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901 S MoPac Expy, Bldg 1, Suite 300  
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Tel: (737) 402-7201

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Report #: 40052-1  
Beginning: January 1, 2024  
Expires: December 31, 2024

**RESERVE STUDY  
Update "With-Site-Visit"**

May 2, 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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## Table of Contents

<b>Executive Summary</b>	<b>5</b>
Executive Summary (Component List)	6
<b>Introduction, Objectives, and Methodology</b>	<b>11</b>
Which Physical Assets are Funded by Reserves?	12
How do we establish Useful Life and Remaining Useful Life estimates?	12
How do we establish Current Repair/Replacement Cost Estimates?	12
How much Reserves are enough?	13
How much should we contribute?	14
What is our Recommended Funding Goal?	14
<b>Site Inspection Notes</b>	<b>15</b>
<b>Projected Expenses</b>	<b>16</b>
Annual Reserve Expenses Graph	16
<b>Reserve Fund Status &amp; Recommended Funding Plan</b>	<b>17</b>
Annual Reserve Funding Graph	17
30-Yr Cash Flow Graph	18
Percent Funded Graph	18
<b>Table Descriptions</b>	<b>19</b>
Reserve Component List Detail	20
Fully Funded Balance	24
Component Significance	28
30-Year Reserve Plan Summary	32
30-Year Reserve Plan Summary (Alternate Funding Plan)	33
30-Year Income/Expense Detail	34
<b>Accuracy, Limitations, and Disclosures</b>	<b>52</b>
<b>Terms and Definitions</b>	<b>53</b>
<b>Component Details</b>	<b>54</b>
SITE AND GROUNDS	55
MEP - GENERAL	80
BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER	95
FITNESS CENTER INTERIORS	110
MEP - FITNESS CENTER	121
INDEPENDENCE HALL INTERIORS	126
MEP - INDEPENDENCE HALL	133
WELCOME CENTER INTERIORS	137
MEP - WELCOME CENTER	149
INDOOR AND OUTDOOR POOLS	151
THE MIX	174
GRAND CENTRAL	191

DOG PARK	203
GOLDEN CURRENT - NOT FUNDED FOR MAINTENANCE FACILITY	206 208



Kissing Tree - Master

Report #: 40052-1

San Marcos , TX

# of Units: 515

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

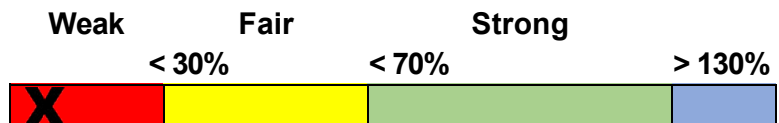
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$189,000
Current Fully Funded (Ideal) Reserve Balance	\$3,614,450
Average Reserve Deficit Per Unit	\$6,651
Percent Funded	5.2 %
Recommended 2024 Annual "Full Funding" Contributions	\$965,000
Alternate 2024 Annual "Baseline Funding" Contributions	\$808,000
Most Recent Reserve Contribution Rate	\$84,000

Reserve Fund Strength: 5.2%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

- This is an Update "With-Site-Visit" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 10/17/2023.
- This Reserve Study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Because your Reserve Fund is at 5.2 % Funded, this means the association's special assessment & deferred maintenance risk is currently High.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, we recommend increasing your Reserve contributions to \$965,000/year.
- This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>SITE AND GROUNDS</b>			
201 Amenity Center - Mill and Overlay	25	19	\$565,000
201 KTL/S1/Depot Dr. - Mill and Overlay	25	18	\$400,000
201 P1-P3 - Mill and Overlay	25	23	\$1,650,000
201 Sec. 2/Dancing Oak-Mill and Overlay	25	19	\$1,420,000
201 Section 3A - Mill and Overlay	25	20	\$465,000
201 Section 3B - Mill and Overlay	25	20	\$660,000
201 Section 4A and 4B -Mill and Overlay	25	22	\$620,000
203 Asphalt - Seal/Stripe/Repair	1	0	\$155,000
205 Concrete: Curbs/Sidewalks - Repair	5	15	\$120,000
346 Lighting: Street/Parking/Path - Rep	30	24	\$755,000
355 Lighting: Landscape - Replace	15	9	\$65,000
400 Furniture: Site - Replace	10	6	\$75,000
414 Bike Racks - Replace	20	14	\$18,000
503 Fencing: Metal - Replace	5	15	\$135,000
505 Fencing: Wood - Replace	15	9	\$41,500
516 Walls: Masonry - Repair/Inspect	10	10	\$76,000
704 Gates: Vehicle/Pedestrian - Replace	25	20	\$200,000
708 Trash Gates - Replace	15	8	\$10,150
914 Guardhouse - Renovate	25	17	\$51,500
1107 Fencing: Metal - Repaint/Repair	1	0	\$33,500
1114 Mailbox Kiosks - Replace	5	15	\$26,000
1402 Monument Signs - Refurbish	30	23	\$110,000
1404 Street Signs - Replace	25	20	\$51,500
1650 Vehicle Bridge - Inspect/Repair	10	3	\$75,000
1700 Landscape - Refurbish	5	4	\$250,000
1706 Wet Ponds - Clean/Dredge	5	4	\$200,000
1804 Fire Hydrants - Replace	50	46	\$42,000
1810 Golf Carts - Replace	12	6	\$50,000
<b>MEP - GENERAL</b>			
303 HVAC: Mini Splits - Replace	15	8	\$16,000
305 Surveillance System - Modernize	5	4	\$51,500
306 Exhaust Fans - Repair/Replace	20	14	\$33,500
705 Gate Operators (2017) - Replace	10	3	\$31,000
705 Gate Operators (2018) - Replace	10	4	\$41,500
705 Gate Operators (2019) - Replace	10	5	\$10,150
705 Gate Operators (2021) - Replace	10	7	\$21,000
709 Barrier Arms - Replace	10	4	\$41,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
710 Automatic Door Operators - Replace	10	4	\$10,000
711 FOB Entry System - Modernize	10	4	\$22,500
712 Intercom/RFID - Replace	10	4	\$21,000
915 A/V Systems - Modernize	10	4	\$76,000
1006 Pond Aerators - Replace	10	3	\$18,000
1702 Pond Fountain - Replace	10	6	\$15,000
1708 Batch Detention Equip. - Replace	5	3	\$104,000
1803 Fire and Life Safety Sys. - Replace	20	14	\$56,000
1811 Plumbing - Inspect/Repair	5	4	\$26,000
<b>BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER</b>			
356 Lighting: Exterior - Replace	20	14	\$11,000
505 Fencing: Wood - Replace	20	14	\$9,700
702 Doors: Garage/Rolling - Replace	40	36	\$60,000
703 Windows & Doors (Glass) - Replace	40	36	\$575,000
1117 Siding/Soffits: Wood - Stain/Seal	2	0	\$28,000
1127 Siding: Metal - Inspect/Repair	40	36	\$51,500
1130 Siding/Soffits: Wood - Repair	40	36	\$178,500
1307 Roofing: Single-Ply (IH/WC)-Replace	20	14	\$105,000
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	20	16	\$57,500
1308 Roofing: Metal (IH/WC) - Replace	40	34	\$200,000
1308 Roofing: Metal (Pool/FC) - Replace	40	36	\$200,000
1403 Building Signs - Replace	20	15	\$15,500
<b>FITNESS CENTER INTERIORS</b>			
411 Drinking Fountains - Replace	15	11	\$10,150
602 Flooring: Vinyl - Replace	20	16	\$46,500
603 Flooring: Tile - Replace	24	20	\$31,000
909 Locker Rooms - Remodel	24	20	\$89,000
911 Fitness Center - Refurbish	12	8	\$11,000
923 Suspended Ceiling - Replace	48	44	\$42,000
924 Fitness Equip. (Cardio) - Replace	5	1	\$101,500
925 Fitness Equip. (Strength) - Replace	10	6	\$101,500
929 Fixtures/Furnishings/Equipmt – Replac	24	20	\$83,000
1110 Interior Surfaces - Repaint	12	8	\$10,150
<b>MEP - FITNESS CENTER</b>			
303 HVAC: Mini Split - Replace	15	11	\$8,000
303 HVAC: Packaged Systems - Replace	15	11	\$91,500
1801 Elevator: Hydraulic - Modernize	25	21	\$115,000
1802 Elevator Cab - Refurbish	25	21	\$25,000
1809 Sump Pump - Replace	10	6	\$3,350
<b>INDEPENDENCE HALL INTERIORS</b>			
396 Furniture: Indoor - Replace	10	5	\$100,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
397 Furniture: Meeting/Office - Replace	12	6	\$10,150
601 Carpeting - Replace	12	6	\$9,000
603 Flooring: Tile - Replace	24	18	\$15,500
909 Restrooms - Remodel	24	18	\$40,000
919 TV's - Replace	8	2	\$14,500
921 Game Pieces - Replace	12	6	\$22,500
929 Fixtures/Furnishings/Eqpmt – Replac	24	18	\$150,000
1110 Interior Surfaces - Repaint/Stain	12	6	\$10,150
<b>MEP - INDEPENDENCE HALL</b>			
303 HVAC: Mini Split- Replace	15	8	\$8,000
303 HVAC: Packaged Systems - Replace	15	8	\$109,500
310 Water Softening System - Replace	20	18	\$8,000
<b>WELCOME CENTER INTERIORS</b>			
396 Furniture: Indoor - Replace	10	4	\$28,000
398 Furniture: Patio - Replace	10	4	\$15,500
601 Carpeting - Replace	12	6	\$8,250
602 Flooring: Vinyl - Replace	20	14	\$14,000
603 Flooring: Tile - Replace	24	18	\$55,500
604 Flooring: Wood - Replace	24	18	\$14,000
901 Appliances - Partial Replace	12	6	\$13,000
909 Restrooms - Refurbish	24	18	\$51,500
913 Office - Remodel/Refurnish	20	14	\$33,500
913 Sales Offices - Remodel/Refurnish	20	14	\$51,500
929 Fixtures/Furnishings/Eqpmt – Replac	24	18	\$110,000
1110 Interior Surfaces - Repaint/Stain	12	6	\$18,500
<b>MEP - WELCOME CENTER</b>			
303 HVAC: Packaged Systems - Replace	15	5	\$130,000
803 Water Heater - Replace	15	8	\$8,100
<b>INDOOR AND OUTDOOR POOLS</b>			
105 Sun Deck: Coated - Resurface	10	0	\$21,000
109 Decking: Trex - Replace	20	16	\$18,500
110 Decking: Pool - Repair	15	11	\$53,500
310 Water Softening System - Replace	20	16	\$8,250
345 Lighting: Poles/Bollard - Replace	25	21	\$95,000
352 Lighting: Interior - Replace	20	16	\$30,500
408 Furniture: Pool Deck - Replace	8	4	\$110,000
411 Drinking Fountains - Replace	15	11	\$5,150
503 Fencing: Metal - Repair/Repaint	25	21	\$46,500
510 Pavilions - Refurbish	25	21	\$46,500
803 Water Heater - Replace	15	11	\$13,500
909 Restrooms - Refurbish	24	20	\$89,000
918 Firepit - Refurbish	20	16	\$11,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1107 Fencing: Metal - Paint/Refurbish	5	1	\$11,000
1110 Interior Surfaces - Repaint	10	6	\$21,000
1202 Pools - Replaster/Retile	10	6	\$100,000
1203 Spa - Replaster/Retile	5	1	\$10,150
1207 Pool/Spa Filters - Replace	16	12	\$29,000
1209 Chemical Controllers - Replace	10	6	\$10,150
1210 Pool/Spa Pumps - Replace	8	4	\$18,500
1214 Pool Mastic - Replace	4	0	\$7,600
1215 Pool Coping - Replace	20	16	\$32,000
1216 Pool/Spa Heaters - Replace	10	5	\$21,000
1220 Pool/Spa ADA Lifts - Replace	15	11	\$13,000
1807 Space Heaters - Replace	20	16	\$35,000
1850 Window Dampers - Replace	5	0	\$10,150
<b>THE MIX</b>			
114 Railings: Metal - Replace	30	24	\$65,000
402 Sun Shades: IH - Replace	10	7	\$8,250
402 Sun Shades: Pickleball - Replace	10	8	\$110,000
404 Furniture: Patio - Replace	10	2	\$51,500
404 Furniture: Recreation - Replace	10	2	\$28,500
411 Drinking Fountain - Replace	15	11	\$6,750
510 Pavilions - Refurbish	25	21	\$46,500
914 Comfort Station - Renovate	20	16	\$25,000
1107 Railings: Metal - Paint/Refurbish	5	1	\$10,150
1604 Pickleball Courts (2018)- Resurface	5	0	\$29,500
1604 Pickleball Courts (2023)- Resurface	5	4	\$37,000
1608 Chain Link Fence (2018) - Replace	28	22	\$26,000
1608 Chain Link Fence (2023) - Replace	28	27	\$37,000
1618 Windscreens - Replace	5	0	\$6,200
1620 Court Lighting - Replace	25	21	\$128,000
1621 Bocce Ball Courts – Resurface	8	1	\$62,000
1634 Putting Green Turf - Replace	10	4	\$140,000
1649 Bridge: Pedestrian -Inspect/Refurb	20	14	\$18,500
1704 Water Fountain - Refurbish	10	4	\$11,000
<b>GRAND CENTRAL</b>			
109 Decking: Trex - Replace	20	12	\$60,000
303 HVAC: Split Systems - Replace	15	7	\$20,000
398 Furniture: Patio - Replace	10	2	\$30,000
505 Fencing: Wood - Replace	15	7	\$8,500
601 Carpeting - Replace	12	4	\$10,000
602 Flooring: Vinyl - Replace	20	12	\$12,000
703 Windows & Doors (Glass) - Replace	40	36	\$47,500
910 Stump Café - Refurbish	12	11	\$39,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
910 The Depot - Refurbish	12	4	\$15,500
929 Art Studio - Refurbish	12	11	\$33,500
1110 Interior Surfaces - Repaint	12	4	\$12,000
1128 Fiber Cement Siding - Replace	50	42	\$23,500
1319 Metal Roofing - Replace	30	22	\$60,000
<b>DOG PARK</b>			
411 Park Equipment - Replace	15	14	\$11,150
503 Fencing: Metal - Replace	30	29	\$76,000
1107 Fencing: Metal - Paint/Refurbish	5	4	\$20,500
<b>MAINTENANCE FACILITY</b>			
201 Parking/Turnaround - Resurface	20	19	\$32,000
210 Concrete: Sidewalks/Pads - Repair	5	9	\$3,000
305 Surveillance System - Modernize	10	9	\$10,000
356 Lighting: Exterior/Parking - Replace	20	19	\$20,000
520 Staircases: Steel - Replace	30	29	\$15,000
703 Windows & Doors - Replace	30	29	\$27,500
711 Access Control System - Modernize	10	9	\$7,500
914 Interiors - Remodel	24	23	\$100,000
915 Interiors - Refurbish	12	11	\$25,000
1127 Siding: Metal - Replace	60	59	\$55,000
1308 Roofing: Metal - Replace	30	29	\$42,000

