	\$484	0.28 %
408	Picnic Tables/Benches - Replace	20	\$20,500	\$1,025	0.59 %
414	Street Light Poles - Replace	35	\$41,300	\$1,180	0.68 %
503	Metal Fence/Gate - Replace	35	\$8,360	\$239	0.14 %
1112	Carports/Lighting - Repaint	5	\$13,100	\$2,620	1.51 %
1113	Kiosk/Fencing/Railing - Repaint	5	\$7,370	\$1,474	0.85 %
1303	Comp Shingle Roof (Mailbox)-Replace	34	\$7,425	\$218	0.13 %
1320	Carport Roofs - Replace	35	\$27,450	\$784	0.45 %
1401	Directory Maps - Replace	15	\$4,675	\$312	0.18 %
1402	Directional Signs - Replace	15	\$14,600	\$973	0.56 %
1402	Directional Signs (2009) - Replace	15	\$12,900	\$860	0.50 %
<b>Landscaping &amp; Irrigation</b>					
1001	Backflow Devices - Replace	20	\$13,200	\$660	0.38 %
1003	Irrigation Controllers - Replace	14	\$6,105	\$436	0.25 %
1005	Irrigation Valves - Replace	3	\$5,720	\$1,907	1.10 %
1006	Irrigation System - Repair/Replace	5	\$13,500	\$2,700	1.56 %
1008	Trees - Remove/Replace	7	\$11,650	\$1,664	0.96 %
1009	Landscaping - Replenish	5	\$14,600	\$2,920	1.69 %
<b>Common Area</b>					
101	Bldg 9 Balcony & Deck - Inspection	9	\$27,000	\$3,000	1.73 %
105	Bldg 9 Balcony Surfaces - Recoat	5	\$14,300	\$2,860	1.65 %
105	Bldg 9 Balcony Surfaces - Resurface	35	\$81,400	\$2,326	1.34 %
118	Bldg 9 Balcony Railing - Replace	40	\$181,400	\$4,535	2.62 %
119	Bldg 9 Balcony Railing - Repaint	5	\$27,200	\$5,440	3.14 %
324	Bldg 9 Exterior Lights - Replace	35	\$8,030	\$229	0.13 %
403	Bldg 1-8 Mailboxes - Replace	20	\$15,400	\$770	0.45 %
403	Bldg 9 Mailboxes - Replace	20	\$4,455	\$223	0.13 %
412	Bldg 1-8 Mailbox Structure - Replce	20	\$11,000	\$550	0.32 %
701	Bldg 9 Exterior Doors - Replace	35	\$4,000	\$114	0.07 %
1113	Bldg 9 Metal Cap - Repaint	5	\$13,800	\$2,760	1.60 %
1114	Bldg 9 Building Exterior - Repair	10	\$5,500	\$550	0.32 %
1115	Bldg 9 Building Exterior - Repaint	10	\$36,700	\$3,670	2.12 %
1132	Bldg 9 Brick Work - Tuck Point	20	\$47,900	\$2,395	1.38 %
1308	Bldg 9 Built-up Roof - Replace	20	\$318,450	\$15,923	9.20 %
1312	Bldg 9 Gutters/Downspouts - Replace	20	\$3,465	\$173	0.10 %
1315	Bldg 9 Roof Hatch - Replace	20	\$5,500	\$275	0.16 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1803 Sewer Lateral Line - Inspection	5	\$4,235	\$847	0.49 %
1804 Sewer Lateral Line - Repairs	5	\$13,800	\$2,760	1.60 %
1811 Plumbing - Allowance	1	\$2,500	\$2,500	1.44 %
1813 Bldg 9 Fire System Devices - Allowa	5	\$3,600	\$720	0.42 %
1815 Fire Alarm System - Inspection	5	\$3,080	\$616	0.36 %
1818 Fire Extinguishers/Cabinets-Replace	35	\$2,035	\$58	0.03 %
1819 Bldg 9 Fire Alarm System - Upgrade	30	\$65,000	\$2,167	1.25 %
1819 Bldg 9 Fire Panel - Replace	15	\$11,000	\$733	0.42 %
1819 Bldg1-8 Fire Alarm System - Upgrade	30	\$325,000	\$10,833	6.26 %
1880 Termites - Treat	11	\$44,000	\$4,000	2.31 %
2640 Automatic Shut-off Valves - Replace	25	\$17,300	\$692	0.40 %
2640 Manual Shut-off Valve - Replace	25	\$24,200	\$968	0.56 %
<b>Buildings #1~#8</b>				
105 Balcony Surfaces - Repair/Recoat	9	\$4,300	\$478	0.28 %
324 Exterior Lights - Replace	30	\$39,150	\$1,305	0.75 %
510 Metal Railing - Replace	40	\$27,100	\$678	0.39 %
1114 Building Exterior - Repair	10	\$30,150	\$3,015	1.74 %
1115 Building Exterior - Repaint	10	\$167,400	\$16,740	9.67 %
1131 Water Leaks - Reseal/Repairs	1	\$22,000	\$22,000	12.71 %
1303 Comp Shingle Roof (Bldg 2)-Replace	24	\$84,700	\$3,529	2.04 %
1303 Comp Shingle Roof (Bldg 4)-Replace	30	\$49,500	\$1,650	0.95 %
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	35	\$346,300	\$9,894	5.72 %
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	40	\$142,850	\$3,571	2.06 %
1312 Gutters (Bldgs 3,4) - Replace (14%)	30	\$9,955	\$332	0.19 %
1312 Gutters/Downspouts - Replace (86%)	30	\$61,200	\$2,040	1.18 %
1402 Directional/Street Signs - Replace	20	\$4,850	\$243	0.14 %
1818 Fire Extinguishers/Cabinets-Replace	30	\$8,910	\$297	0.17 %
<b>Building #9 Community Room/Common</b>				
404 Community Room Furniture - Replace	15	\$13,200	\$880	0.51 %
411 Drinking Fountain - Replace	20	\$1,900	\$95	0.05 %
602 Laminate Flooring - Replace	20	\$20,050	\$1,003	0.58 %
901 Folding Furniture - Replace	30	\$3,960	\$132	0.08 %
909 Bathroom - Refurbish	30	\$17,950	\$598	0.35 %
912 Cabinets/Counters - Replace	30	\$6,710	\$224	0.13 %
1110 Community Room - Repaint	10	\$6,820	\$682	0.39 %
74 Total Funded Components			\$173,032	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Paved Surfaces</b>							
103	Concrete Sidewalks - Allowance	5	4	\$14,900	\$2,980	\$2,980	\$210.63
202	Asphalt - Remove & Replace	35	10	\$89,200	\$63,714	\$0	\$180.13
203	Asphalt - Repair/Seal/Stripe	5	0	\$9,000	\$9,000	\$9,000	\$127.23
<b>Sites &amp; Grounds</b>							
322	Bollard Lights - Replace	35	9	\$25,400	\$18,869	\$0	\$51.29
323	Street Light Fixtures - Replace	35	9	\$13,800	\$10,251	\$0	\$27.87
328	Carport Lights - Replace	20	10	\$1,485	\$743	\$0	\$5.25
405	Play Equipment - Replace	20	1	\$39,600	\$37,620	\$37,620	\$139.95
406	Play Surface - Replenish	5	1	\$2,420	\$1,936	\$1,936	\$34.21
408	Picnic Tables/Benches - Replace	20	10	\$20,500	\$10,250	\$0	\$72.45
414	Street Light Poles - Replace	35	9	\$41,300	\$30,680	\$0	\$83.40
503	Metal Fence/Gate - Replace	35	10	\$8,360	\$5,971	\$0	\$16.88
1112	Carports/Lighting - Repaint	5	0	\$13,100	\$13,100	\$13,100	\$185.18
1113	Kiosk/Fencing/Railing - Repaint	5	0	\$7,370	\$7,370	\$7,370	\$104.18
1303	Comp Shingle Roof (Mailbox)-Replace	34	24	\$7,425	\$2,184	\$0	\$15.44
1320	Carport Roofs - Replace	35	9	\$27,450	\$20,391	\$0	\$55.43
1401	Directory Maps - Replace	15	1	\$4,675	\$4,363	\$4,363	\$22.03
1402	Directional Signs - Replace	15	9	\$14,600	\$5,840	\$0	\$68.80
1402	Directional Signs (2009) - Replace	15	1	\$12,900	\$12,040	\$12,040	\$60.79
<b>Landscaping &amp; Irrigation</b>							
1001	Backflow Devices - Replace	20	1	\$13,200	\$12,540	\$12,540	\$46.65
1003	Irrigation Controllers - Replace	14	0	\$6,105	\$6,105	\$6,105	\$30.82
1005	Irrigation Valves - Replace	3	0	\$5,720	\$5,720	\$5,720	\$134.76
1006	Irrigation System - Repair/Replace	5	0	\$13,500	\$13,500	\$13,500	\$190.84
1008	Trees - Remove/Replace	7	1	\$11,650	\$9,986	\$9,986	\$117.63
1009	Landscaping - Replenish	5	0	\$14,600	\$14,600	\$14,600	\$206.39
<b>Common Area</b>							
101	Bldg 9 Balcony & Deck - Inspection	9	8	\$27,000	\$3,000	\$0	\$212.04
105	Bldg 9 Balcony Surfaces - Recoat	5	4	\$14,300	\$2,860	\$2,860	\$202.15
105	Bldg 9 Balcony Surfaces - Resurface	35	9	\$81,400	\$60,469	\$0	\$164.38
118	Bldg 9 Balcony Railing - Replace	40	14	\$181,400	\$117,910	\$0	\$320.54
119	Bldg 9 Balcony Railing - Repaint	5	0	\$27,200	\$27,200	\$27,200	\$384.50
324	Bldg 9 Exterior Lights - Replace	35	10	\$8,030	\$5,736	\$0	\$16.22
403	Bldg 1-8 Mailboxes - Replace	20	14	\$15,400	\$4,620	\$0	\$54.42
403	Bldg 9 Mailboxes - Replace	20	8	\$4,455	\$2,673	\$0	\$15.74
412	Bldg 1-8 Mailbox Structure - Replce	20	14	\$11,000	\$3,300	\$0	\$38.87
701	Bldg 9 Exterior Doors - Replace	35	9	\$4,000	\$2,971	\$0	\$8.08
1113	Bldg 9 Metal Cap - Repaint	5	0	\$13,800	\$13,800	\$13,800	\$195.08
1114	Bldg 9 Building Exterior - Repair	10	0	\$5,500	\$5,500	\$5,500	\$38.87
1115	Bldg 9 Building Exterior - Repaint	10	0	\$36,700	\$36,700	\$36,700	\$259.40
1132	Bldg 9 Brick Work - Tuck Point	20	11	\$47,900	\$21,555	\$0	\$169.28
1308	Bldg 9 Built-up Roof - Replace	20	6	\$318,450	\$222,915	\$130,527	\$1,125.41
1312	Bldg 9 Gutters/Downspouts - Replace	20	6	\$3,465	\$2,426	\$2,426	\$12.25