**170 Total Funded Components**

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

## Introduction



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

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



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

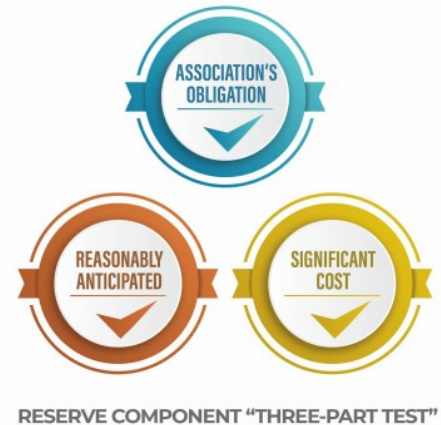
## Methodology



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

## *Which Physical Assets are Funded by Reserves?*

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



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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we 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 10/17/2023, we started with a brief meeting with Matthew Dozier (Executive Director) and Mark Weeden (Director of Community Assets), and then started the site inspection beginning with the Golf Clubhouse. We visually inspected and were able to see all common areas. Please refer to the Component Details section at the bottom of the report for additional information on each of your Reserve components.



## Projected Expenses

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

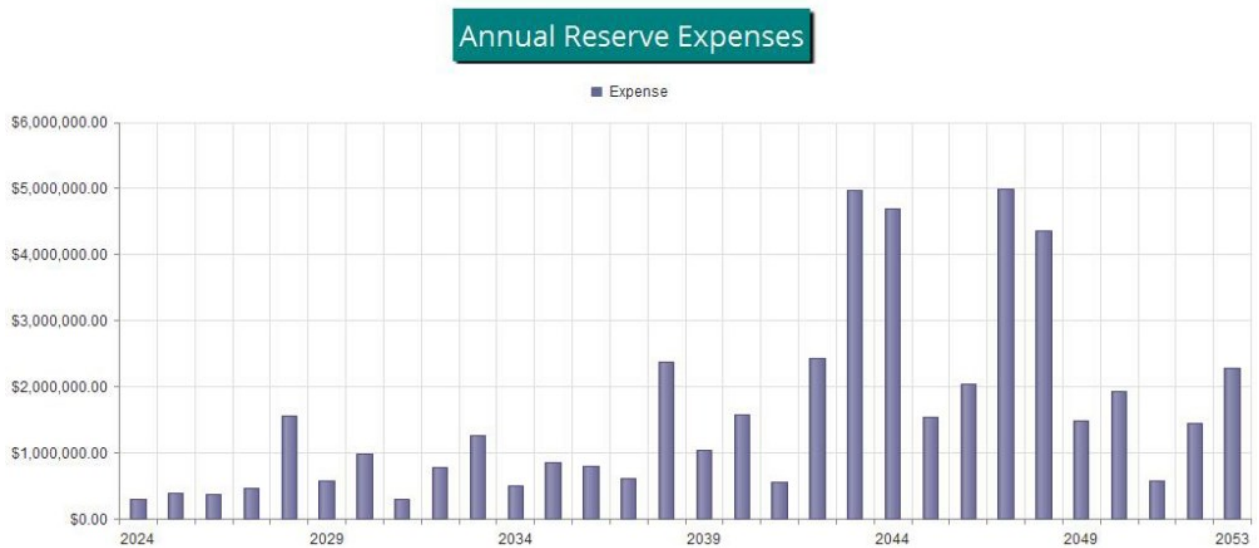


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$189,000 as-of the start of your Fiscal Year on 1/1/2024. This is based on your actual balance on 1/1/2024 of \$189,000 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$3,614,450. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 5.2 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$965,000 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.

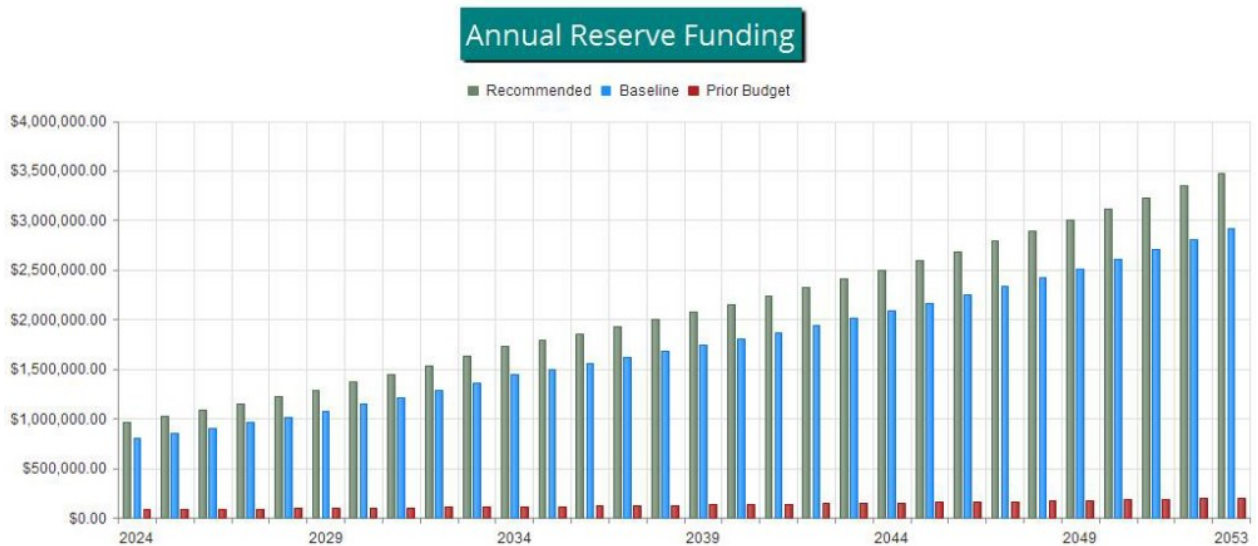


Figure 2

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.

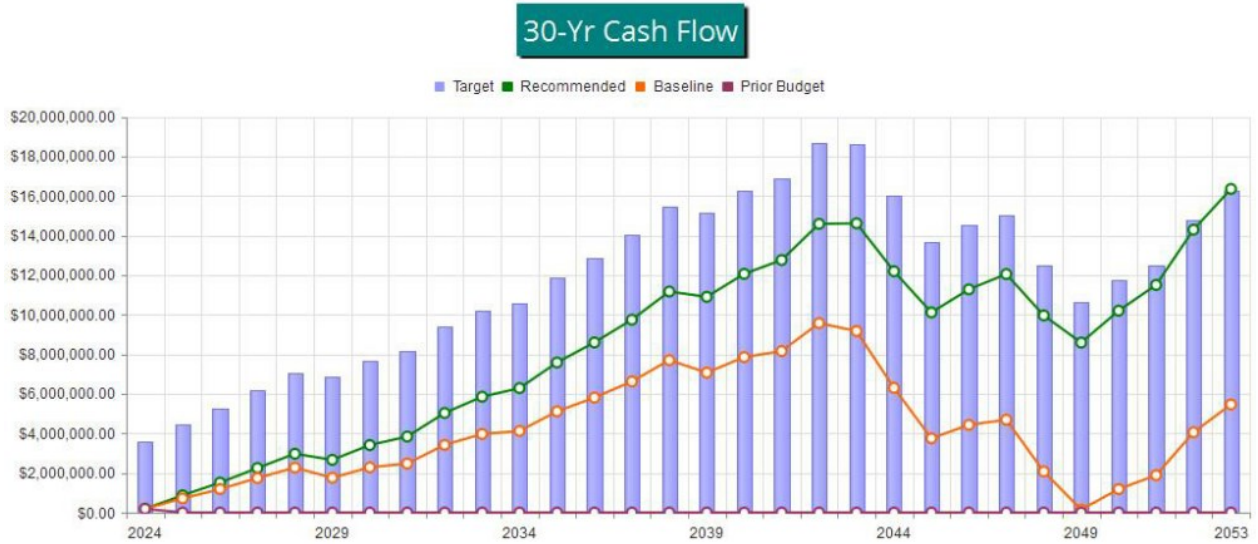


Figure 3

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.