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1315	Bldg 9 Roof Hatch - Replace	20	10	\$5,500	\$2,750	\$0	\$19.44
1803	Sewer Lateral Line - Inspection	5	0	\$4,235	\$4,235	\$4,235	\$59.87
1804	Sewer Lateral Line - Repairs	5	3	\$13,800	\$5,520	\$5,520	\$195.08
1811	Plumbing - Allowance	1	0	\$2,500	\$2,500	\$2,500	\$176.70
1813	Bldg 9 Fire System Devices - Allowa	5	4	\$3,600	\$720	\$720	\$50.89
1815	Fire Alarm System - Inspection	5	0	\$3,080	\$3,080	\$3,080	\$43.54
1818	Fire Extinguishers/Cabinets-Replace	35	8	\$2,035	\$1,570	\$0	\$4.11
1819	Bldg 9 Fire Alarm System - Upgrade	30	29	\$65,000	\$2,167	\$0	\$153.14
1819	Bldg 9 Fire Panel - Replace	15	14	\$11,000	\$733	\$0	\$51.83
1819	Bldg1-8 Fire Alarm System - Upgrade	30	15	\$325,000	\$162,500	\$0	\$765.71
1880	Termites - Treat	11	1	\$44,000	\$40,000	\$40,000	\$282.72
2640	Automatic Shut-off Valves - Replace	25	21	\$17,300	\$2,768	\$0	\$48.91
2640	Manual Shut-off Valve - Replace	25	20	\$24,200	\$4,840	\$0	\$68.42
<b>Buildings #1~#8</b>							
105	Balcony Surfaces - Repair/Recoat	9	8	\$4,300	\$478	\$0	\$33.77
324	Exterior Lights - Replace	30	4	\$39,150	\$33,930	\$33,930	\$92.24
510	Metal Railing - Replace	40	10	\$27,100	\$20,325	\$0	\$47.89
1114	Building Exterior - Repair	10	0	\$30,150	\$30,150	\$30,150	\$213.10
1115	Building Exterior - Repaint	10	0	\$167,400	\$167,400	\$167,400	\$1,183.20
1131	Water Leaks - Reseal/Repairs	1	0	\$22,000	\$22,000	\$22,000	\$1,554.98
1303	Comp Shingle Roof (Bldg 2)-Replace	24	15	\$84,700	\$31,763	\$0	\$249.44
1303	Comp Shingle Roof (Bldg 4)-Replace	30	4	\$49,500	\$42,900	\$42,900	\$116.62
1303	Comp Shingle Roof (Bldgs 1,3,5,8)	35	26	\$346,300	\$89,049	\$0	\$699.34
1303	Comp Shingle Roof (Bldgs 6,7)-Replc	40	29	\$142,850	\$39,284	\$0	\$252.42
1312	Gutters (Bldgs 3,4) - Replace (14%)	30	20	\$9,955	\$3,318	\$0	\$23.45
1312	Gutters/Downspouts - Replace (86%)	30	4	\$61,200	\$53,040	\$53,040	\$144.19
1402	Directional/Street Signs - Replace	20	10	\$4,850	\$2,425	\$0	\$17.14
1818	Fire Extinguishers/Cabinets-Replace	30	4	\$8,910	\$7,722	\$7,722	\$20.99
<b>Building #9 Community Room/Common</b>							
404	Community Room Furniture - Replace	15	12	\$13,200	\$2,640	\$0	\$62.20
411	Drinking Fountain - Replace	20	6	\$1,900	\$1,330	\$1,330	\$6.71
602	Laminate Flooring - Replace	20	18	\$20,050	\$2,005	\$0	\$70.86
901	Folding Furniture - Replace	30	15	\$3,960	\$1,980	\$0	\$9.33
909	Bathroom - Refurbish	30	6	\$17,950	\$14,360	\$0	\$42.29
912	Cabinets/Counters - Replace	30	6	\$6,710	\$5,368	\$0	\$15.81
1110	Community Room - Repaint	10	6	\$6,820	\$2,728	\$2,728	\$48.20
74 Total Funded Components					\$1,660,965	\$787,128	\$12,230

# 30-Year Reserve Plan Summary

Report # 48963-0  
Full

Fiscal Year Start: 2024

Interest:

1.50 %

Inflation:

4.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$787,128	\$1,660,965	47.4 %	Medium	20.00 %	\$146,760	\$0	\$10,112	\$381,960
2025	\$562,040	\$1,510,118	37.2 %	Medium	20.00 %	\$176,112	\$0	\$8,618	\$159,063
2026	\$587,707	\$1,592,248	36.9 %	Medium	20.00 %	\$211,334	\$0	\$10,272	\$26,499
2027	\$782,814	\$1,823,016	42.9 %	Medium	20.00 %	\$253,601	\$0	\$13,364	\$49,517
2028	\$1,000,264	\$2,046,862	48.9 %	Medium	20.00 %	\$304,322	\$0	\$15,497	\$252,760
2029	\$1,067,322	\$2,076,385	51.4 %	Medium	3.25 %	\$314,212	\$0	\$17,295	\$158,633
2030	\$1,240,196	\$2,213,402	56.0 %	Medium	3.25 %	\$324,424	\$0	\$17,474	\$490,862
2031	\$1,091,233	\$2,019,140	54.0 %	Medium	3.25 %	\$334,968	\$0	\$18,768	\$32,240
2032	\$1,412,728	\$2,303,182	61.3 %	Medium	3.25 %	\$345,854	\$0	\$23,042	\$120,078
2033	\$1,661,546	\$2,516,705	66.0 %	Medium	3.25 %	\$357,094	\$0	\$24,879	\$385,675
2034	\$1,657,845	\$2,472,401	67.1 %	Medium	3.25 %	\$368,700	\$0	\$21,841	\$792,168
2035	\$1,256,219	\$2,013,817	62.4 %	Medium	3.25 %	\$380,683	\$0	\$20,978	\$115,182
2036	\$1,542,698	\$2,251,609	68.5 %	Medium	3.25 %	\$393,055	\$0	\$25,212	\$139,962
2037	\$1,821,002	\$2,484,223	73.3 %	Low	3.25 %	\$405,829	\$0	\$30,087	\$63,772
2038	\$2,193,146	\$2,816,904	77.9 %	Low	3.25 %	\$419,019	\$0	\$32,598	\$488,688
2039	\$2,156,075	\$2,732,965	78.9 %	Low	3.25 %	\$432,637	\$0	\$28,196	\$1,011,077
2040	\$1,605,831	\$2,114,849	75.9 %	Low	3.25 %	\$446,697	\$0	\$26,901	\$96,112
2041	\$1,983,318	\$2,436,534	81.4 %	Low	3.25 %	\$461,215	\$0	\$32,617	\$108,693
2042	\$2,368,457	\$2,771,485	85.5 %	Low	3.25 %	\$476,205	\$0	\$38,388	\$129,794
2043	\$2,753,256	\$3,111,910	88.5 %	Low	3.25 %	\$491,681	\$0	\$44,385	\$120,722
2044	\$3,168,600	\$3,489,969	90.8 %	Low	3.25 %	\$507,661	\$0	\$45,001	\$885,849
2045	\$2,835,413	\$3,102,583	91.4 %	Low	3.25 %	\$524,160	\$0	\$45,015	\$234,121
2046	\$3,170,467	\$3,393,272	93.4 %	Low	3.25 %	\$541,195	\$0	\$51,325	\$85,673
2047	\$3,677,315	\$3,866,377	95.1 %	Low	3.25 %	\$558,784	\$0	\$58,228	\$202,846
2048	\$4,091,481	\$4,253,605	96.2 %	Low	3.25 %	\$576,944	\$0	\$64,507	\$217,996
2049	\$4,514,936	\$4,658,307	96.9 %	Low	3.25 %	\$595,695	\$0	\$70,065	\$347,585
2050	\$4,833,111	\$4,962,876	97.4 %	Low	3.25 %	\$615,055	\$0	\$62,250	\$2,038,195
2051	\$3,472,221	\$3,540,582	98.1 %	Low	3.25 %	\$635,044	\$0	\$56,293	\$125,196
2052	\$4,038,362	\$4,070,872	99.2 %	Low	3.25 %	\$655,683	\$0	\$64,839	\$146,517
2053	\$4,612,368	\$4,620,954	99.8 %	Low	3.25 %	\$676,993	\$0	\$67,998	\$897,548

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$787,128	\$562,040	\$587,707	\$782,814	\$1,000,264
Annual Reserve Funding	\$146,760	\$176,112	\$211,334	\$253,601	\$304,322
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,112	\$8,618	\$10,272	\$13,364	\$15,497
<b>Total Income</b>	<b>\$944,000</b>	<b>\$746,770</b>	<b>\$809,314</b>	<b>\$1,049,780</b>	<b>\$1,320,082</b>
# Component					
<b>Paved Surfaces</b>					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$0	\$17,431
202 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$9,000	\$0	\$0	\$0	\$0
<b>Sites &amp; Grounds</b>					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
328 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$41,184	\$0	\$0	\$0
406 Play Surface - Replenish	\$0	\$2,517	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
414 Street Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1112 Carports/Lighting - Repaint	\$13,100	\$0	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$7,370	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$0	\$0
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Directory Maps - Replace	\$0	\$4,862	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs (2009) - Replace	\$0	\$13,416	\$0	\$0	\$0
<b>Landscaping &amp; Irrigation</b>					
1001 Backflow Devices - Replace	\$0	\$13,728	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$6,105	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$5,720	\$0	\$0	\$6,434	\$0
1006 Irrigation System - Repair/Replace	\$13,500	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$12,116	\$0	\$0	\$0
1009 Landscaping - Replenish	\$14,600	\$0	\$0	\$0	\$0
<b>Common Area</b>					
101 Bldg 9 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$0	\$16,729
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$0	\$0
119 Bldg 9 Balcony Railing - Repaint	\$27,200	\$0	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
412 Bldg 1-8 Mailbox Structure - Replce	\$0	\$0	\$0	\$0	\$0
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1113 Bldg 9 Metal Cap - Repaint	\$13,800	\$0	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$5,500	\$0	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$36,700	\$0	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$0	\$0	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$0	\$0	\$0	\$0	\$0
1803 Sewer Lateral Line - Inspection	\$4,235	\$0	\$0	\$0	\$0
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$0	\$15,523	\$0
1811 Plumbing - Allowance	\$2,500	\$2,600	\$2,704	\$2,812	\$2,925
1813 Bldg 9 Fire System Devices - Allowa	\$0	\$0	\$0	\$0	\$4,211
1815 Fire Alarm System - Inspection	\$3,080	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg1-8 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1880 Termites - Treat	\$0	\$45,760	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
2640 Automatic Shut-off Valves - Replace	\$0	\$0	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$0	\$0	\$0	\$0	\$0
<b>Buildings #1-#8</b>					
105 Balcony Surfaces - Repair/Recoat	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$45,800
510 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0
1114 Building Exterior - Repair	\$30,150	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$167,400	\$0	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs	\$22,000	\$22,880	\$23,795	\$24,747	\$25,737
1303 Comp Shingle Roof (Bldg 2)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldg 4)-Replace	\$0	\$0	\$0	\$0	\$57,908
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	\$0	\$0	\$0	\$0	\$0
1312 Gutters (Bldgs 3,4) - Replace (14%)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (86%)	\$0	\$0	\$0	\$0	\$71,595
1402 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$10,423
<b>Building #9 Community Room/Common</b>					
404 Community Room Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
602 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Cabinets/Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Community Room - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$381,960	\$159,063	\$26,499	\$49,517	\$252,760
Ending Reserve Balance	\$562,040	\$587,707	\$782,814	\$1,000,264	\$1,067,322

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$1,067,322	\$1,240,196	\$1,091,233	\$1,412,728	\$1,661,546
Annual Reserve Funding	\$314,212	\$324,424	\$334,968	\$345,854	\$357,094
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,295	\$17,474	\$18,768	\$23,042	\$24,879
Total Income	\$1,398,830	\$1,582,095	\$1,444,968	\$1,781,624	\$2,043,520
<b># Component</b>					
<b>Paved Surfaces</b>					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$0	\$21,207
202 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$10,950	\$0	\$0	\$0	\$0
<b>Sites &amp; Grounds</b>					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$36,152
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$19,642
328 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Play Surface - Replenish	\$0	\$3,062	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
414 Street Light Poles - Replace	\$0	\$0	\$0	\$0	\$58,783
503 Metal Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1112 Carports/Lighting - Repaint	\$15,938	\$0	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$8,967	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$0	\$0
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$39,070
1401 Directory Maps - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$20,780
1402 Directional Signs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscaping &amp; Irrigation</b>					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$0	\$7,238	\$0	\$0	\$8,141
1006 Irrigation System - Repair/Replace	\$16,425	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$0	\$0	\$15,944	\$0
1009 Landscaping - Replenish	\$17,763	\$0	\$0	\$0	\$0
<b>Common Area</b>					
101 Bldg 9 Balcony & Deck - Inspection	\$0	\$0	\$0	\$36,951	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$0	\$20,353
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$115,858
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$0	\$0
119 Bldg 9 Balcony Railing - Repaint	\$33,093	\$0	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$0	\$6,097	\$0
412 Bldg 1-8 Mailbox Structure - Replace	\$0	\$0	\$0	\$0	\$0
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$5,693
1113 Bldg 9 Metal Cap - Repaint	\$16,790	\$0	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$0	\$0	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$0	\$402,941	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$0	\$4,384	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$0	\$0	\$0	\$0	\$0
1803 Sewer Lateral Line - Inspection	\$5,153	\$0	\$0	\$0	\$0
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$0	\$18,886	\$0
1811 Plumbing - Allowance	\$3,042	\$3,163	\$3,290	\$3,421	\$3,558
1813 Bldg 9 Fire System Devices - Allowa	\$0	\$0	\$0	\$0	\$5,124
1815 Fire Alarm System - Inspection	\$3,747	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$2,785	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg1-8 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1880 Termites - Treat	\$0	\$0	\$0	\$0	\$0
2640 Automatic Shut-off Valves - Replace	\$0	\$0	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$0	\$0	\$0	\$0	\$0
<b>Buildings #1-#8</b>					
105 Balcony Surfaces - Repair/Recoat	\$0	\$0	\$0	\$5,885	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
1114 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs	\$26,766	\$27,837	\$28,950	\$30,109	\$31,313
1303 Comp Shingle Roof (Bldg 2)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldg 4)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	\$0	\$0	\$0	\$0	\$0
1312 Gutters (Bldgs 3,4) - Replace (14%)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (86%)	\$0	\$0	\$0	\$0	\$0
1402 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
<b>Building #9 Community Room/Common</b>					
404 Community Room Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$2,404	\$0	\$0	\$0
602 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$22,712	\$0	\$0	\$0
912 Cabinets/Counters - Replace	\$0	\$8,490	\$0	\$0	\$0
1110 Community Room - Repaint	\$0	\$8,629	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$158,633</b>	<b>\$490,862</b>	<b>\$32,240</b>	<b>\$120,078</b>	<b>\$385,675</b>
<b>Ending Reserve Balance</b>	<b>\$1,240,196</b>	<b>\$1,091,233</b>	<b>\$1,412,728</b>	<b>\$1,661,546</b>	<b>\$1,657,845</b>

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$1,657,845	\$1,256,219	\$1,542,698	\$1,821,002	\$2,193,146
Annual Reserve Funding	\$368,700	\$380,683	\$393,055	\$405,829	\$419,019
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,841	\$20,978	\$25,212	\$30,087	\$32,598
Total Income	\$2,048,387	\$1,657,880	\$1,960,965	\$2,256,918	\$2,644,763
<b># Component</b>					
<b>Paved Surfaces</b>					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$0	\$25,802
202 Asphalt - Remove & Replace	\$132,038	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$13,322	\$0	\$0	\$0	\$0
<b>Sites &amp; Grounds</b>					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
328 Carport Lights - Replace	\$2,198	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Play Surface - Replenish	\$0	\$3,725	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$30,345	\$0	\$0	\$0	\$0
414 Street Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Gate - Replace	\$12,375	\$0	\$0	\$0	\$0
1112 Carports/Lighting - Repaint	\$19,391	\$0	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$10,909	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$0	\$0
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Directory Maps - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscaping &amp; Irrigation</b>					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$10,572
1005 Irrigation Valves - Replace	\$0	\$0	\$9,158	\$0	\$0
1006 Irrigation System - Repair/Replace	\$19,983	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$0	\$0	\$0	\$0
1009 Landscaping - Replenish	\$21,612	\$0	\$0	\$0	\$0
<b>Common Area</b>					
101 Bldg 9 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$0	\$24,763
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$0	\$314,126
119 Bldg 9 Balcony Railing - Repaint	\$40,263	\$0	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$11,886	\$0	\$0	\$0	\$0
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$26,668
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
412 Bldg 1-8 Mailbox Structure - Replace	\$0	\$0	\$0	\$0	\$19,048
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1113 Bldg 9 Metal Cap - Repaint	\$20,427	\$0	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$8,141	\$0	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$54,325	\$0	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$0	\$73,740	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$8,141	\$0	\$0	\$0	\$0
1803 Sewer Lateral Line - Inspection	\$6,269	\$0	\$0	\$0	\$0
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$0	\$22,978	\$0
1811 Plumbing - Allowance	\$3,701	\$3,849	\$4,003	\$4,163	\$4,329
1813 Bldg 9 Fire System Devices - Allowa	\$0	\$0	\$0	\$0	\$6,234
1815 Fire Alarm System - Inspection	\$4,559	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$19,048
1819 Bldg1-8 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1880 Termites - Treat	\$0	\$0	\$70,445	\$0	\$0
2640 Automatic Shut-off Valves - Replace	\$0	\$0	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$0	\$0	\$0	\$0	\$0
<b>Buildings #1-#8</b>					
105 Balcony Surfaces - Repair/Recoat	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Railing - Replace	\$40,115	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
1114 Building Exterior - Repair	\$44,629	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$247,793	\$0	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs	\$32,565	\$33,868	\$35,223	\$36,632	\$38,097
1303 Comp Shingle Roof (Bldg 2)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldg 4)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	\$0	\$0	\$0	\$0	\$0
1312 Gutters (Bldgs 3,4) - Replace (14%)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (86%)	\$0	\$0	\$0	\$0	\$0
1402 Directional/Street Signs - Replace	\$7,179	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
<b>Building #9 Community Room/Common</b>					
404 Community Room Furniture - Replace	\$0	\$0	\$21,134	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
602 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Cabinets/Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Community Room - Repaint	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$792,168</b>	<b>\$115,182</b>	<b>\$139,962</b>	<b>\$63,772</b>	<b>\$488,688</b>
<b>Ending Reserve Balance</b>	<b>\$1,256,219</b>	<b>\$1,542,698</b>	<b>\$1,821,002</b>	<b>\$2,193,146</b>	<b>\$2,156,075</b>

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$2,156,075	\$1,605,831	\$1,983,318	\$2,368,457	\$2,753,256
Annual Reserve Funding	\$432,637	\$446,697	\$461,215	\$476,205	\$491,681
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,196	\$26,901	\$32,617	\$38,388	\$44,385
Total Income	\$2,616,908	\$2,079,430	\$2,477,150	\$2,883,050	\$3,289,322
<b># Component</b>					
<b>Paved Surfaces</b>					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$0	\$31,392
202 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$16,208	\$0	\$0	\$0	\$0
<b>Sites &amp; Grounds</b>					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
328 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Play Surface - Replenish	\$0	\$4,533	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
414 Street Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1112 Carports/Lighting - Repaint	\$23,592	\$0	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$13,273	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$0	\$0
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Directory Maps - Replace	\$0	\$8,756	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs (2009) - Replace	\$0	\$24,161	\$0	\$0	\$0
<b>Landscaping &amp; Irrigation</b>					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$10,301	\$0	\$0	\$11,588	\$0
1006 Irrigation System - Repair/Replace	\$24,313	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$20,981	\$0	\$0	\$0	\$0
1009 Landscaping - Replenish	\$26,294	\$0	\$0	\$0	\$0
<b>Common Area</b>					
101 Bldg 9 Balcony & Deck - Inspection	\$0	\$0	\$52,593	\$0	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$0	\$30,128
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$0	\$0
119 Bldg 9 Balcony Railing - Repaint	\$48,986	\$0	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
412 Bldg 1-8 Mailbox Structure - Replace	\$0	\$0	\$0	\$0	\$0
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1113 Bldg 9 Metal Cap - Repaint	\$24,853	\$0	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$0	\$0	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$0	\$0	\$0	\$0	\$0
1803 Sewer Lateral Line - Inspection	\$7,627	\$0	\$0	\$0	\$0
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$0	\$27,956	\$0
1811 Plumbing - Allowance	\$4,502	\$4,682	\$4,870	\$5,065	\$5,267
1813 Bldg 9 Fire System Devices - Allowa	\$0	\$0	\$0	\$0	\$7,585
1815 Fire Alarm System - Inspection	\$5,547	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg 1-8 Fire Alarm System - Upgrade	\$585,307	\$0	\$0	\$0	\$0
1880 Termites - Treat	\$0	\$0	\$0	\$0	\$0
2640 Automatic Shut-off Valves - Replace	\$0	\$0	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$0	\$0	\$0	\$0	\$0
<b>Buildings #1-#8</b>					
105 Balcony Surfaces - Repair/Recoat	\$0	\$0	\$8,376	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
1114 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs	\$39,621	\$41,206	\$42,854	\$44,568	\$46,351
1303 Comp Shingle Roof (Bldg 2)-Replace	\$152,540	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldg 4)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	\$0	\$0	\$0	\$0	\$0
1312 Gutters (Bldgs 3,4) - Replace (14%)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (86%)	\$0	\$0	\$0	\$0	\$0
1402 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
<b>Building #9 Community Room/Common</b>					
404 Community Room Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
602 Laminate Flooring - Replace	\$0	\$0	\$0	\$40,618	\$0
901 Folding Furniture - Replace	\$7,132	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Cabinets/Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Community Room - Repaint	\$0	\$12,774	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$1,011,077</b>	<b>\$96,112</b>	<b>\$108,693</b>	<b>\$129,794</b>	<b>\$120,722</b>
<b>Ending Reserve Balance</b>	<b>\$1,605,831</b>	<b>\$1,983,318</b>	<b>\$2,368,457</b>	<b>\$2,753,256</b>	<b>\$3,168,600</b>