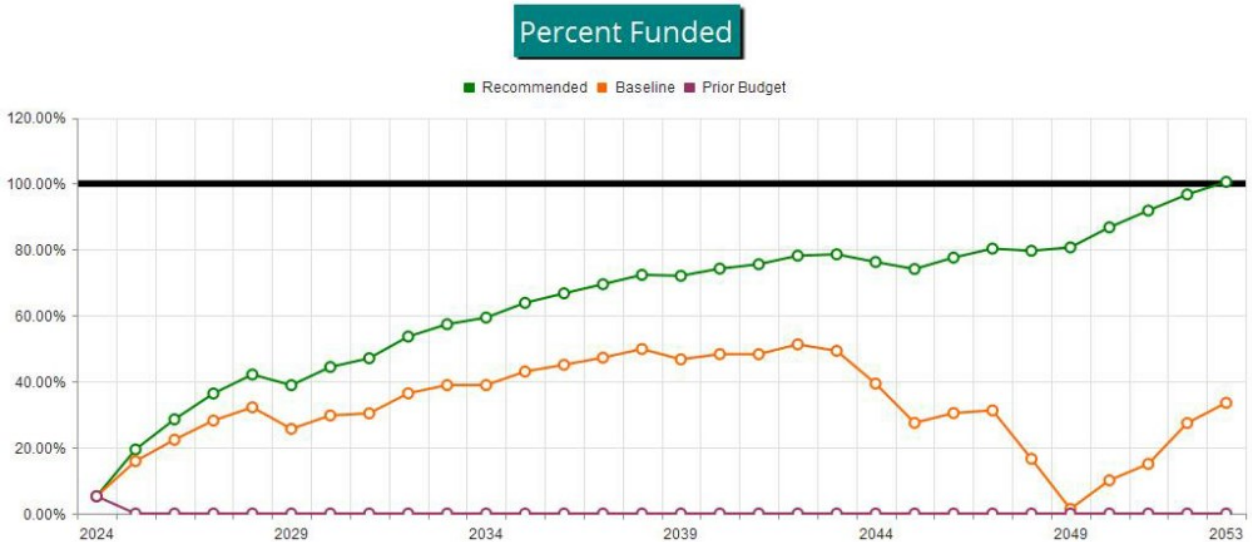


Figure 4



Executive Summary is a summary of your Reserve Components

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.

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>SITE AND GROUNDS</b>					
201	Amenity Center - Mill and Overlay	~ 182,000 GSF	25	19	\$565,000
201	KTL/S1/Depot Dr. - Mill and Overlay	~ 129,000 GSF	25	18	\$400,000
201	P1-P3 - Mill and Overlay	~ 535,000 GSF	25	23	\$1,650,000
201	Sec. 2/Dancing Oak-Mill and Overlay	~ 454,000 GSF	25	19	\$1,420,000
201	Section 3A - Mill and Overlay	~ 150,000 GSF	25	20	\$465,000
201	Section 3B - Mill and Overlay	~ 213,000 GSF	25	20	\$660,000
201	Section 4A and 4B -Mill and Overlay	~ 200,000 GSF	25	22	\$620,000
203	Asphalt - Seal/Stripe/Repair	Lump Sum Allowance	1	0	\$155,000
205	Concrete: Curbs/Sidewalks - Repair	Lump Sum Allowance	5	15	\$120,000
346	Lighting: Street/Parking/Path - Rep	~ (116) Fixtures	30	24	\$755,000
355	Lighting: Landscape - Replace	Lump Sum Allowance	15	9	\$65,000
400	Furniture: Site - Replace	Lump Sum Allowance	10	6	\$75,000
414	Bike Racks - Replace	Lump Sum Allowance	20	14	\$18,000
503	Fencing: Metal - Replace	25% of ~ 6,710 LF	5	15	\$135,000
505	Fencing: Wood - Replace	~ 770 LF	15	9	\$41,500
516	Walls: Masonry - Repair/Inspect	Lump Sum Allowance	10	10	\$76,000
704	Gates: Vehicle/Pedestrian - Replace	(29) Assorted Gates	25	20	\$200,000
708	Trash Gates - Replace	(4) Gates	15	8	\$10,150
914	Guardhouse - Renovate	(1) Guardhouse	25	17	\$51,500
1107	Fencing: Metal - Repaint/Repair	20% of ~ 6,710 LF	1	0	\$33,500
1114	Mailbox Kiosks - Replace	Lump Sum Allowance	5	15	\$26,000
1402	Monument Signs - Refurbish	(12) Signs	30	23	\$110,000
1404	Street Signs - Replace	~ (100) Signs	25	20	\$51,500
1650	Vehicle Bridge - Inspect/Repair	(1) Bridge; ~ 9,300 GSF	10	3	\$75,000
1700	Landscape - Refurbish	Extensive GSF	5	4	\$250,000
1706	Wet Ponds - Clean/Dredge	(8) Ponds	5	4	\$200,000
1804	Fire Hydrants - Replace	(15) Fire Hydrants	50	46	\$42,000
1810	Golf Carts - Replace	(3) Golf Carts	12	6	\$50,000
<b>MEP - GENERAL</b>					
303	HVAC: Mini Splits - Replace	(2) Units; 1-2 Tons	15	8	\$16,000
305	Surveillance System - Modernize	Lump Sum Allowance	5	4	\$51,500
306	Exhaust Fans - Repair/Replace	(12) Units	20	14	\$33,500
705	Gate Operators (2017) - Replace	(6) Operators	10	3	\$31,000
705	Gate Operators (2018) - Replace	(8) Operators	10	4	\$41,500
705	Gate Operators (2019) - Replace	(2) Operators	10	5	\$10,150
705	Gate Operators (2021) - Replace	(4) Operators	10	7	\$21,000
709	Barrier Arms - Replace	(6) Barrier Arms	10	4	\$41,500
710	Automatic Door Operators - Replace	(3) Door Openers	10	4	\$10,000
711	FOB Entry System - Modernize	Lump Sum Allowance	10	4	\$22,500
712	Intercom/RFID - Replace	Lump Sum Allowance	10	4	\$21,000
915	A/V Systems - Modernize	Lump Sum Allowance	10	4	\$76,000
1006	Pond Aerators - Replace	(4) Aerators	10	3	\$18,000
1702	Pond Fountain - Replace	(1) Fountain	10	6	\$15,000
1708	Batch Detention Equip. - Replace	Lump Sum Allowance	5	3	\$104,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1803	Fire and Life Safety Sys. - Replace	(4) Systems	20	14	\$56,000
1811	Plumbing - Inspect/Repair	Lump Sum Allowance	5	4	\$26,000
<b>BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER</b>					
356	Lighting: Exterior - Replace	Lumps Sum Allowance	20	14	\$11,000
505	Fencing: Wood - Replace	~ 125 LF	20	14	\$9,700
702	Doors: Garage/Rolling - Replace	(4) Doors	40	36	\$60,000
703	Windows & Doors (Glass) - Replace	~ 9,370 GSF	40	36	\$575,000
1117	Siding/Soffits: Wood - Stain/Seal	~ 10,200 GSF	2	0	\$28,000
1127	Siding: Metal - Inspect/Repair	~ 6,650 GSF	40	36	\$51,500
1130	Siding/Soffits: Wood - Repair	~ 10,200 GSF	40	36	\$178,500
1307	Roofing: Single-Ply (IH/WC)-Replace	~ 7,000 GSF	20	14	\$105,000
1307	Roofing: Single-Ply (Pool/Fit.)-Rep	~ 3,700 GSF	20	16	\$57,500
1308	Roofing: Metal (IH/WC) - Replace	~ 13,300 GSF	40	34	\$200,000
1308	Roofing: Metal (Pool/FC) - Replace	~ 13,000 GSF	40	36	\$200,000
1403	Building Signs - Replace	(4) Signs	20	15	\$15,500
<b>FITNESS CENTER INTERIORS</b>					
411	Drinking Fountains - Replace	(4) Fountains	15	11	\$10,150
602	Flooring: Vinyl - Replace	~ 4,130 GSF	20	16	\$46,500
603	Flooring: Tile - Replace	~ 1,850 GSF	24	20	\$31,000
909	Locker Rooms - Remodel	(2) Locker Rooms	24	20	\$89,000
911	Fitness Center - Refurbish	Lump Sum Allowance	12	8	\$11,000
923	Suspended Ceiling - Replace	~ 2,500 GSF	48	44	\$42,000
924	Fitness Equip. (Cardio) - Replace	Lump Sum Allowance	5	1	\$101,500
925	Fitness Equip. (Strength) - Replace	Lump Sum Allowance	10	6	\$101,500
929	Fixtures/Furnishings/Equipmt – Replac	Lump Sum Allowance	24	20	\$83,000
1110	Interior Surfaces - Repaint	~ 4,800 GSF	12	8	\$10,150
<b>MEP - FITNESS CENTER</b>					
303	HVAC: Mini Split - Replace	(1) Unit	15	11	\$8,000
303	HVAC: Packaged Systems - Replace	(2) Units	15	11	\$91,500
1801	Elevator: Hydraulic - Modernize	(1) 2-Stop	25	21	\$115,000
1802	Elevator Cab - Refurbish	(1) Cab	25	21	\$25,000
1809	Sump Pump - Replace	(1) Pump	10	6	\$3,350
<b>INDEPENDENCE HALL INTERIORS</b>					
396	Furniture: Indoor - Replace	~ (134) Pieces	10	5	\$100,000
397	Furniture: Meeting/Office - Replace	(90) Pieces	12	6	\$10,150
601	Carpeting - Replace	~ 110 GSY	12	6	\$9,000
603	Flooring: Tile - Replace	~ 740 GSF	24	18	\$15,500
909	Restrooms - Remodel	(2) Restrooms	24	18	\$40,000
919	TV's - Replace	(13) TV's	8	2	\$14,500
921	Game Pieces - Replace	(4) Pieces	12	6	\$22,500
929	Fixtures/Furnishings/Equipmt – Replac	Lump Sum Allowance	24	18	\$150,000
1110	Interior Surfaces - Repaint/Stain	~ 12,800 GSF	12	6	\$10,150
<b>MEP - INDEPENDENCE HALL</b>					
303	HVAC: Mini Split- Replace	(1) Unit	15	8	\$8,000
303	HVAC: Packaged Systems - Replace	(3) Units	15	8	\$109,500
310	Water Softening System - Replace	(1) System	20	18	\$8,000
<b>WELCOME CENTER INTERIORS</b>					
396	Furniture: Indoor - Replace	(59) Pieces	10	4	\$28,000
398	Furniture: Patio - Replace	Lump Sum Allowance	10	4	\$15,500