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$3,168,600	\$2,835,413	\$3,170,467	\$3,677,315	\$4,091,481
Annual Reserve Funding	\$507,661	\$524,160	\$541,195	\$558,784	\$576,944
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,001	\$45,015	\$51,325	\$58,228	\$64,507
Total Income	\$3,721,262	\$3,404,588	\$3,762,987	\$4,294,327	\$4,732,932
<b># Component</b>					
<b>Paved Surfaces</b>					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$0	\$38,193
202 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$19,720	\$0	\$0	\$0	\$0
<b>Sites &amp; Grounds</b>					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
328 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$90,239	\$0	\$0	\$0
406 Play Surface - Replenish	\$0	\$5,515	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
414 Street Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1112 Carports/Lighting - Repaint	\$28,704	\$0	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$16,149	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$0	\$19,033
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Directory Maps - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$37,424
1402 Directional Signs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscaping &amp; Irrigation</b>					
1001 Backflow Devices - Replace	\$0	\$30,080	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1005 Irrigation Valves - Replace	\$0	\$13,035	\$0	\$0	\$14,662
1006 Irrigation System - Repair/Replace	\$29,580	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$0	\$27,610	\$0	\$0
1009 Landscaping - Replenish	\$31,990	\$0	\$0	\$0	\$0
<b>Common Area</b>					
101 Bldg 9 Balcony & Deck - Inspection	\$0	\$0	\$0	\$0	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$0	\$36,655
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$0	\$0
119 Bldg 9 Balcony Railing - Repaint	\$59,599	\$0	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
412 Bldg 1-8 Mailbox Structure - Replace	\$0	\$0	\$0	\$0	\$0
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1113 Bldg 9 Metal Cap - Repaint	\$30,237	\$0	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$12,051	\$0	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$80,414	\$0	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$0	\$0	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$0	\$0	\$0	\$0	\$0
1803 Sewer Lateral Line - Inspection	\$9,279	\$0	\$0	\$0	\$0
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$0	\$34,013	\$0
1811 Plumbing - Allowance	\$5,478	\$5,697	\$5,925	\$6,162	\$6,408
1813 Bldg 9 Fire System Devices - Allowa	\$0	\$0	\$0	\$0	\$9,228
1815 Fire Alarm System - Inspection	\$6,749	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg1-8 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1880 Termites - Treat	\$0	\$0	\$0	\$108,447	\$0
2640 Automatic Shut-off Valves - Replace	\$0	\$39,423	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$53,025	\$0	\$0	\$0	\$0
<b>Buildings #1~#8</b>					
105 Balcony Surfaces - Repair/Recoat	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
1114 Building Exterior - Repair	\$66,062	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$366,794	\$0	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs	\$48,205	\$50,133	\$52,138	\$54,224	\$56,393
1303 Comp Shingle Roof (Bldg 2)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldg 4)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	\$0	\$0	\$0	\$0	\$0
1312 Gutters (Bldgs 3,4) - Replace (14%)	\$21,813	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (86%)	\$0	\$0	\$0	\$0	\$0
1402 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
<b>Building #9 Community Room/Common</b>					
404 Community Room Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
602 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Cabinets/Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Community Room - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$885,849	\$234,121	\$85,673	\$202,846	\$217,996
Ending Reserve Balance	\$2,835,413	\$3,170,467	\$3,677,315	\$4,091,481	\$4,514,936

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$4,514,936	\$4,833,111	\$3,472,221	\$4,038,362	\$4,612,368
Annual Reserve Funding	\$595,695	\$615,055	\$635,044	\$655,683	\$676,993
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$70,065	\$62,250	\$56,293	\$64,839	\$67,998
Total Income	\$5,180,696	\$5,510,416	\$4,163,558	\$4,758,885	\$5,357,359
<b># Component</b>					
<b>Paved Surfaces</b>					
103 Concrete Sidewalks - Allowance	\$0	\$0	\$0	\$0	\$46,468
202 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Repair/Seal/Stripe	\$23,993	\$0	\$0	\$0	\$0
<b>Sites &amp; Grounds</b>					
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Street Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
328 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Play Surface - Replenish	\$0	\$6,709	\$0	\$0	\$0
408 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
414 Street Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1112 Carports/Lighting - Repaint	\$34,922	\$0	\$0	\$0	\$0
1113 Kiosk/Fencing/Railing - Repaint	\$19,647	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Mailbox)-Replace	\$0	\$0	\$0	\$0	\$0
1320 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Directory Maps - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Directional Signs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscaping &amp; Irrigation</b>					
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$18,307	\$0
1005 Irrigation Valves - Replace	\$0	\$0	\$16,493	\$0	\$0
1006 Irrigation System - Repair/Replace	\$35,989	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$0	\$0	\$0	\$36,332
1009 Landscaping - Replenish	\$38,921	\$0	\$0	\$0	\$0
<b>Common Area</b>					
101 Bldg 9 Balcony & Deck - Inspection	\$0	\$74,857	\$0	\$0	\$0
105 Bldg 9 Balcony Surfaces - Recoat	\$0	\$0	\$0	\$0	\$44,597
105 Bldg 9 Balcony Surfaces - Resurface	\$0	\$0	\$0	\$0	\$0
118 Bldg 9 Balcony Railing - Replace	\$0	\$0	\$0	\$0	\$0
119 Bldg 9 Balcony Railing - Repaint	\$72,511	\$0	\$0	\$0	\$0
324 Bldg 9 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 1-8 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
403 Bldg 9 Mailboxes - Replace	\$0	\$0	\$0	\$13,359	\$0
412 Bldg 1-8 Mailbox Structure - Replace	\$0	\$0	\$0	\$0	\$0
701 Bldg 9 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1113 Bldg 9 Metal Cap - Repaint	\$36,789	\$0	\$0	\$0	\$0
1114 Bldg 9 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Bldg 9 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1132 Bldg 9 Brick Work - Tuck Point	\$0	\$0	\$0	\$0	\$0
1308 Bldg 9 Built-up Roof - Replace	\$0	\$882,893	\$0	\$0	\$0
1312 Bldg 9 Gutters/Downspouts - Replace	\$0	\$9,607	\$0	\$0	\$0
1315 Bldg 9 Roof Hatch - Replace	\$0	\$0	\$0	\$0	\$0
1803 Sewer Lateral Line - Inspection	\$11,290	\$0	\$0	\$0	\$0
1804 Sewer Lateral Line - Repairs	\$0	\$0	\$0	\$41,382	\$0
1811 Plumbing - Allowance	\$6,665	\$6,931	\$7,208	\$7,497	\$7,797
1813 Bldg 9 Fire System Devices - Allowa	\$0	\$0	\$0	\$0	\$11,227
1815 Fire Alarm System - Inspection	\$8,211	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
1819 Bldg 9 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$202,712
1819 Bldg 9 Fire Panel - Replace	\$0	\$0	\$0	\$0	\$34,305
1819 Bldg1-8 Fire Alarm System - Upgrade	\$0	\$0	\$0	\$0	\$0
1880 Termites - Treat	\$0	\$0	\$0	\$0	\$0
2640 Automatic Shut-off Valves - Replace	\$0	\$0	\$0	\$0	\$0
2640 Manual Shut-off Valve - Replace	\$0	\$0	\$0	\$0	\$0
<b>Buildings #1-#8</b>					
105 Balcony Surfaces - Repair/Recoat	\$0	\$11,922	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
1114 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1131 Water Leaks - Reseal/Repairs	\$58,648	\$60,994	\$63,434	\$65,971	\$68,610
1303 Comp Shingle Roof (Bldg 2)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldg 4)-Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 1,3,5,8)	\$0	\$960,106	\$0	\$0	\$0
1303 Comp Shingle Roof (Bldgs 6,7)-Replc	\$0	\$0	\$0	\$0	\$445,499
1312 Gutters (Bldgs 3,4) - Replace (14%)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (86%)	\$0	\$0	\$0	\$0	\$0
1402 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1818 Fire Extinguishers/Cabinets-Replace	\$0	\$0	\$0	\$0	\$0
<b>Building #9 Community Room/Common</b>					
404 Community Room Furniture - Replace	\$0	\$0	\$38,060	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$5,268	\$0	\$0	\$0
602 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
901 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Cabinets/Counters - Replace	\$0	\$0	\$0	\$0	\$0
1110 Community Room - Repaint	\$0	\$18,908	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$347,585</b>	<b>\$2,038,195</b>	<b>\$125,196</b>	<b>\$146,517</b>	<b>\$897,548</b>
<b>Ending Reserve Balance</b>	<b>\$4,833,111</b>	<b>\$3,472,221</b>	<b>\$4,038,362</b>	<b>\$4,612,368</b>	<b>\$4,459,811</b>



## Accuracy, Limitations, and Disclosures

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

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

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

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

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

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

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



## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.



## Component Details

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

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

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, we are attempting to represent a market to be a one-time expense. Where no pricing, the component is deemed inappropriate for Reserve Funding.

## Paved Surfaces

### Comp #: 103 Concrete Sidewalks - Allowance

Quantity: Concrete Sidewalks

Location: Throughout Association

Funded?: Yes.

History:

Comments: Large-scale repairs or complete replacement should not be anticipated, but moderate sized projects should be as the concrete ages. Although difficult to predict timing, cost and scope, we suggest setting aside a repair/replacement allowance to supplement the operating budget in future years. Adjust as conditions dictate in future years. Avoid adjacent over-watering of landscape and monitor any tree roots nearby.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 13,400

Worst Case: \$ 16,400

Cost Source: ARSF Cost Database

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### Comp #: 202 Asphalt - Remove & Replace

Quantity: Approx 17,445 GSF

Location: Association Streets & Parking Lots

Funded?: Yes.

History:

Comments: We recommend having surface sealed and repaired; regular cycles of seal coating are recommended for maximum design life. As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface at roughly the time frame below. As timing draws nearer, consult with asphalt vendor/consultant for recommendations and complete scope.

Useful Life:  
35 years

Remaining Life:  
10 years



Best Case: \$ 80,300

Worst Case: \$ 98,100

Cost Source: ARSF Cost Database

**Comp #: 203 Asphalt - Repair/Seal/Stripe**

**Quantity: Approx 17,445 GSF**

Location: Association Streets & Parking Lots

Funded?: Yes.

History:

Comments: Regular cycles of seal coating, along with any needed repairs, has proven to be the most cost effective program for the long-term care of asphalt. Seal coating protects against damaging weather elements, while bridging small surface cracks and maintaining a uniform appearance over the inevitable patching and repairs needed in future years.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: ARSF Cost Database

## Sites & Grounds

**Comp #: 322 Bollard Lights - Replace****Quantity: (22) Bollards, 3.5ft**

Location: Throughout Association

Funded?: Yes.

History:

Comments: Inspected during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout the property.

Useful Life:  
35 years

Remaining Life:  
9 years



Best Case: \$ 22,900

Worst Case: \$ 27,900

Cost Source: ARSF Cost Database

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**Comp #: 323 Street Light Fixtures - Replace****Quantity: (10) Fixtures**

Location: Throughout Association

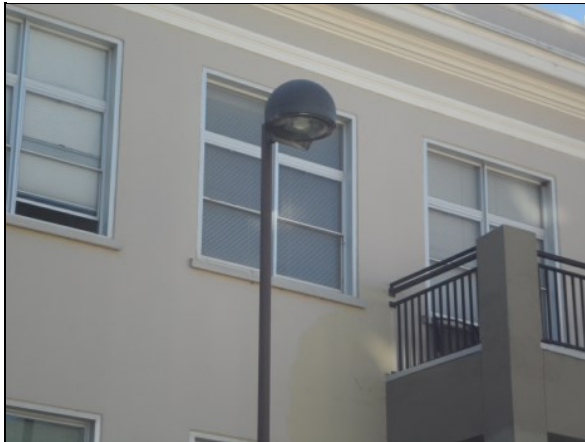
Funded?: Yes.