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
601 Carpeting - Replace	~ 80 GSY	12	6	\$8,250
602 Flooring: Vinyl - Replace	~ 1,230 GSF	20	14	\$14,000
603 Flooring: Tile - Replace	~ 3,330 GSF	24	18	\$55,500
604 Flooring: Wood - Replace	~ 785 GSF	24	18	\$14,000
901 Appliances - Partial Replace	Lump Sum Allowance	12	6	\$13,000
909 Restrooms - Refurbish	(2) Restrooms	24	18	\$51,500
913 Office - Remodel/Refurnish	Lump Sum Allowance	20	14	\$33,500
913 Sales Offices - Remodel/Refurnish	Lump Sum Allowance	20	14	\$51,500
929 Fixtures/Furnishings/Equipmt – Replac	Lump Sum Allowance	24	18	\$110,000
1110 Interior Surfaces - Repaint/Stain	~ 14,600 GSF	12	6	\$18,500
<b>MEP - WELCOME CENTER</b>				
303 HVAC: Packaged Systems - Replace	(2) Units	15	5	\$130,000
803 Water Heater - Replace	(1) Water Heater	15	8	\$8,100
<b>INDOOR AND OUTDOOR POOLS</b>				
105 Sun Deck: Coated - Resurface	~ 2,430 GSF	10	0	\$21,000
109 Decking: Trex - Replace	~ 684 GSF	20	16	\$18,500
110 Decking: Pool - Repair	10% of ~ 10,400 GSF	15	11	\$53,500
310 Water Softening System - Replace	(1) System	20	16	\$8,250
345 Lighting: Poles/Bollard - Replace	(59) Fixtures	25	21	\$95,000
352 Lighting: Interior - Replace	(34) Fixtures	20	16	\$30,500
408 Furniture: Pool Deck - Replace	(156) Pieces	8	4	\$110,000
411 Drinking Fountains - Replace	(2) Fountains	15	11	\$5,150
503 Fencing: Metal - Repair/Repaint	~ 1,010 LF	25	21	\$46,500
510 Pavilions - Refurbish	(2) Pavilions; 1,580 GSF	25	21	\$46,500
803 Water Heater - Replace	(1) Water Heater	15	11	\$13,500
909 Restrooms - Refurbish	(2) Restrooms	24	20	\$89,000
918 Firepit - Refurbish	(1) Firepit	20	16	\$11,000
1107 Fencing: Metal - Paint/Refurbish	~ 1,010 LF	5	1	\$11,000
1110 Interior Surfaces - Repaint	~ 12,000 GSF	10	6	\$21,000
1202 Pools - Replaster/Retile	~ 7,800 GSF	10	6	\$100,000
1203 Spa - Replaster/Retile	(1) Spa; 405 GSF	5	1	\$10,150
1207 Pool/Spa Filters - Replace	(7) Filters	16	12	\$29,000
1209 Chemical Controllers - Replace	(3) Controllers	10	6	\$10,150
1210 Pool/Spa Pumps - Replace	(6) Pumps	8	4	\$18,500
1214 Pool Mastic - Replace	(2) Pools	4	0	\$7,600
1215 Pool Coping - Replace	~ 722 LF	20	16	\$32,000
1216 Pool/Spa Heaters - Replace	(3) Heaters	10	5	\$21,000
1220 Pool/Spa ADA Lifts - Replace	(2) Lifts	15	11	\$13,000
1807 Space Heaters - Replace	(18) Heaters	20	16	\$35,000
1850 Window Dampers - Replace	(4) Dampers	5	0	\$10,150
<b>THE MIX</b>				
114 Railings: Metal - Replace	~ 970 LF	30	24	\$65,000
402 Sun Shades: IH - Replace	(2) Shades; ~ 735 GSF	10	7	\$8,250
402 Sun Shades: Pickleball - Replace	~ 10,800 GSF	10	8	\$110,000
404 Furniture: Patio - Replace	Lump Sum Allowance	10	2	\$51,500
404 Furniture: Recreation - Replace	Lump Sum Allowance	10	2	\$28,500
411 Drinking Fountain - Replace	(2) Fountains	15	11	\$6,750
510 Pavilions - Refurbish	(3) Pavilions; 1,580 GSF	25	21	\$46,500
914 Comfort Station - Renovate	Lump Sum Allowance	20	16	\$25,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1107	Railings: Metal - Paint/Refurbish	~ 970 LF	5	1	\$10,150
1604	Pickleball Courts (2018)- Resurface	(8) Courts; 19,000 GSF	5	0	\$29,500
1604	Pickleball Courts (2023)- Resurface	(10) Courts; 23,800 GSF	5	4	\$37,000
1608	Chain Link Fence (2018) - Replace	~ 495 LF	28	22	\$26,000
1608	Chain Link Fence (2023) - Replace	~ 725 LF	28	27	\$37,000
1618	Windscreens - Replace	~ 1,220 LF	5	0	\$6,200
1620	Court Lighting - Replace	Lump Sum Allowance	25	21	\$128,000
1621	Bocce Ball Courts – Resurface	(6) Bocce Ball Courts	8	1	\$62,000
1634	Putting Green Turf - Replace	~ 9,860 GSF	10	4	\$140,000
1649	Bridge: Pedestrian -Inspect/Refurb	(2) Bridges	20	14	\$18,500
1704	Water Fountain - Refurbish	(1) Fountain	10	4	\$11,000
<b>GRAND CENTRAL</b>					
109	Decking: Trex - Replace	~ 2,370 GSF	20	12	\$60,000
303	HVAC: Split Systems - Replace	(2) Units	15	7	\$20,000
398	Furniture: Patio - Replace	Lump Sum Allowance	10	2	\$30,000
505	Fencing: Wood - Replace	~ 132 LF	15	7	\$8,500
601	Carpeting - Replace	~ 133 GSY	12	4	\$10,000
602	Flooring: Vinyl - Replace	~ 1,210 GSF	20	12	\$12,000
703	Windows & Doors (Glass) - Replace	Lump Sum Allowance	40	36	\$47,500
910	Stump Café - Refurbish	Lump Sum Allowance	12	11	\$39,500
910	The Depot - Refurbish	Lump Sum Allowance	12	4	\$15,500
929	Art Studio - Refurbish	Lump Sum Allowance	12	11	\$33,500
1110	Interior Surfaces - Repaint	~ 6,000 GSF	12	4	\$12,000
1128	Fiber Cement Siding - Replace	~ 1,820 GSF	50	42	\$23,500
1319	Metal Roofing - Replace	~ 4,100 GSF	30	22	\$60,000
<b>DOG PARK</b>					
411	Park Equipment - Replace	Lump Sum Allowance	15	14	\$11,150
503	Fencing: Metal - Replace	~ 1,280 LF	30	29	\$76,000
1107	Fencing: Metal - Paint/Refurbish	~ 1,280 LF	5	4	\$20,500
<b>MAINTENANCE FACILITY</b>					
201	Parking/Turnaround - Resurface	~ 22,900 GSF	20	19	\$32,000
210	Concrete: Sidewalks/Pads - Repair	5% of ~ 5,180 GSF	5	9	\$3,000
305	Surveillance System - Modernize	Lump Sum Allowance	10	9	\$10,000
356	Lighting: Exterior/Parking - Replace	Lump Sum Allowance	20	19	\$20,000
520	Staircases: Steel - Replace	Lump Sum Allowance	30	29	\$15,000
703	Windows & Doors - Replace	Lump Sum Allowance	30	29	\$27,500
711	Access Control System - Modernize	Lump Sum Allowance	10	9	\$7,500
914	Interiors - Remodel	Lump Sum Allowance	24	23	\$100,000
915	Interiors - Refurbish	Lump Sum Allowance	12	11	\$25,000
1127	Siding: Metal - Replace	~ 4,470 GSF	60	59	\$55,000
1308	Roofing: Metal - Replace	~ 2,800 GSF	30	29	\$42,000
170	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>SITE AND GROUNDS</b>								
201	Amenity Center - Mill and Overlay	\$565,000	X	6	/	25	=	\$135,600
201	KTL/S1/Depot Dr. - Mill and Overlay	\$400,000	X	7	/	25	=	\$112,000
201	P1-P3 - Mill and Overlay	\$1,650,000	X	2	/	25	=	\$132,000
201	Sec. 2/Dancing Oak-Mill and Overlay	\$1,420,000	X	6	/	25	=	\$340,800
201	Section 3A - Mill and Overlay	\$465,000	X	5	/	25	=	\$93,000
201	Section 3B - Mill and Overlay	\$660,000	X	5	/	25	=	\$132,000
201	Section 4A and 4B -Mill and Overlay	\$620,000	X	3	/	25	=	\$74,400
203	Asphalt - Seal/Stripe/Repair	\$155,000	X	1	/	1	=	\$155,000
205	Concrete: Curbs/Sidewalks - Repair	\$120,000	X	0	/	5	=	\$0
346	Lighting: Street/Parking/Path - Rep	\$755,000	X	6	/	30	=	\$151,000
355	Lighting: Landscape - Replace	\$65,000	X	6	/	15	=	\$26,000
400	Furniture: Site - Replace	\$75,000	X	4	/	10	=	\$30,000
414	Bike Racks - Replace	\$18,000	X	6	/	20	=	\$5,400
503	Fencing: Metal - Replace	\$135,000	X	0	/	5	=	\$0
505	Fencing: Wood - Replace	\$41,500	X	6	/	15	=	\$16,600
516	Walls: Masonry - Repair/Inspect	\$76,000	X	0	/	10	=	\$0
704	Gates: Vehicle/Pedestrian - Replace	\$200,000	X	5	/	25	=	\$40,000
708	Trash Gates - Replace	\$10,150	X	7	/	15	=	\$4,737
914	Guardhouse - Renovate	\$51,500	X	8	/	25	=	\$16,480
1107	Fencing: Metal - Repaint/Repair	\$33,500	X	1	/	1	=	\$33,500
1114	Mailbox Kiosks - Replace	\$26,000	X	0	/	5	=	\$0
1402	Monument Signs - Refurbish	\$110,000	X	7	/	30	=	\$25,667
1404	Street Signs - Replace	\$51,500	X	5	/	25	=	\$10,300
1650	Vehicle Bridge - Inspect/Repair	\$75,000	X	7	/	10	=	\$52,500
1700	Landscape - Refurbish	\$250,000	X	1	/	5	=	\$50,000
1706	Wet Ponds - Clean/Dredge	\$200,000	X	1	/	5	=	\$40,000
1804	Fire Hydrants - Replace	\$42,000	X	4	/	50	=	\$3,360
1810	Golf Carts - Replace	\$50,000	X	6	/	12	=	\$25,000
<b>MEP - GENERAL</b>								
303	HVAC: Mini Splits - Replace	\$16,000	X	7	/	15	=	\$7,467
305	Surveillance System - Modernize	\$51,500	X	1	/	5	=	\$10,300
306	Exhaust Fans - Repair/Replace	\$33,500	X	6	/	20	=	\$10,050
705	Gate Operators (2017) - Replace	\$31,000	X	7	/	10	=	\$21,700
705	Gate Operators (2018) - Replace	\$41,500	X	6	/	10	=	\$24,900
705	Gate Operators (2019) - Replace	\$10,150	X	5	/	10	=	\$5,075
705	Gate Operators (2021) - Replace	\$21,000	X	3	/	10	=	\$6,300
709	Barrier Arms - Replace	\$41,500	X	6	/	10	=	\$24,900
710	Automatic Door Operators - Replace	\$10,000	X	6	/	10	=	\$6,000
711	FOB Entry System - Modernize	\$22,500	X	6	/	10	=	\$13,500
712	Intercom/RFID - Replace	\$21,000	X	6	/	10	=	\$12,600
915	A/V Systems - Modernize	\$76,000	X	6	/	10	=	\$45,600
1006	Pond Aerators - Replace	\$18,000	X	7	/	10	=	\$12,600
1702	Pond Fountain - Replace	\$15,000	X	4	/	10	=	\$6,000
1708	Batch Detention Equip. - Replace	\$104,000	X	2	/	5	=	\$41,600

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1803	Fire and Life Safety Sys. - Replace	\$56,000	X	6	/	20	=	\$16,800
1811	Plumbing - Inspect/Repair	\$26,000	X	1	/	5	=	\$5,200
<b>BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER</b>								
356	Lighting: Exterior - Replace	\$11,000	X	6	/	20	=	\$3,300
505	Fencing: Wood - Replace	\$9,700	X	6	/	20	=	\$2,910
702	Doors: Garage/Rolling - Replace	\$60,000	X	4	/	40	=	\$6,000
703	Windows & Doors (Glass) - Replace	\$575,000	X	4	/	40	=	\$57,500
1117	Siding/Soffits: Wood - Stain/Seal	\$28,000	X	2	/	2	=	\$28,000
1127	Siding: Metal - Inspect/Repair	\$51,500	X	4	/	40	=	\$5,150
1130	Siding/Soffits: Wood - Repair	\$178,500	X	4	/	40	=	\$17,850
1307	Roofing: Single-Ply (IH/WC)-Replace	\$105,000	X	6	/	20	=	\$31,500
1307	Roofing: Single-Ply (Pool/Fit.)-Rep	\$57,500	X	4	/	20	=	\$11,500
1308	Roofing: Metal (IH/WC) - Replace	\$200,000	X	6	/	40	=	\$30,000
1308	Roofing: Metal (Pool/FC) - Replace	\$200,000	X	4	/	40	=	\$20,000
1403	Building Signs - Replace	\$15,500	X	5	/	20	=	\$3,875
<b>FITNESS CENTER INTERIORS</b>								
411	Drinking Fountains - Replace	\$10,150	X	4	/	15	=	\$2,707
602	Flooring: Vinyl - Replace	\$46,500	X	4	/	20	=	\$9,300
603	Flooring: Tile - Replace	\$31,000	X	4	/	24	=	\$5,167
909	Locker Rooms - Remodel	\$89,000	X	4	/	24	=	\$14,833
911	Fitness Center - Refurbish	\$11,000	X	4	/	12	=	\$3,667
923	Suspended Ceiling - Replace	\$42,000	X	4	/	48	=	\$3,500
924	Fitness Equip. (Cardio) - Replace	\$101,500	X	4	/	5	=	\$81,200
925	Fitness Equip. (Strength) - Replace	\$101,500	X	4	/	10	=	\$40,600
929	Fixtures/Furnishings/Eqmpt – Replac	\$83,000	X	4	/	24	=	\$13,833
1110	Interior Surfaces - Repaint	\$10,150	X	4	/	12	=	\$3,383
<b>MEP - FITNESS CENTER</b>								
303	HVAC: Mini Split - Replace	\$8,000	X	4	/	15	=	\$2,133
303	HVAC: Packaged Systems - Replace	\$91,500	X	4	/	15	=	\$24,400
1801	Elevator: Hydraulic - Modernize	\$115,000	X	4	/	25	=	\$18,400
1802	Elevator Cab - Refurbish	\$25,000	X	4	/	25	=	\$4,000
1809	Sump Pump - Replace	\$3,350	X	4	/	10	=	\$1,340
<b>INDEPENDENCE HALL INTERIORS</b>								
396	Furniture: Indoor - Replace	\$100,000	X	5	/	10	=	\$50,000
397	Furniture: Meeting/Office - Replace	\$10,150	X	6	/	12	=	\$5,075
601	Carpeting - Replace	\$9,000	X	6	/	12	=	\$4,500
603	Flooring: Tile - Replace	\$15,500	X	6	/	24	=	\$3,875
909	Restrooms - Remodel	\$40,000	X	6	/	24	=	\$10,000
919	TV's - Replace	\$14,500	X	6	/	8	=	\$10,875
921	Game Pieces - Replace	\$22,500	X	6	/	12	=	\$11,250
929	Fixtures/Furnishings/Eqmpt – Replac	\$150,000	X	6	/	24	=	\$37,500
1110	Interior Surfaces - Repaint/Stain	\$10,150	X	6	/	12	=	\$5,075
<b>MEP - INDEPENDENCE HALL</b>								
303	HVAC: Mini Split- Replace	\$8,000	X	7	/	15	=	\$3,733
303	HVAC: Packaged Systems - Replace	\$109,500	X	7	/	15	=	\$51,100
310	Water Softening System - Replace	\$8,000	X	2	/	20	=	\$800
<b>WELCOME CENTER INTERIORS</b>								
396	Furniture: Indoor - Replace	\$28,000	X	6	/	10	=	\$16,800
398	Furniture: Patio - Replace	\$15,500	X	6	/	10	=	\$9,300

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
601	Carpeting - Replace	\$8,250	X	6	/	12	=	\$4,125
602	Flooring: Vinyl - Replace	\$14,000	X	6	/	20	=	\$4,200
603	Flooring: Tile - Replace	\$55,500	X	6	/	24	=	\$13,875
604	Flooring: Wood - Replace	\$14,000	X	6	/	24	=	\$3,500
901	Appliances - Partial Replace	\$13,000	X	6	/	12	=	\$6,500
909	Restrooms - Refurbish	\$51,500	X	6	/	24	=	\$12,875
913	Office - Remodel/Refurnish	\$33,500	X	6	/	20	=	\$10,050
913	Sales Offices - Remodel/Refurnish	\$51,500	X	6	/	20	=	\$15,450
929	Fixtures/Furnishings/Equipmt – Replac	\$110,000	X	6	/	24	=	\$27,500
1110	Interior Surfaces - Repaint/Stain	\$18,500	X	6	/	12	=	\$9,250
<b>MEP - WELCOME CENTER</b>								
303	HVAC: Packaged Systems - Replace	\$130,000	X	10	/	15	=	\$86,667
803	Water Heater - Replace	\$8,100	X	7	/	15	=	\$3,780
<b>INDOOR AND OUTDOOR POOLS</b>								
105	Sun Deck: Coated - Resurface	\$21,000	X	10	/	10	=	\$21,000
109	Decking: Trex - Replace	\$18,500	X	4	/	20	=	\$3,700
110	Decking: Pool - Repair	\$53,500	X	4	/	15	=	\$14,267
310	Water Softening System - Replace	\$8,250	X	4	/	20	=	\$1,650
345	Lighting: Poles/Bollard - Replace	\$95,000	X	4	/	25	=	\$15,200
352	Lighting: Interior - Replace	\$30,500	X	4	/	20	=	\$6,100
408	Furniture: Pool Deck - Replace	\$110,000	X	4	/	8	=	\$55,000
411	Drinking Fountains - Replace	\$5,150	X	4	/	15	=	\$1,373
503	Fencing: Metal - Repair/Repaint	\$46,500	X	4	/	25	=	\$7,440
510	Pavilions - Refurbish	\$46,500	X	4	/	25	=	\$7,440
803	Water Heater - Replace	\$13,500	X	4	/	15	=	\$3,600
909	Restrooms - Refurbish	\$89,000	X	4	/	24	=	\$14,833
918	Firepit - Refurbish	\$11,000	X	4	/	20	=	\$2,200
1107	Fencing: Metal - Paint/Refurbish	\$11,000	X	4	/	5	=	\$8,800
1110	Interior Surfaces - Repaint	\$21,000	X	4	/	10	=	\$8,400
1202	Pools - Replaster/Retile	\$100,000	X	4	/	10	=	\$40,000
1203	Spa - Replaster/Retile	\$10,150	X	4	/	5	=	\$8,120
1207	Pool/Spa Filters - Replace	\$29,000	X	4	/	16	=	\$7,250
1209	Chemical Controllers - Replace	\$10,150	X	4	/	10	=	\$4,060
1210	Pool/Spa Pumps - Replace	\$18,500	X	4	/	8	=	\$9,250
1214	Pool Mastic - Replace	\$7,600	X	4	/	4	=	\$7,600
1215	Pool Coping - Replace	\$32,000	X	4	/	20	=	\$6,400
1216	Pool/Spa Heaters - Replace	\$21,000	X	5	/	10	=	\$10,500
1220	Pool/Spa ADA Lifts - Replace	\$13,000	X	4	/	15	=	\$3,467
1807	Space Heaters - Replace	\$35,000	X	4	/	20	=	\$7,000
1850	Window Dampers - Replace	\$10,150	X	5	/	5	=	\$10,150
<b>THE MIX</b>								
114	Railings: Metal - Replace	\$65,000	X	6	/	30	=	\$13,000
402	Sun Shades: IH - Replace	\$8,250	X	3	/	10	=	\$2,475
402	Sun Shades: Pickleball - Replace	\$110,000	X	2	/	10	=	\$22,000
404	Furniture: Patio - Replace	\$51,500	X	8	/	10	=	\$41,200
404	Furniture: Recreation - Replace	\$28,500	X	8	/	10	=	\$22,800
411	Drinking Fountain - Replace	\$6,750	X	4	/	15	=	\$1,800
510	Pavilions - Refurbish	\$46,500	X	4	/	25	=	\$7,440
914	Comfort Station - Renovate	\$25,000	X	4	/	20	=	\$5,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1107	Railings: Metal - Paint/Refurbish	\$10,150	X	4	/	5	=	\$8,120
1604	Pickleball Courts (2018)- Resurface	\$29,500	X	5	/	5	=	\$29,500
1604	Pickleball Courts (2023)- Resurface	\$37,000	X	1	/	5	=	\$7,400
1608	Chain Link Fence (2018) - Replace	\$26,000	X	6	/	28	=	\$5,571
1608	Chain Link Fence (2023) - Replace	\$37,000	X	1	/	28	=	\$1,321
1618	Windscreens - Replace	\$6,200	X	5	/	5	=	\$6,200
1620	Court Lighting - Replace	\$128,000	X	4	/	25	=	\$20,480
1621	Bocce Ball Courts – Resurface	\$62,000	X	7	/	8	=	\$54,250
1634	Putting Green Turf - Replace	\$140,000	X	6	/	10	=	\$84,000
1649	Bridge: Pedestrian -Inspect/Refurb	\$18,500	X	6	/	20	=	\$5,550
1704	Water Fountain - Refurbish	\$11,000	X	6	/	10	=	\$6,600
<b>GRAND CENTRAL</b>								
109	Decking: Trex - Replace	\$60,000	X	8	/	20	=	\$24,000
303	HVAC: Split Systems - Replace	\$20,000	X	8	/	15	=	\$10,667
398	Furniture: Patio - Replace	\$30,000	X	8	/	10	=	\$24,000
505	Fencing: Wood - Replace	\$8,500	X	8	/	15	=	\$4,533
601	Carpeting - Replace	\$10,000	X	8	/	12	=	\$6,667
602	Flooring: Vinyl - Replace	\$12,000	X	8	/	20	=	\$4,800
703	Windows & Doors (Glass) - Replace	\$47,500	X	4	/	40	=	\$4,750
910	Stump Café - Refurbish	\$39,500	X	1	/	12	=	\$3,292
910	The Depot - Refurbish	\$15,500	X	8	/	12	=	\$10,333
929	Art Studio - Refurbish	\$33,500	X	1	/	12	=	\$2,792
1110	Interior Surfaces - Repaint	\$12,000	X	8	/	12	=	\$8,000
1128	Fiber Cement Siding - Replace	\$23,500	X	8	/	50	=	\$3,760
1319	Metal Roofing - Replace	\$60,000	X	8	/	30	=	\$16,000
<b>DOG PARK</b>								
411	Park Equipment - Replace	\$11,150	X	1	/	15	=	\$743
503	Fencing: Metal - Replace	\$76,000	X	1	/	30	=	\$2,533
1107	Fencing: Metal - Paint/Refurbish	\$20,500	X	1	/	5	=	\$4,100
<b>MAINTENANCE FACILITY</b>								
201	Parking/Turnaround - Resurface	\$32,000	X	1	/	20	=	\$1,600
210	Concrete: Sidewalks/Pads - Repair	\$3,000	X	0	/	5	=	\$0
305	Surveillance System - Modernize	\$10,000	X	1	/	10	=	\$1,000
356	Lighting: Exterior/Parking - Replace	\$20,000	X	1	/	20	=	\$1,000
520	Staircases: Steel - Replace	\$15,000	X	1	/	30	=	\$500
703	Windows & Doors - Replace	\$27,500	X	1	/	30	=	\$917
711	Access Control System - Modernize	\$7,500	X	1	/	10	=	\$750
914	Interiors - Remodel	\$100,000	X	1	/	24	=	\$4,167
915	Interiors - Refurbish	\$25,000	X	1	/	12	=	\$2,083
1127	Siding: Metal - Replace	\$55,000	X	1	/	60	=	\$917
1308	Roofing: Metal - Replace	\$42,000	X	1	/	30	=	\$1,400
								\$3,614,450