History:

Comments: Inspected during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout the property.

Useful Life:  
35 years

Remaining Life:  
9 years



Best Case: \$ 12,400

Worst Case: \$ 15,200

Cost Source: ARSF Cost Database

**Comp #: 328 Carport Lights - Replace**

**Quantity: (7) Fixtures**

Location: Carports

Funded?: Yes.

History:

Comments: Handle bulb replacement as needed out of the Operating budget. This component provides funding for fixture replacement in the interval outlined below.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 1,320

Worst Case: \$ 1,650

Cost Source: ARSF Cost Database

**Comp #: 405 Play Equipment - Replace**

**Quantity: (1) Structure**

Location: Tot Lot

Funded?: Yes.

History:

Comments: Replacement cycles vary depending on the amount of use/abuse, however expect playground equipment renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles.

Useful Life:  
20 years

Remaining Life:  
1 years



Best Case: \$ 35,600

Worst Case: \$ 43,600

Cost Source: ARSF Cost Database

**Comp #: 406 Play Surface - Replenish**

**Quantity: Approx 1,235 GSF**

Location: Tot Lot

Funded?: Yes.

History:

Comments: Playground surfaces should be inspected regularly to ensure adequate coverage in all areas. As routine maintenance, monitor coverage regularly and fill as needed to help maintain safety of play surfaces.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 2,200

Worst Case: \$ 2,640

Cost Source: ARSF Cost Database

**Comp #: 408 Picnic Tables/Benches - Replace**

**Quantity: (2) Tables, (9) Benches**

Location: Throughout Association

Funded?: Yes.

History:

Comments: Life expectancy of picnic tables, benches and other outdoor furnishings can vary greatly depending on level of exposure to the elements, preventive maintenance, quality of material and aesthetic standards of the property. In our experience, it is prudent to plan for replacement of all items together to preserve a coordinated appearance.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 18,400

Worst Case: \$ 22,600

Cost Source: ARSF Cost Database

**Comp #: 414 Street Light Poles - Replace**

**Quantity: (10) Poles, 25ft.**

Location: Throughout Association

Funded?: Yes.

History:

Comments: Poles should have a very long useful life with minimal maintenance required. Inspect and repair as needed as an Operating expense, and plan to replace at the approximate interval shown below.

Useful Life:  
35 years

Remaining Life:  
9 years



Best Case: \$ 37,200

Worst Case: \$ 45,400

Cost Source: ARSF Cost Database

**Comp #: 503 Metal Fence/Gate - Replace**

**Quantity: (2) Gates, Approx 70 LF**

Location: Courtyard entrance on California Street

Funded?: Yes.

History:

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

Useful Life:  
35 years

Remaining Life:  
10 years



Best Case: \$ 7,480

Worst Case: \$ 9,240

Cost Source: ARSF Cost Database

**Comp #: 1112 Carports/Lighting - Repaint**

**Quantity: Metal Surfaces**

Location: Carports, bollards, street light poles

Funded?: Yes.

History:

Comments: Plan to repaint at the interval below inhibit corrosion and prevent/limit costly repairs and replacements. We recommend painting metal surfaces every 4-6 years to prevent rust and natural deterioration.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 11,800

Worst Case: \$ 14,400

Cost Source: ARSF Cost Database

**Comp #: 1113 Kiosk/Fencing/Railing - Repaint**

**Quantity: Metal Surfaces**

Location: Kiosks, metal fence, balcony/stair railings

Funded?: Yes.

History:

Comments: Plan to repaint at the interval below inhibit corrosion and prevent/limit costly repairs and replacements. We recommend painting metal surfaces every 4-6 years to prevent rust and natural deterioration.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 6,600

Worst Case: \$ 8,140

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof (Mailbox)-Replace**

**Quantity: (5) Kiosks**

Location: Mailbox kiosks

Funded?: Yes.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.

Useful Life:  
34 years

Remaining Life:  
24 years



Best Case: \$ 6,710

Worst Case: \$ 8,140

Cost Source: ARSF Cost Database

**Comp #: 1320 Carport Roofs - Replace**

**Quantity: Approx 3,025 GSF**

Location: Carport roofs

Funded?: Yes.

History:

Comments: Carport roofs should be replaced at the approximate interval shown below in order to ensure a watertight structure. Although a lower priority than residential building roofs, carport roofs should be replaced at the same time as residential roofs whenever possible in order to obtain better pricing and minimize further disruption to the property. We recommend periodic inspection by a licensed professional to ensure the roof is functioning properly.

Useful Life:  
35 years

Remaining Life:  
9 years



Best Case: \$ 24,800

Worst Case: \$ 30,100

Cost Source: ARSF Cost Database

**Comp #: 1401 Directory Maps - Replace**

**Quantity: (5) Maps**

Location: Throughout Association

Funded?: Yes.

History:

Comments: Funding for replacement in the interval below.

Useful Life:  
15 years

Remaining Life:  
1 years



Best Case: \$ 4,180

Worst Case: \$ 5,170

Cost Source: ARSF Cost Database

**Comp #: 1402 Directional Signs - Replace**

**Quantity: (5) Misc. Signs**

Location: At the entrances

Funded?: Yes.

History:

Comments: As a routine Operating expense, signs should be inspected to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. In our experience, properties should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life:  
15 years

Remaining Life:  
9 years



Best Case: \$ 13,100

Worst Case: \$ 16,100

Cost Source: ARSF Cost Database

**Comp #: 1402 Directional Signs (2009) - Replace**

**Quantity: (13) Misc. Signs, 3ft**

Location: Mostly located at parking area

Funded?: Yes.

History:

Comments: As a routine Operating expense, signs should be inspected to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. In our experience, properties should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life:  
15 years

Remaining Life:  
1 years



Best Case: \$ 11,600

Worst Case: \$ 14,200

Cost Source: ARSF Cost Database

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## Landscaping & Irrigation

### Comp #: 1001 Backflow Devices - Replace

Quantity: (2) Devices

Location: At the front of Building #9

Funded?: Yes.

History:

Comments: We recommend annual inspection and testing by a licensed backflow professional to help ensure the devices are aging and functioning properly.

Useful Life:  
20 years

Remaining Life:  
1 years

No Photo Available

Best Case: \$ 11,900

Worst Case: \$ 14,500

Cost Source: ARSF Cost Database

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### Comp #: 1003 Irrigation Controllers - Replace

Quantity: (2) Controllers, Irritrol

Location: Common Area Landscaping

Funded?: Yes.

History:

Comments: We recommend regular inspection and testing by a professional landscape vendor to help ensure the irrigation system continues to function properly. Funding for replacement at the interval below.

Useful Life:  
14 years

Remaining Life:  
0 years



Best Case: \$ 5,500

Worst Case: \$ 6,710

Cost Source: ARSF Cost Database

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**Comp #: 1005 Irrigation Valves - Replace**

**Quantity: (7) Irrigation Valves**

Location: Common Area Landscaping

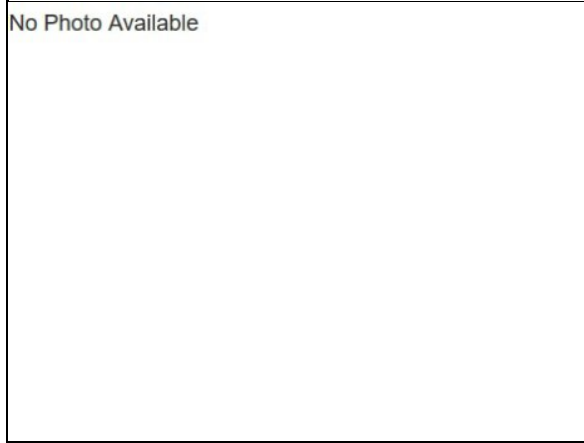
Funded?: Yes.

History:

Comments: We recommend regular inspection and testing by a professional landscape vendor to help ensure the irrigation valves continues to function properly. Funding for replacement at the interval below.

Useful Life:  
3 years

Remaining Life:  
0 years



Best Case: \$ 5,170

Worst Case: \$ 6,270

Cost Source: ARSF Cost Database

**Comp #: 1006 Irrigation System - Repair/Replace**

**Quantity: Allowance**

Location: Common area landscaping

Funded?: Yes.

History:

Comments: If properly installed and bedded without defect, the lines themselves are expected to be long-lived with no predictable expectation for replacement. In our experience however, as the community ages, large system renovations, repairs, zone reconfiguration, etc. become necessary. This component provides a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs and replacements. Adjust as conditions, actual expense patterns dictate within future reserve study updates.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARSF Cost Database

**Comp #: 1008 Trees - Remove/Replace**

**Quantity: Tree Removal/Replace**

Location: Common Area Landscaping

Funded?: Yes.

History:

Comments: This component may be utilized for larger tree removal/trimming projects which do not occur on an annual basis. If the community has not already done so, consult with a qualified arborist for a long term plan for the care and management of the trees within the community, balancing aesthetics with protection of property assets. Reserve funding recommend at level indicated below for periodic, larger tree removal/trimming needs.

Useful Life:  
7 years

Remaining Life:  
1 years



Best Case: \$ 10,500

Worst Case: \$ 12,800

Cost Source: ARSF Cost Database

**Comp #: 1009 Landscaping - Replenish**

**Quantity: Replenishment**

Location: Common area landscaping

Funded?: Yes.

History:

Comments: Although typically funded as ongoing maintenance item, this component may be utilized for setting aside funds for larger expenses that do not occur on an annual basis, such as large scale plantings, resodding lawn areas, bark/mulch replenishment, etc. Adjust as conditions, actual expense patterns dictate within future reserve study updates.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 13,100

Worst Case: \$ 16,100

Cost Source: ARSF Cost Database

## Common Area

**Comp #: 101 Bldg 9 Balcony & Deck - Inspection**

**Quantity: 9-Year Inspection**

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History: Completed - 2023

Comments: Compliance with Civil Code 5551(Senate Bill 326) requiring the periodic inspection of load-bearing components that extend beyond the exterior walls of the building—e.g. decks, balconies, stairways, walkways, and their railings which are constructed or supported primarily of wood and are elevated over six feet above the ground. Inspections includes flashings, membranes, coatings, and sealants of the component. A 9-year balcony and deck inspection is required per the state of California and should be applied to buildings containing three or more units. Inspection must be by a licensed architect or structural engineer according to a randomized list of components. There should have sufficient number of units inspected to provide 95% result with only plus or minus 5% marginal error.

Useful Life:  
9 years

Remaining Life:  
8 years



Best Case: \$ 26,000

Worst Case: \$ 28,000

Cost Source: Client Cost History

**Comp #: 105 Bldg 9 Balcony Surfaces - Recoat**

**Quantity: (16) Balconies**

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

Comments: Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. The client should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 12,900

Worst Case: \$ 15,700

Cost Source: ARSF Cost Database

**Comp #: 105 Bldg 9 Balcony Surfaces - Resurface**

**Quantity: Approx 1,800 GSF**

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

Comments: Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. The client should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:  
35 years

Remaining Life:  
9 years



Best Case: \$ 73,300

Worst Case: \$ 89,500

Cost Source: ARSF Cost Database

**Comp #: 118 Bldg 9 Balcony Railing - Replace**

**Quantity: Approx 1,374 LF**

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

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

Useful Life:  
40 years

Remaining Life:  
14 years



Best Case: \$ 164,900

Worst Case: \$ 197,900

Cost Source: ARSF Cost Database

**Comp #: 119 Bldg 9 Balcony Railing - Repaint**

**Quantity: Approx 1,374 LF**

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

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

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 24,700

Worst Case: \$ 29,700

Cost Source: ARSF Cost Database

**Comp #: 324 Bldg 9 Exterior Lights - Replace**

**Quantity: (35) Fixtures**

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

Comments: Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed.

Useful Life:  
35 years

Remaining Life:  
10 years



Best Case: \$ 7,260

Worst Case: \$ 8,800

Cost Source: ARSF Cost Database

**Comp #: 403 Bldg 1-8 Mailboxes - Replace**

**Quantity: (3) 11-p & (1) 12-p CBU's**

Location: Buildings #1~#8

Funded?: Yes.

History: Manufacture Date - 2018

Comments: As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges and repair as needed from operating budget.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 13,900

Worst Case: \$ 16,900

Cost Source: ARSF Cost Database

**Comp #: 403 Bldg 9 Mailboxes - Replace**

**Quantity: (1) 18-p CBU**

Location: Main panel is located in the lobby - Building #9

Funded?: Yes.

History:

Comments: As routine maintenance, inspect regularly, clean by wiping down for appearance, change lock cylinders, lubricate hinges and repair as needed from operating budget.

Useful Life:  
20 years

Remaining Life:  
8 years



Best Case: \$ 3,960

Worst Case: \$ 4,950

Cost Source: ARSF Cost Database

**Comp #: 412 Bldg 1-8 Mailbox Structure - Replce**

**Quantity: (5) Mailbox Structure**

Location: Throughout Association

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, inspect regularly for any damage/deterioration, repair locally as needed using general maintenance funds. Ensure that the structures are secure.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 10,000

Worst Case: \$ 12,000

Cost Source: ARSF Cost Database

**Comp #: 505 Patio Fence - Replace**

**Quantity: Approx 1,755 LF**

Location: Building Exterior Surfaces

Funded?: No. This is the responsibility of the unit owner. No Reserve funding allocated.

History:

Comments: This is the responsibility of the unit owner. No Reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 701 Bldg 9 Exterior Doors - Replace**

**Quantity: (2) Doors**

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

Comments: Doors should be inspected and repaired as-needed as an Operating expense to ensure good function.

Useful Life:  
35 years

Remaining Life:  
9 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARSF Cost Database

**Comp #: 1113 Bldg 9 Metal Cap - Repaint**

**Quantity: Metal Cap**

Location: Building roof - Building #9

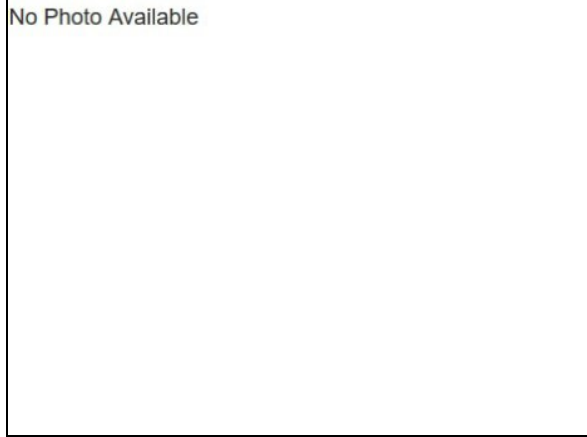
Funded?: Yes.

History:

Comments: Plan to repaint at the interval below inhibit corrosion and prevent/limit costly repairs and replacements. We recommend painting metal surfaces every 4-6 years to prevent rust and natural deterioration.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 12,400

Worst Case: \$ 15,200

Cost Source: ARSF Cost Database

**Comp #: 1114 Bldg 9 Building Exterior - Repair**

**Quantity: Approx 13,890 GSF**

Location: Building Exterior Surfaces - Building #9

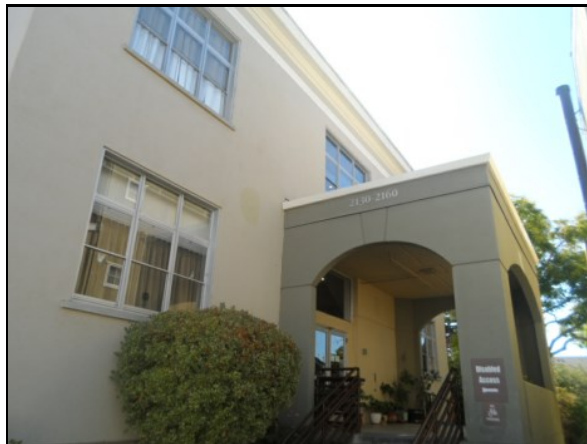
Funded?: Yes.

History:

Comments: As annual maintenance, inspect stucco and sealants for any visible problems. Stucco can be recoated to help limited the amount of water penetrating into the stucco. This component provides funding for stucco repairs timed to coincide with exterior painting projects. Adjust funding as needed.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

**Comp #: 1115 Bldg 9 Building Exterior - Repaint**

**Quantity: Approx 13,890 GSF**

Location: Building Exterior Surfaces - Building #9

Funded?: Yes.

History:

Comments: Painting is recommended every 10 years to preserve the exterior building surfaces and maintain appearance.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 33,000

Worst Case: \$ 40,400

Cost Source: ARSF Cost Database

**Comp #: 1132 Bldg 9 Brick Work - Tuck Point**

**Quantity: Brick Work**

Location: Building Exterior Surfaces - Building #9

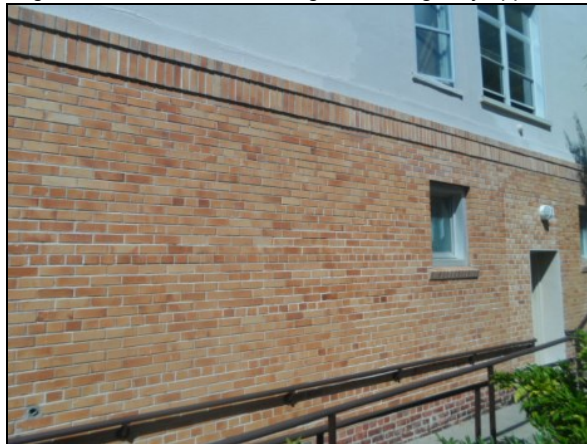
Funded?: Yes.

History: Completed - 2015

Comments: Brick is typically a low maintenance material that usually requires little maintenance work. After 50-years or so, mortar between brick can require repointing. As the brick and mortar ages cracking may appear, indicating need for repointing.

Useful Life:  
20 years

Remaining Life:  
11 years



Best Case: \$ 43,100

Worst Case: \$ 52,700

Cost Source:

**Comp #: 1190 Bldg 9 Window - Repairs**

**Quantity: Windows**

Location: Building Exterior Surfaces

Funded?: No. This is the responsibility of the unit owner. No Reserve funding allocated.

History:

Comments: This is the responsibility of the unit owner. No Reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1190 Bldg 9 Windows - Replace**

**Quantity: Windows**

Location: Building Exterior Surfaces - Building #9

Funded?: No. The useful life is not well defined under normal circumstances because it is too difficult for us to predict the remaining useful life.

History:

Comments: Windows typically have an extended or indefinite useful life under normal circumstances make the useful life difficult to predict. No Reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1308 Bldg 9 Built-up Roof - Replace**

**Quantity: Approx 13,160 GSF**

Location: Building Roof - Building #9

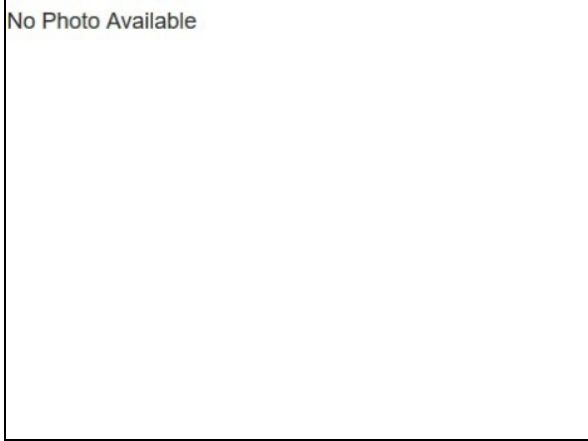
Funded?: Yes.

History:

Comments: This component provides an allowance to replace the roof at the interval below. We recommend periodic inspection by a licensed professional to ensure the roof is functioning properly.

Useful Life:  
20 years

Remaining Life:  
6 years



Best Case: \$ 289,500

Worst Case: \$ 347,400

Cost Source: ARSF Cost Database

**Comp #: 1312 Bldg 9 Gutters/Downspouts - Replace**

**Quantity: Approx 185 LF**

Location: Perimeter of building - Building #9

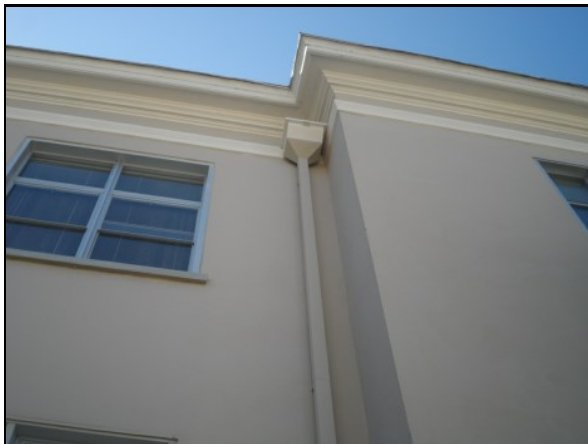
Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed and repair as needed from general operating funds. Best to plan for replacement at the same intervals as roof replacement cost efficiency.

Useful Life:  
20 years

Remaining Life:  
6 years



Best Case: \$ 3,080

Worst Case: \$ 3,850

Cost Source: ARSF Cost Database

**Comp #: 1315 Bldg 9 Roof Hatch - Replace**

**Quantity: (1) Roof Hatch**

Location: Building Roof - Building #9

Funded?: Yes.

History:

Comments: Roof access hatch should be scheduled for replacement at the approximate interval shown below. Best practice is often to coordinate replacement with the roof itself. Should be inspected, maintained and repaired periodically to ensure good function. Inspect periodically for leaks around frame and repair as needed.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

**Comp #: 1803 Sewer Lateral Line - Inspection**

**Quantity: Inspection Allowance**

Location: Common Area

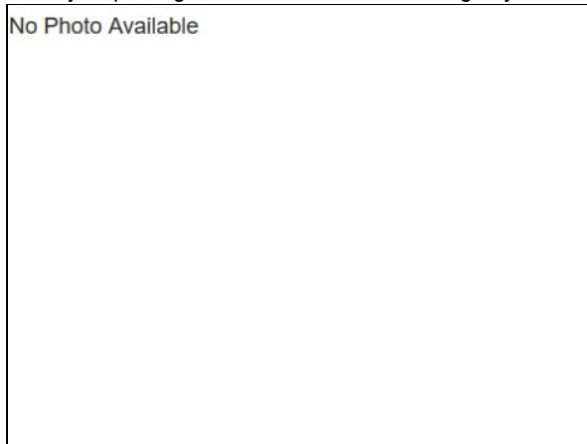
Funded?: Yes. This is the responsibility of the unit owner. No Reserve funding allocated.