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>SITE AND GROUNDS</b>				
201 Amenity Center - Mill and Overlay	25	\$565,000	\$22,600	2.10 %
201 KTL/S1/Depot Dr. - Mill and Overlay	25	\$400,000	\$16,000	1.49 %
201 P1-P3 - Mill and Overlay	25	\$1,650,000	\$66,000	6.13 %
201 Sec. 2/Dancing Oak-Mill and Overlay	25	\$1,420,000	\$56,800	5.28 %
201 Section 3A - Mill and Overlay	25	\$465,000	\$18,600	1.73 %
201 Section 3B - Mill and Overlay	25	\$660,000	\$26,400	2.45 %
201 Section 4A and 4B -Mill and Overlay	25	\$620,000	\$24,800	2.30 %
203 Asphalt - Seal/Stripe/Repair	1	\$155,000	\$155,000	14.40 %
205 Concrete: Curbs/Sidewalks - Repair	5	\$120,000	\$24,000	2.23 %
346 Lighting: Street/Parking/Path - Rep	30	\$755,000	\$25,167	2.34 %
355 Lighting: Landscape - Replace	15	\$65,000	\$4,333	0.40 %
400 Furniture: Site - Replace	10	\$75,000	\$7,500	0.70 %
414 Bike Racks - Replace	20	\$18,000	\$900	0.08 %
503 Fencing: Metal - Replace	5	\$135,000	\$27,000	2.51 %
505 Fencing: Wood - Replace	15	\$41,500	\$2,767	0.26 %
516 Walls: Masonry - Repair/Inspect	10	\$76,000	\$7,600	0.71 %
704 Gates: Vehicle/Pedestrian - Replace	25	\$200,000	\$8,000	0.74 %
708 Trash Gates - Replace	15	\$10,150	\$677	0.06 %
914 Guardhouse - Renovate	25	\$51,500	\$2,060	0.19 %
1107 Fencing: Metal - Repaint/Repair	1	\$33,500	\$33,500	3.11 %
1114 Mailbox Kiosks - Replace	5	\$26,000	\$5,200	0.48 %
1402 Monument Signs - Refurbish	30	\$110,000	\$3,667	0.34 %
1404 Street Signs - Replace	25	\$51,500	\$2,060	0.19 %
1650 Vehicle Bridge - Inspect/Repair	10	\$75,000	\$7,500	0.70 %
1700 Landscape - Refurbish	5	\$250,000	\$50,000	4.64 %
1706 Wet Ponds - Clean/Dredge	5	\$200,000	\$40,000	3.71 %
1804 Fire Hydrants - Replace	50	\$42,000	\$840	0.08 %
1810 Golf Carts - Replace	12	\$50,000	\$4,167	0.39 %
<b>MEP - GENERAL</b>				
303 HVAC: Mini Splits - Replace	15	\$16,000	\$1,067	0.10 %
305 Surveillance System - Modernize	5	\$51,500	\$10,300	0.96 %
306 Exhaust Fans - Repair/Replace	20	\$33,500	\$1,675	0.16 %
705 Gate Operators (2017) - Replace	10	\$31,000	\$3,100	0.29 %
705 Gate Operators (2018) - Replace	10	\$41,500	\$4,150	0.39 %
705 Gate Operators (2019) - Replace	10	\$10,150	\$1,015	0.09 %
705 Gate Operators (2021) - Replace	10	\$21,000	\$2,100	0.20 %
709 Barrier Arms - Replace	10	\$41,500	\$4,150	0.39 %
710 Automatic Door Operators - Replace	10	\$10,000	\$1,000	0.09 %
711 FOB Entry System - Modernize	10	\$22,500	\$2,250	0.21 %
712 Intercom/RFID - Replace	10	\$21,000	\$2,100	0.20 %
915 A/V Systems - Modernize	10	\$76,000	\$7,600	0.71 %
1006 Pond Aerators - Replace	10	\$18,000	\$1,800	0.17 %
1702 Pond Fountain - Replace	10	\$15,000	\$1,500	0.14 %
1708 Batch Detention Equip. - Replace	5	\$104,000	\$20,800	1.93 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1803	Fire and Life Safety Sys. - Replace	20	\$56,000	\$2,800	0.26 %
1811	Plumbing - Inspect/Repair	5	\$26,000	\$5,200	0.48 %
<b>BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER</b>					
356	Lighting: Exterior - Replace	20	\$11,000	\$550	0.05 %
505	Fencing: Wood - Replace	20	\$9,700	\$485	0.05 %
702	Doors: Garage/Rolling - Replace	40	\$60,000	\$1,500	0.14 %
703	Windows & Doors (Glass) - Replace	40	\$575,000	\$14,375	1.34 %
1117	Siding/Soffits: Wood - Stain/Seal	2	\$28,000	\$14,000	1.30 %
1127	Siding: Metal - Inspect/Repair	40	\$51,500	\$1,288	0.12 %
1130	Siding/Soffits: Wood - Repair	40	\$178,500	\$4,463	0.41 %
1307	Roofing: Single-Ply (IH/WC)-Replace	20	\$105,000	\$5,250	0.49 %
1307	Roofing: Single-Ply (Pool/Fit.)-Rep	20	\$57,500	\$2,875	0.27 %
1308	Roofing: Metal (IH/WC) - Replace	40	\$200,000	\$5,000	0.46 %
1308	Roofing: Metal (Pool/FC) - Replace	40	\$200,000	\$5,000	0.46 %
1403	Building Signs - Replace	20	\$15,500	\$775	0.07 %
<b>FITNESS CENTER INTERIORS</b>					
411	Drinking Fountains - Replace	15	\$10,150	\$677	0.06 %
602	Flooring: Vinyl - Replace	20	\$46,500	\$2,325	0.22 %
603	Flooring: Tile - Replace	24	\$31,000	\$1,292	0.12 %
909	Locker Rooms - Remodel	24	\$89,000	\$3,708	0.34 %
911	Fitness Center - Refurbish	12	\$11,000	\$917	0.09 %
923	Suspended Ceiling - Replace	48	\$42,000	\$875	0.08 %
924	Fitness Equip. (Cardio) - Replace	5	\$101,500	\$20,300	1.89 %
925	Fitness Equip. (Strength) - Replace	10	\$101,500	\$10,150	0.94 %
929	Fixtures/Furnishings/Equipmt - Replac	24	\$83,000	\$3,458	0.32 %
1110	Interior Surfaces - Repaint	12	\$10,150	\$846	0.08 %
<b>MEP - FITNESS CENTER</b>					
303	HVAC: Mini Split - Replace	15	\$8,000	\$533	0.05 %
303	HVAC: Packaged Systems - Replace	15	\$91,500	\$6,100	0.57 %
1801	Elevator: Hydraulic - Modernize	25	\$115,000	\$4,600	0.43 %
1802	Elevator Cab - Refurbish	25	\$25,000	\$1,000	0.09 %
1809	Sump Pump - Replace	10	\$3,350	\$335	0.03 %
<b>INDEPENDENCE HALL INTERIORS</b>					
396	Furniture: Indoor - Replace	10	\$100,000	\$10,000	0.93 %
397	Furniture: Meeting/Office - Replace	12	\$10,150	\$846	0.08 %
601	Carpeting - Replace	12	\$9,000	\$750	0.07 %
603	Flooring: Tile - Replace	24	\$15,500	\$646	0.06 %
909	Restrooms - Remodel	24	\$40,000	\$1,667	0.15 %
919	TV's - Replace	8	\$14,500	\$1,813	0.17 %
921	Game Pieces - Replace	12	\$22,500	\$1,875	0.17 %
929	Fixtures/Furnishings/Equipmt - Replac	24	\$150,000	\$6,250	0.58 %
1110	Interior Surfaces - Repaint/Stain	12	\$10,150	\$846	0.08 %
<b>MEP - INDEPENDENCE HALL</b>					
303	HVAC: Mini Split - Replace	15	\$8,000	\$533	0.05 %
303	HVAC: Packaged Systems - Replace	15	\$109,500	\$7,300	0.68 %
310	Water Softening System - Replace	20	\$8,000	\$400	0.04 %
<b>WELCOME CENTER INTERIORS</b>					
396	Furniture: Indoor - Replace	10	\$28,000	\$2,800	0.26 %
398	Furniture: Patio - Replace	10	\$15,500	\$1,550	0.14 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
601	Carpeting - Replace	12	\$8,250	\$688	0.06 %
602	Flooring: Vinyl - Replace	20	\$14,000	\$700	0.07 %
603	Flooring: Tile - Replace	24	\$55,500	\$2,313	0.21 %
604	Flooring: Wood - Replace	24	\$14,000	\$583	0.05 %
901	Appliances - Partial Replace	12	\$13,000	\$1,083	0.10 %
909	Restrooms - Refurbish	24	\$51,500	\$2,146	0.20 %
913	Office - Remodel/Refurnish	20	\$33,500	\$1,675	0.16 %
913	Sales Offices - Remodel/Refurnish	20	\$51,500	\$2,575	0.24 %
929	Fixtures/Furnishings/Eqpmt – Replac	24	\$110,000	\$4,583	0.43 %
1110	Interior Surfaces - Repaint/Stain	12	\$18,500	\$1,542	0.14 %
<b>MEP - WELCOME CENTER</b>					
303	HVAC: Packaged Systems - Replace	15	\$130,000	\$8,667	0.80 %
803	Water Heater - Replace	15	\$8,100	\$540	0.05 %
<b>INDOOR AND OUTDOOR POOLS</b>					
105	Sun Deck: Coated - Resurface	10	\$21,000	\$2,100	0.20 %
109	Decking: Trex - Replace	20	\$18,500	\$925	0.09 %
110	Decking: Pool - Repair	15	\$53,500	\$3,567	0.33 %
310	Water Softening System - Replace	20	\$8,250	\$413	0.04 %
345	Lighting: Poles/Bollard - Replace	25	\$95,000	\$3,800	0.35 %
352	Lighting: Interior - Replace	20	\$30,500	\$1,525	0.14 %
408	Furniture: Pool Deck - Replace	8	\$110,000	\$13,750	1.28 %
411	Drinking Fountains - Replace	15	\$5,150	\$343	0.03 %
503	Fencing: Metal - Repair/Repaint	25	\$46,500	\$1,860	0.17 %
510	Pavilions - Refurbish	25	\$46,500	\$1,860	0.17 %
803	Water Heater - Replace	15	\$13,500	\$900	0.08 %
909	Restrooms - Refurbish	24	\$89,000	\$3,708	0.34 %
918	Firepit - Refurbish	20	\$11,000	\$550	0.05 %
1107	Fencing: Metal - Paint/Refurbish	5	\$11,000	\$2,200	0.20 %
1110	Interior Surfaces - Repaint	10	\$21,000	\$2,100	0.20 %
1202	Pools - Replaster/Retile	10	\$100,000	\$10,000	0.93 %
1203	Spa - Replaster/Retile	5	\$10,150	\$2,030	0.19 %
1207	Pool/Spa Filters - Replace	16	\$29,000	\$1,813	0.17 %
1209	Chemical Controllers - Replace	10	\$10,150	\$1,015	0.09 %
1210	Pool/Spa Pumps - Replace	8	\$18,500	\$2,313	0.21 %
1214	Pool Mastic - Replace	4	\$7,600	\$1,900	0.18 %
1215	Pool Coping - Replace	20	\$32,000	\$1,600	0.15 %
1216	Pool/Spa Heaters - Replace	10	\$21,000	\$2,100	0.20 %
1220	Pool/Spa ADA Lifts - Replace	15	\$13,000	\$867	0.08 %
1807	Space Heaters - Replace	20	\$35,000	\$1,750	0.16 %
1850	Window Dampers - Replace	5	\$10,150	\$2,030	0.19 %
<b>THE MIX</b>					
114	Railings: Metal - Replace	30	\$65,000	\$2,167	0.20 %
402	Sun Shades: IH - Replace	10	\$8,250	\$825	0.08 %
402	Sun Shades: Pickleball - Replace	10	\$110,000	\$11,000	1.02 %
404	Furniture: Patio - Replace	10	\$51,500	\$5,150	0.48 %
404	Furniture: Recreation - Replace	10	\$28,500	\$2,850	0.26 %
411	Drinking Fountain - Replace	15	\$6,750	\$450	0.04 %
510	Pavilions - Refurbish	25	\$46,500	\$1,860	0.17 %
914	Comfort Station - Renovate	20	\$25,000	\$1,250	0.12 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1107	Railings: Metal - Paint/Refurbish	5	\$10,150	\$2,030	0.19 %
1604	Pickleball Courts (2018)- Resurface	5	\$29,500	\$5,900	0.55 %
1604	Pickleball Courts (2023)- Resurface	5	\$37,000	\$7,400	0.69 %
1608	Chain Link Fence (2018) - Replace	28	\$26,000	\$929	0.09 %
1608	Chain Link Fence (2023) - Replace	28	\$37,000	\$1,321	0.12 %
1618	Windscreens - Replace	5	\$6,200	\$1,240	0.12 %
1620	Court Lighting - Replace	25	\$128,000	\$5,120	0.48 %
1621	Bocce Ball Courts – Resurface	8	\$62,000	\$7,750	0.72 %
1634	Putting Green Turf - Replace	10	\$140,000	\$14,000	1.30 %
1649	Bridge: Pedestrian -Inspect/Refurb	20	\$18,500	\$925	0.09 %
1704	Water Fountain - Refurbish	10	\$11,000	\$1,100	0.10 %
<b>GRAND CENTRAL</b>					
109	Decking: Trex - Replace	20	\$60,000	\$3,000	0.28 %
303	HVAC: Split Systems - Replace	15	\$20,000	\$1,333	0.12 %
398	Furniture: Patio - Replace	10	\$30,000	\$3,000	0.28 %
505	Fencing: Wood - Replace	15	\$8,500	\$567	0.05 %
601	Carpeting - Replace	12	\$10,000	\$833	0.08 %
602	Flooring: Vinyl - Replace	20	\$12,000	\$600	0.06 %
703	Windows & Doors (Glass) - Replace	40	\$47,500	\$1,188	0.11 %
910	Stump Café - Refurbish	12	\$39,500	\$3,292	0.31 %
910	The Depot - Refurbish	12	\$15,500	\$1,292	0.12 %
929	Art Studio - Refurbish	12	\$33,500	\$2,792	0.26 %
1110	Interior Surfaces - Repaint	12	\$12,000	\$1,000	0.09 %
1128	Fiber Cement Siding - Replace	50	\$23,500	\$470	0.04 %
1319	Metal Roofing - Replace	30	\$60,000	\$2,000	0.19 %
<b>DOG PARK</b>					
411	Park Equipment - Replace	15	\$11,150	\$743	0.07 %
503	Fencing: Metal - Replace	30	\$76,000	\$2,533	0.24 %
1107	Fencing: Metal - Paint/Refurbish	5	\$20,500	\$4,100	0.38 %
<b>MAINTENANCE FACILITY</b>					
201	Parking/Turnaround - Resurface	20	\$32,000	\$1,600	0.15 %
210	Concrete: Sidewalks/Pads - Repair	5	\$3,000	\$600	0.06 %
305	Surveillance System - Modernize	10	\$10,000	\$1,000	0.09 %
356	Lighting: Exterior/Parking - Replace	20	\$20,000	\$1,000	0.09 %
520	Staircases: Steel - Replace	30	\$15,000	\$500	0.05 %
703	Windows & Doors - Replace	30	\$27,500	\$917	0.09 %
711	Access Control System - Modernize	10	\$7,500	\$750	0.07 %
914	Interiors - Remodel	24	\$100,000	\$4,167	0.39 %
915	Interiors - Refurbish	12	\$25,000	\$2,083	0.19 %
1127	Siding: Metal - Replace	60	\$55,000	\$917	0.09 %
1308	Roofing: Metal - Replace	30	\$42,000	\$1,400	0.13 %
170	Total Funded Components			\$1,076,748	100.00 %