History:

Comments: We recommend periodically inspecting sewer laterals and removing any debris build up.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 3,850

Worst Case: \$ 4,620

Cost Source: Higher allowance

**Comp #: 1804 Sewer Lateral Line - Repairs**

**Quantity: Extensive LF**

Location: Underground

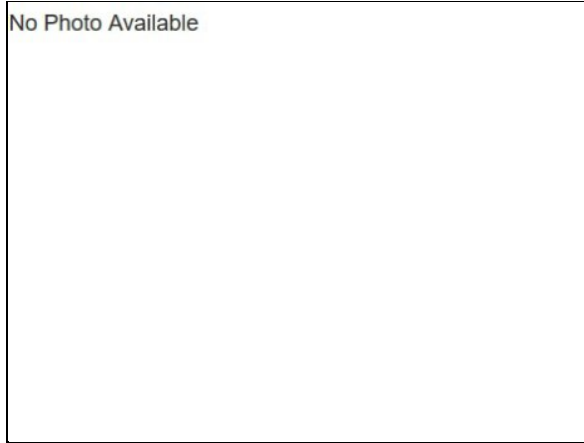
Funded?: Yes.

History:

Comments: Analysis of sewer system is beyond the scope of our services. As a sewer lateral ages, it becomes more vulnerable to breakage. The average lifetime of a private sewer lateral depends on the material used to construct the pipe. No reported problems at this time. We recommend contacting a licensed professional to discuss replacement options.

Useful Life:  
5 years

Remaining Life:  
3 years



Best Case: \$ 12,400

Worst Case: \$ 15,200

Cost Source: ARSF Cost Database

**Comp #: 1811 Plumbing - Allowance**

**Quantity: Extensive LF**

Location: Throughout Association

Funded?: Yes.

History:

Comments: Analysis of plumbing system is beyond the scope of our services because the vast majority of the plumbing system is hidden, and not visible for review. 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 systems. Treat minor repairs as an ongoing maintenance expense.

We highly recommend the association engage a qualified firm to evaluate the plumbing systems, including forensic wall openings, and test sections of piping. Patterns of significant repair expenses, leaks, poor flow, and sediments in the lines, should accelerate the need to address proactively and seek a detailed analysis to identify hidden conditions, project a remaining useful life, and recommendations for any needed repairs, maintenance, etc. The cost projected below is a budget allowance, and can vary depending on the complexity of systems. Prior to such an evaluation, there is no predictable basis at this time for large-scale plumbing repair or replacement expenses. Results should be included in the subsequent reserve study update.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 1,500

Worst Case: \$ 3,500

Cost Source: ARSF Cost Database

**Comp #: 1813 Bldg 9 Fire System Devices - Allowa**

**Quantity: Extensive Devices**

Location: Throughout Building - Building #9

Funded?: Yes.

History:

Comments: Unless otherwise noted, fire sprinkler/suppression distribution system (pipes, valves, sprinkler heads, etc.) is assumed to have been designed and installed properly and adheres to all relevant building codes. Generally speaking, repairs are minimal and infrequent and can be addressed as needed as an Operating expense, not through Reserves.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 3,200

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

**Comp #: 1815 Fire Alarm System - Inspection**

**Quantity: 5-Year Inspection**

Location: Common Area

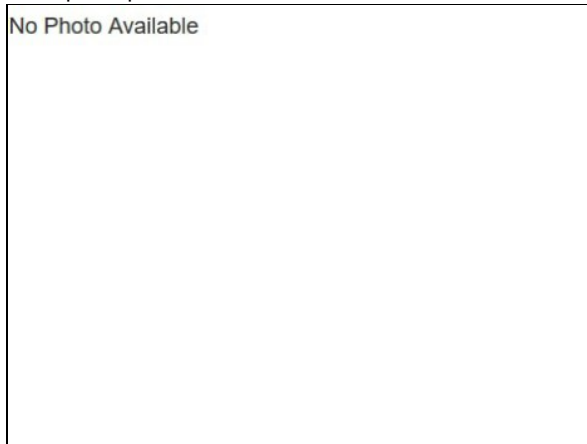
Funded?: Yes.

History:

Comments: 5 year fire inspection is required per the state of California.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 2,750

Worst Case: \$ 3,410

Cost Source: ARSF Cost Database

**Comp #: 1818 Fire Extinguishers/Cabinets-Replace**

**Quantity: (7) Extinguishers**

Location: Throughout Building

Funded?: Yes.

History:

Comments: In the United States, fire extinguishers in all buildings other than houses are generally required to be serviced and inspected by a fire protection service company at least annually. Some jurisdictions require more frequent service for fire extinguishers. The servicer places a tag on the extinguisher to indicate the type of service performed (annual inspection, recharge, new fire extinguisher).

Useful Life:  
35 years

Remaining Life:  
8 years



Best Case: \$ 1,870

Worst Case: \$ 2,200

Cost Source: ARSF Cost Source Database

**Comp #: 1819 Bldg 9 Fire Alarm System - Upgrade**

**Quantity: (1) System**

Location: Main panel is located in the lobby - Building #9

Funded?: Yes.

History:

Comments: No current issues reported. We recommend periodic inspection by a licensed professional to ensure the system is functioning properly. Funding for a fire system upgrade at the interval below.

Useful Life:  
30 years

Remaining Life:  
29 years



Best Case: \$ 55,000

Worst Case: \$ 75,000

Cost Source: Estimate Provided by Client

**Comp #: 1819 Bldg 9 Fire Panel - Replace**

**Quantity: (1) Panel**

Location: Main panel is located in the lobby - Building #9

Funded?: Yes.

History:

Comments: We recommend regular inspection and testing by a licensed fire alarm professional to help ensure the life safety systems continue to function properly. Fire panels may last for extended period barring unforeseen electrical event. In our experience, however, design obsolescence, parts availability and code/technology advances dictate the need to plan for periodic replacement. There are a wide range of panels/features available in today's market; general funds allowance factored below.

Useful Life:  
15 years

Remaining Life:  
14 years



Best Case: \$ 10,000

Worst Case: \$ 12,000

Cost Source: ARSF Cost Database

**Comp #: 1819 Bldg1-8 Fire Alarm System - Upgrade**

**Quantity: (5) Fire Alarm System**

Location: Common Area

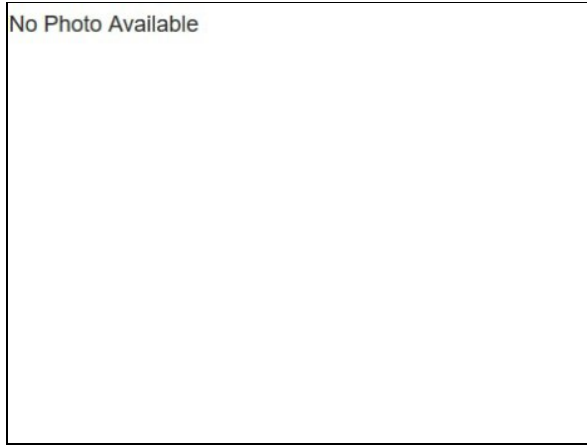
Funded?: Yes.

History:

Comments: Fire panels and systems may last for an extended period barring unforeseen electrical incidents. In our experience, design obsolescence, parts availability, technological advances, and code changes dictate the need to plan for periodic replacement. There is a wide range of panels and features available, this component provides an allowance for replacement.

Useful Life:  
30 years

Remaining Life:  
15 years



Best Case: \$ 225,000

Worst Case: \$ 425,000

Cost Source: ARSF Cost Database

**Comp #: 1880 Termites - Treat**

**Quantity: (9) Buildings**

Location: Association Buildings

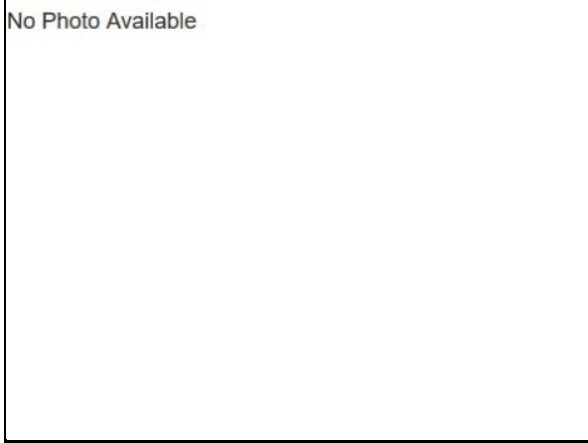
Funded?: Yes.

History:

Comments: In most cases, small termite treatment projects are included within a client's Operating budget, but if significant damage or chronic problems become apparent, larger projects such as termite tenting may be required. The timing and scope of these projects are often unpredictable but once necessary, can become a recurring expense.

Useful Life:  
11 years

Remaining Life:  
1 years



Best Case: \$ 39,600

Worst Case: \$ 48,400

Cost Source: ARSF Cost Database

**Comp #: 2640 Automatic Shut-off Valves - Replace**

**Quantity: (75) Valves**

Location: Common Area

Funded?: Yes.

History:

Comments: Automatic unit shut-off valve should be turned off and on twice a year to ensure that the valve functions freely when there is a need of cutting the gas supply. If there is leakage, do not over tighten the valve. Do not force the valve to open if its is frozen. Although cost and timing can be difficult to predict, we recommend setting aside funds for eventual repairs and replacement.

Useful Life:  
25 years

Remaining Life:  
21 years



Best Case: \$ 15,600

Worst Case: \$ 19,000

Cost Source:

**Comp #: 2640 Manual Shut-off Valve - Replace**

**Quantity: (9) Valves**

Location: Common Area

Funded?: Yes.

History:

Comments: Manual building shut-off valve should be turned off and on twice a year to ensure that the valve functions freely when there is a need to cut the gas supply. If there is leakage, do not over tighten the valve. Do not force the valve to open if its is frozen. Although cost and timing can be difficult to predict, we recommend setting aside funds for eventual repairs and replacement.

Useful Life:  
25 years

Remaining Life:  
20 years



Best Case: \$ 21,800

Worst Case: \$ 26,600

Cost Source:

## Buildings #1~#8

### Comp #: 105 Balcony Surfaces - Repair/Recoat

Quantity: (3 of 23) Balconies

Location: Buildings #1~#8

Funded?: Yes.

History: Recoated - 2023

Comments: Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. The client should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:  
9 years

Remaining Life:  
8 years



Best Case: \$ 3,900

Worst Case: \$ 4,700

Cost Source: ARSF Cost Database

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### Comp #: 324 Exterior Lights - Replace

Quantity: (127) Fixtures

Location: Building Exterior Surfaces

Funded?: Yes.

History:

Comments: Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed.

Useful Life:  
30 years

Remaining Life:  
4 years



Best Case: \$ 35,600

Worst Case: \$ 42,700

Cost Source: ARSF Cost Database

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**Comp #: 510 Metal Railing - Replace**

**Quantity: Approx 170 LF**

Location: Building Exterior Surfaces

Funded?: Yes.

History:

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

Useful Life:  
40 years

Remaining Life:  
10 years



Best Case: \$ 24,400

Worst Case: \$ 29,800

Cost Source: ARSF Cost Database

**Comp #: 1114 Building Exterior - Repair**

**Quantity: Approx 76,100 GSF**

Location: Building Exterior Surfaces

Funded?: Yes.