# 30-Year Reserve Plan Summary

Report # 40052-1  
With-Site-Visit

Fiscal Year Start: 2024

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$189,000	\$3,614,450	5.2 %	High	1,048.81 %	\$965,000	\$0	\$5,284	\$290,950
2025	\$868,334	\$4,473,751	19.4 %	High	6.00 %	\$1,022,900	\$0	\$11,878	\$394,799
2026	\$1,508,314	\$5,283,384	28.5 %	High	6.00 %	\$1,084,274	\$0	\$18,782	\$361,767
2027	\$2,249,602	\$6,183,791	36.4 %	Medium	6.00 %	\$1,149,330	\$0	\$26,086	\$455,121
2028	\$2,969,898	\$7,048,491	42.1 %	Medium	6.00 %	\$1,218,290	\$0	\$28,141	\$1,555,566
2029	\$2,660,764	\$6,840,808	38.9 %	Medium	6.00 %	\$1,291,388	\$0	\$30,331	\$574,420
2030	\$3,408,063	\$7,672,968	44.4 %	Medium	6.00 %	\$1,368,871	\$0	\$36,214	\$975,362
2031	\$3,837,786	\$8,153,680	47.1 %	Medium	6.00 %	\$1,451,003	\$0	\$44,321	\$302,856
2032	\$5,030,254	\$9,379,148	53.6 %	Medium	6.00 %	\$1,538,063	\$0	\$54,372	\$773,997
2033	\$5,848,693	\$10,194,890	57.4 %	Medium	6.00 %	\$1,630,347	\$0	\$60,637	\$1,255,844
2034	\$6,283,833	\$10,578,749	59.4 %	Medium	6.00 %	\$1,728,168	\$0	\$69,284	\$502,423
2035	\$7,578,861	\$11,869,087	63.9 %	Medium	3.75 %	\$1,792,974	\$0	\$80,826	\$859,402
2036	\$8,593,260	\$12,875,162	66.7 %	Medium	3.75 %	\$1,860,211	\$0	\$91,635	\$803,559
2037	\$9,741,548	\$14,014,992	69.5 %	Medium	3.75 %	\$1,929,969	\$0	\$104,485	\$611,644
2038	\$11,164,357	\$15,434,127	72.3 %	Low	3.75 %	\$2,002,343	\$0	\$110,261	\$2,379,833
2039	\$10,897,127	\$15,123,462	72.1 %	Low	3.75 %	\$2,077,430	\$0	\$114,726	\$1,031,374
2040	\$12,057,910	\$16,242,715	74.2 %	Low	3.75 %	\$2,155,334	\$0	\$124,023	\$1,580,074
2041	\$12,757,193	\$16,882,221	75.6 %	Low	3.75 %	\$2,236,159	\$0	\$136,640	\$547,506
2042	\$14,582,486	\$18,657,848	78.2 %	Low	3.75 %	\$2,320,015	\$0	\$145,911	\$2,436,267
2043	\$14,612,146	\$18,596,314	78.6 %	Low	3.75 %	\$2,407,016	\$0	\$133,948	\$4,964,176
2044	\$12,188,934	\$15,985,829	76.2 %	Low	3.75 %	\$2,497,279	\$0	\$111,441	\$4,688,845
2045	\$10,108,809	\$13,638,963	74.1 %	Low	3.75 %	\$2,590,927	\$0	\$106,869	\$1,532,511
2046	\$11,274,094	\$14,532,807	77.6 %	Low	3.75 %	\$2,688,086	\$0	\$116,550	\$2,032,986
2047	\$12,045,744	\$14,999,872	80.3 %	Low	3.75 %	\$2,788,890	\$0	\$109,976	\$4,985,773
2048	\$9,958,837	\$12,503,329	79.6 %	Low	3.75 %	\$2,893,473	\$0	\$92,672	\$4,361,563
2049	\$8,583,419	\$10,640,491	80.7 %	Low	3.75 %	\$3,001,978	\$0	\$93,856	\$1,483,442
2050	\$10,195,812	\$11,753,867	86.7 %	Low	3.75 %	\$3,114,552	\$0	\$108,416	\$1,922,278
2051	\$11,496,502	\$12,518,306	91.8 %	Low	3.75 %	\$3,231,348	\$0	\$128,882	\$565,873
2052	\$14,290,859	\$14,774,528	96.7 %	Low	3.75 %	\$3,352,524	\$0	\$153,129	\$1,448,487
2053	\$16,348,025	\$16,263,251	100.5 %	Low	3.75 %	\$3,478,243	\$0	\$170,272	\$2,275,617