History:

Comments: As annual maintenance, inspect stucco and sealants for any visible problems. Stucco can be recoated to help limited the amount of water penetrating into the stucco. This component provides funding for stucco repairs timed to coincide with exterior painting projects. Adjust funding as needed.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 27,400

Worst Case: \$ 32,900

Cost Source: ARSF Cost Database

**Comp #: 1115 Building Exterior - Repaint**

**Quantity: Approx 76,100 GSF**

Location: Buildings #1~#8

Funded?: Yes.

History:

Comments: Painting is recommended every 10 years to preserve the exterior building surfaces and maintain appearance.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 152,200

Worst Case: \$ 182,600

Cost Source: ARSF Cost Database

**Comp #: 1131 Water Leaks - Reseal/Repairs**

**Quantity: Water Leak Repairs**

Location: Building Exterior Surfaces

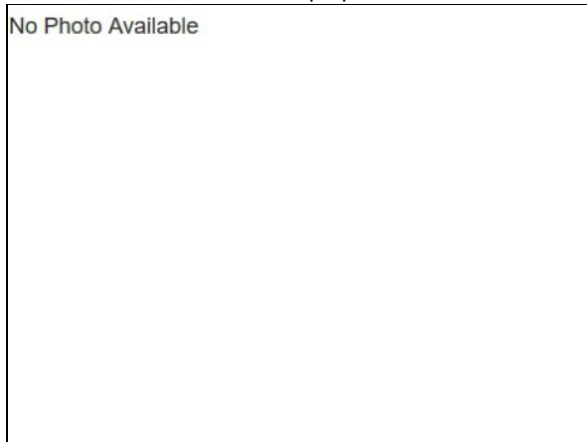
Funded?: Yes.

History:

Comments: As routine maintenance, regularly inspections with local repair/replace as needed should also occur. Inspect sealant, more frequently as it ages, to determine if it is failing. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. We recommend that clients hire a professional consultant to evaluate, design, specify, help bid the project, select best bidder, and observe construction to ensure proper installation.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 19,800

Worst Case: \$ 24,200

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof (Bldg 2)-Replace**

**Quantity: Approx 5,845 GSF**

Location: Building #2

Funded?: Yes.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.

Useful Life:  
24 years

Remaining Life:  
15 years



Best Case: \$ 76,200

Worst Case: \$ 93,200

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof (Bldg 4)-Replace**

**Quantity: Approx 3,750 GSF**

Location: Building #4

Funded?: Yes.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.

Useful Life:  
30 years

Remaining Life:  
4 years



Best Case: \$ 45,000

Worst Case: \$ 54,000

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof (Bldgs 1,3,5,8)**

**Quantity: Approx 19,675 GSF**

Location: Buildings #1, #3, #5, #8

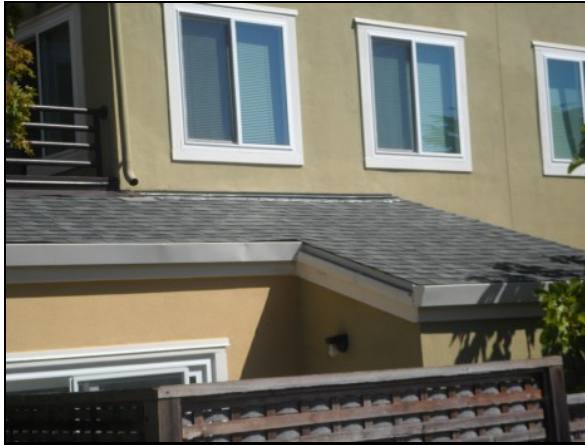
Funded?: Yes.

History: Replaced in 2015

Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.

Useful Life:  
35 years

Remaining Life:  
26 years



Best Case: \$ 314,800

Worst Case: \$ 377,800

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof (Bldgs 6,7)-Replc**

**Quantity: Approx 7,215 GSF**

Location: Buildings #6 & #7

Funded?: Yes.

History: Replaced in 2013 w/40 yr Roof

Comments: We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.

Useful Life:  
40 years

Remaining Life:  
29 years



Best Case: \$ 129,900

Worst Case: \$ 155,800

Cost Source: ARSF Cost Database

**Comp #: 1312 Gutters (Bldgs 3,4) - Replace (14%)**

**Quantity: Approx 4,485 LF x 14%**

Location: Buildings #3 & #4

Funded?: Yes.

History: Replaced - 2014

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed and repair as needed from general operating funds. Best to plan for replacement at the same intervals as roof replacement cost efficiency.

Useful Life:  
30 years

Remaining Life:  
20 years



Best Case: \$ 8,910

Worst Case: \$ 11,000

Cost Source: ARSF Cost Database

**Comp #: 1312 Gutters/Downspouts - Replace (86%)**

**Quantity: Approx 4,485 LF x 86%**

Location: Perimeter of buildings

Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed and repair as needed from general operating funds. Best to plan for replacement at the same intervals as roof replacement cost efficiency.

Useful Life:  
30 years

Remaining Life:  
4 years



Best Case: \$ 55,100

Worst Case: \$ 67,300

Cost Source: ARSF Cost Database

**Comp #: 1402 Directional/Street Signs - Replace**

**Quantity: Misc. Signs**

Location: Common Area Signage

Funded?: Yes.

History:

Comments: As a routine Operating expense, signs should be inspected to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. In our experience, properties should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 4,500

Worst Case: \$ 5,200

Cost Source: ARSF Cost Database

**Comp #: 1818 Fire Extinguishers/Cabinets-Replace**

**Quantity: (26) Extinguishers**

Location: Buildings #1~#8

Funded?: Yes.

History:

Comments: In the United States, fire extinguishers in all buildings other than houses are generally required to be serviced and inspected by a fire protection service company at least annually. Some jurisdictions require more frequent service for fire extinguishers. The servicer places a tag on the extinguisher to indicate the type of service performed (annual inspection, recharge, new fire extinguisher).

Useful Life:  
30 years

Remaining Life:  
4 years



Best Case: \$ 8,030

Worst Case: \$ 9,790

Cost Source: ARSF Cost Source Database

## Building #9 Community Room/Common

### Comp #: 404 Community Room Furniture - Replace

Quantity: (20) Furniture Pieces

Location: Community Room

Funded?: Yes.

History:

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

Useful Life:  
15 years

Remaining Life:  
12 years



Best Case: \$ 12,000

Worst Case: \$ 14,400

Cost Source: ARSF Cost Database

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### Comp #: 411 Drinking Fountain - Replace

Quantity: (1) Drinking Fountain

Location: Ground Floor Hallway

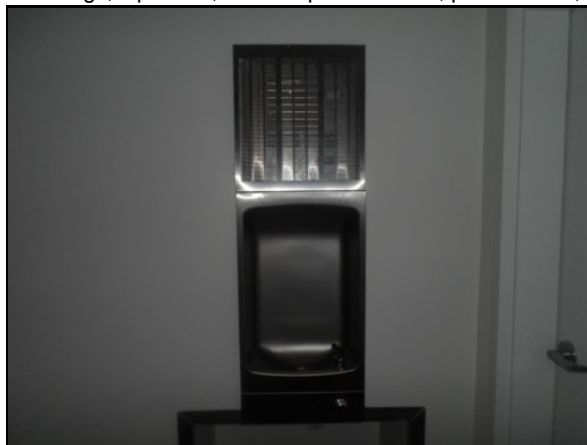
Funded?: Yes.

History:

Comments: Clean and inspect regularly to ensure safe/sanitary conditions and proper function. Best practice is often to replace at the same time as other exterior furnishings, if present, such as pool furniture, picnic tables, etc.

Useful Life:  
20 years

Remaining Life:  
6 years



Best Case: \$ 1,700

Worst Case: \$ 2,100

Cost Source: ARSF Cost Database

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**Comp #: 602 Laminate Flooring - Replace**

**Quantity: Approx 1,215 GSF**

Location: Community Room & Ground Floor Hall

Funded?: Yes.

History:

Comments: Wide variety of type and quality available; a mid-range funding allowance is factored below for planning purposes. As part of ongoing maintenance program, professionally clean as needed. Plan to replace at the time frame below, best timed after interior repainting.

Useful Life:  
20 years

Remaining Life:  
18 years



Best Case: \$ 18,200

Worst Case: \$ 21,900

Cost Source: ARSF Cost Database

**Comp #: 901 Folding Furniture - Replace**

**Quantity: Folding Chairs & Tables**

Location: Community Room

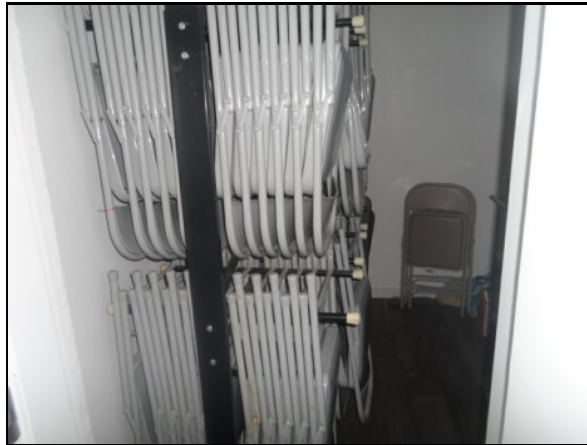
Funded?: Yes.

History:

Comments: This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options.

Useful Life:  
30 years

Remaining Life:  
15 years



Best Case: \$ 3,520

Worst Case: \$ 4,400

Cost Source: ARSF Cost Database

**Comp #: 909 Bathroom - Refurbish**

**Quantity: (2) Bathrooms**

Location: Bathrooms

Funded?: Yes.

History:

Comments: As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, counter tops, lighting, flooring, ventilation fans, accessories, décor, etc. The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life:  
30 years

Remaining Life:  
6 years



Best Case: \$ 16,200

Worst Case: \$ 19,700

Cost Source: ARSF Cost Database

**Comp #: 912 Cabinets/Counters - Replace**

**Quantity: Approx 20 LF**

Location: Community Room

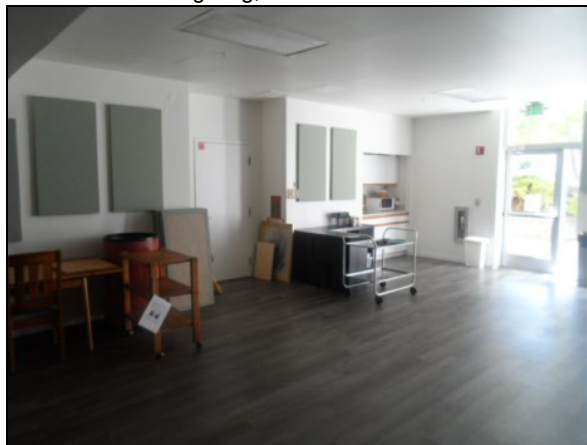
Funded?: Yes.

History:

Comments: Kitchen materials typically have an extended useful life. However, many properties choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets, and counter tops, replacement of sinks, installation/replacement of under-cabinet lighting, etc.

Useful Life:  
30 years

Remaining Life:  
6 years



Best Case: \$ 6,050

Worst Case: \$ 7,370

Cost Source: ARSF Cost Database

**Comp #: 1110 Community Room - Repaint**

**Quantity: Approx 2,345 GSF**

Location: Community rooms

Funded?: Yes.

History:

Comments: Regular cycles of paint are recommended to maintain appearance; best timed prior to carpet replacement. Keep touch-up paint on site for in between cycle projects.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 6,160

Worst Case: \$ 7,480

Cost Source: ARSF Cost Database

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