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 40052-1  
With-Site-Visit

Fiscal Year Start: 2024

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$189,000	\$3,614,450	5.2 %	High	861.90 %	\$808,000	\$0	\$4,496	\$290,950
2025	\$710,546	\$4,473,751	15.9 %	High	6.00 %	\$856,480	\$0	\$9,457	\$394,799
2026	\$1,181,684	\$5,283,384	22.4 %	High	6.00 %	\$907,869	\$0	\$14,614	\$361,767
2027	\$1,742,400	\$6,183,791	28.2 %	High	6.00 %	\$962,341	\$0	\$20,052	\$455,121
2028	\$2,269,672	\$7,048,491	32.2 %	Medium	6.00 %	\$1,020,081	\$0	\$20,111	\$1,555,566
2029	\$1,754,299	\$6,840,808	25.6 %	High	6.00 %	\$1,081,286	\$0	\$20,170	\$574,420
2030	\$2,281,335	\$7,672,968	29.7 %	High	6.00 %	\$1,146,163	\$0	\$23,776	\$975,362
2031	\$2,475,913	\$8,153,680	30.4 %	Medium	6.00 %	\$1,214,933	\$0	\$29,454	\$302,856
2032	\$3,417,444	\$9,379,148	36.4 %	Medium	6.00 %	\$1,287,829	\$0	\$36,912	\$773,997
2033	\$3,968,189	\$10,194,890	38.9 %	Medium	6.00 %	\$1,365,099	\$0	\$40,413	\$1,255,844
2034	\$4,117,857	\$10,578,749	38.9 %	Medium	6.00 %	\$1,447,005	\$0	\$46,112	\$502,423
2035	\$5,108,551	\$11,869,087	43.0 %	Medium	3.75 %	\$1,501,268	\$0	\$54,544	\$859,402
2036	\$5,804,961	\$12,875,162	45.1 %	Medium	3.75 %	\$1,557,565	\$0	\$62,104	\$803,559
2037	\$6,621,071	\$14,014,992	47.2 %	Medium	3.75 %	\$1,615,974	\$0	\$71,560	\$611,644
2038	\$7,696,961	\$15,434,127	49.9 %	Medium	3.75 %	\$1,676,573	\$0	\$73,791	\$2,379,833
2039	\$7,067,491	\$15,123,462	46.7 %	Medium	3.75 %	\$1,739,444	\$0	\$74,556	\$1,031,374
2040	\$7,850,118	\$16,242,715	48.3 %	Medium	3.75 %	\$1,804,674	\$0	\$79,990	\$1,580,074
2041	\$8,154,707	\$16,882,221	48.3 %	Medium	3.75 %	\$1,872,349	\$0	\$88,577	\$547,506
2042	\$9,568,127	\$18,657,848	51.3 %	Medium	3.75 %	\$1,942,562	\$0	\$93,641	\$2,436,267
2043	\$9,168,063	\$18,596,314	49.3 %	Medium	3.75 %	\$2,015,408	\$0	\$77,290	\$4,964,176
2044	\$6,296,586	\$15,985,829	39.4 %	Medium	3.75 %	\$2,090,986	\$0	\$50,206	\$4,688,845
2045	\$3,748,932	\$13,638,963	27.5 %	High	3.75 %	\$2,169,398	\$0	\$40,861	\$1,532,511
2046	\$4,426,680	\$14,532,807	30.5 %	Medium	3.75 %	\$2,250,750	\$0	\$45,564	\$2,032,986
2047	\$4,690,008	\$14,999,872	31.3 %	Medium	3.75 %	\$2,335,153	\$0	\$33,802	\$4,985,773
2048	\$2,073,190	\$12,503,329	16.6 %	High	3.75 %	\$2,422,721	\$0	\$11,088	\$4,361,563
2049	\$145,437	\$10,640,491	1.4 %	High	3.75 %	\$2,513,574	\$0	\$6,635	\$1,483,442
2050	\$1,182,204	\$11,753,867	10.1 %	High	3.75 %	\$2,607,833	\$0	\$15,320	\$1,922,278
2051	\$1,883,079	\$12,518,306	15.0 %	High	3.75 %	\$2,705,626	\$0	\$29,665	\$565,873
2052	\$4,052,497	\$14,774,528	27.4 %	High	3.75 %	\$2,807,087	\$0	\$47,535	\$1,448,487
2053	\$5,458,633	\$16,263,251	33.6 %	Medium	3.75 %	\$2,912,353	\$0	\$58,036	\$2,275,617

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$189,000	\$868,334	\$1,508,314	\$2,249,602	\$2,969,898
Annual Reserve Funding	\$965,000	\$1,022,900	\$1,084,274	\$1,149,330	\$1,218,290
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,284	\$11,878	\$18,782	\$26,086	\$28,141
<b>Total Income</b>	<b>\$1,159,284</b>	<b>\$1,903,113</b>	<b>\$2,611,369</b>	<b>\$3,425,019</b>	<b>\$4,216,330</b>
# Component					
<b>SITE AND GROUNDS</b>					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3A - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3B - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Stripe/Repair	\$155,000	\$159,650	\$164,440	\$169,373	\$174,454
205 Concrete: Curbs/Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$0	\$0	\$0
355 Lighting: Landscape - Replace	\$0	\$0	\$0	\$0	\$0
400 Furniture: Site - Replace	\$0	\$0	\$0	\$0	\$0
414 Bike Racks - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Repair/Inspect	\$0	\$0	\$0	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Renovate	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Repaint/Repair	\$33,500	\$34,505	\$35,540	\$36,606	\$37,705
1114 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1404 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$0	\$0	\$81,955	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$281,377
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$0	\$0	\$225,102
1804 Fire Hydrants - Replace	\$0	\$0	\$0	\$0	\$0
1810 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
<b>MEP - GENERAL</b>					
303 HVAC: Mini Splits - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$57,964
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2017) - Replace	\$0	\$0	\$0	\$33,875	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$46,709
705 Gate Operators (2019) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$0	\$0	\$0
709 Barrier Arms - Replace	\$0	\$0	\$0	\$0	\$46,709
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$11,255
711 FOB Entry System - Modernize	\$0	\$0	\$0	\$0	\$25,324
712 Intercom/RFID - Replace	\$0	\$0	\$0	\$0	\$23,636
915 A/V Systems - Modernize	\$0	\$0	\$0	\$0	\$85,539
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$19,669	\$0
1702 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1708 Batch Detention Equip. - Replace	\$0	\$0	\$0	\$113,644	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Inspect/Repair	\$0	\$0	\$0	\$0	\$29,263
<b>BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER</b>					
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
1117 Siding/Soffits: Wood - Stain/Seal	\$28,000	\$0	\$29,705	\$0	\$31,514
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1130 Siding/Soffits: Wood - Repair	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0
<b>FITNESS CENTER INTERIORS</b>					
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
911 Fitness Center - Refurbish	\$0	\$0	\$0	\$0	\$0
923 Suspended Ceiling - Replace	\$0	\$0	\$0	\$0	\$0
924 Fitness Equip. (Cardio) - Replace	\$0	\$104,545	\$0	\$0	\$0
925 Fitness Equip. (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
<b>MEP - FITNESS CENTER</b>					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator: Hydraulic - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Refurbish	\$0	\$0	\$0	\$0	\$0
1809 Sump Pump - Replace	\$0	\$0	\$0	\$0	\$0
<b>INDEPENDENCE HALL INTERIORS</b>					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
919 TV's - Replace	\$0	\$0	\$15,383	\$0	\$0
921 Game Pieces - Replace	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
<b>MEP - INDEPENDENCE HALL</b>					
303 HVAC: Mini Split- Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
310 Water Softening System - Replace	\$0	\$0	\$0	\$0	\$0
<b>WELCOME CENTER INTERIORS</b>					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$31,514
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$17,445
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
604 Flooring: Wood - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Partial Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
<b>MEP - WELCOME CENTER</b>					
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
<b>INDOOR AND OUTDOOR POOLS</b>					
105 Sun Deck: Coated - Resurface	\$21,000	\$0	\$0	\$0	\$0
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
110 Decking: Pool - Repair	\$0	\$0	\$0	\$0	\$0
310 Water Softening System - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles/Bollard - Replace	\$0	\$0	\$0	\$0	\$0
352 Lighting: Interior - Replace	\$0	\$0	\$0	\$0	\$0
408 Furniture: Pool Deck - Replace	\$0	\$0	\$0	\$0	\$123,806
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Repair/Repaint	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
918 Firepit - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$11,330	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster/Retile	\$0	\$10,455	\$0	\$0	\$0
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$20,822
1214 Pool Mastic - Replace	\$7,600	\$0	\$0	\$0	\$8,554
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1807 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1850 Window Dampers - Replace	\$10,150	\$0	\$0	\$0	\$0
<b>THE MIX</b>					
114 Railings: Metal - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: IH - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$54,636	\$0	\$0
404 Furniture: Recreation - Replace	\$0	\$0	\$30,236	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Comfort Station - Renovate	\$0	\$0	\$0	\$0	\$0
1107 Railings: Metal - Paint/Refurbish	\$0	\$10,455	\$0	\$0	\$0
1604 Pickleball Courts (2018)- Resurface	\$29,500	\$0	\$0	\$0	\$0
1604 Pickleball Courts (2023)- Resurface	\$0	\$0	\$0	\$0	\$41,644
1608 Chain Link Fence (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1608 Chain Link Fence (2023) - Replace	\$0	\$0	\$0	\$0	\$0
1618 Windscreens - Replace	\$6,200	\$0	\$0	\$0	\$0
1620 Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1621 Bocce Ball Courts – Resurface	\$0	\$63,860	\$0	\$0	\$0
1634 Putting Green Turf - Replace	\$0	\$0	\$0	\$0	\$157,571
1649 Bridge: Pedestrian -Inspect/Refurb	\$0	\$0	\$0	\$0	\$0
1704 Water Fountain - Refurbish	\$0	\$0	\$0	\$0	\$12,381
<b>GRAND CENTRAL</b>					
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Split Systems - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$31,827	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$11,255
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
910 Stump Café - Refurbish	\$0	\$0	\$0	\$0	\$0
910 The Depot - Refurbish	\$0	\$0	\$0	\$0	\$17,445
929 Art Studio - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$13,506
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1319 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
<b>DOG PARK</b>					
411 Park Equipment - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$0	\$0	\$23,073
<b>MAINTENANCE FACILITY</b>					
201 Parking/Turnaround - Resurface	\$0	\$0	\$0	\$0	\$0
210 Concrete: Sidewalks/Pads - Repair	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$0	\$0	\$0
520 Staircases: Steel - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
711 Access Control System - Modernize	\$0	\$0	\$0	\$0	\$0
914 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
915 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1127 Siding: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$290,950	\$394,799	\$361,767	\$455,121	\$1,555,566
Ending Reserve Balance	\$868,334	\$1,508,314	\$2,249,602	\$2,969,898	\$2,660,764

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$2,660,764	\$3,408,063	\$3,837,786	\$5,030,254	\$5,848,693
Annual Reserve Funding	\$1,291,388	\$1,368,871	\$1,451,003	\$1,538,063	\$1,630,347
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$30,331	\$36,214	\$44,321	\$54,372	\$60,637
Total Income	\$3,982,483	\$4,813,148	\$5,333,111	\$6,622,689	\$7,539,677
# Component					
<b>SITE AND GROUNDS</b>					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3A - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3B - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Stripe/Repair	\$179,687	\$185,078	\$190,630	\$196,349	\$202,240
205 Concrete: Curbs/Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$0	\$0	\$0
355 Lighting: Landscape - Replace	\$0	\$0	\$0	\$0	\$84,810
400 Furniture: Site - Replace	\$0	\$89,554	\$0	\$0	\$0
414 Bike Racks - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$54,148
516 Walls: Masonry - Repair/Inspect	\$0	\$0	\$0	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$0	\$0	\$12,858	\$0
914 Guardhouse - Renovate	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Repaint/Repair	\$38,836	\$40,001	\$41,201	\$42,437	\$43,710
1114 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1404 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$326,193
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$0	\$0	\$260,955
1804 Fire Hydrants - Replace	\$0	\$0	\$0	\$0	\$0
1810 Golf Carts - Replace	\$0	\$59,703	\$0	\$0	\$0
<b>MEP - GENERAL</b>					
303 HVAC: Mini Splits - Replace	\$0	\$0	\$0	\$20,268	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$67,196
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2017) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2019) - Replace	\$11,767	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$25,827	\$0	\$0
709 Barrier Arms - Replace	\$0	\$0	\$0	\$0	\$0
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$0
711 FOB Entry System - Modernize	\$0	\$0	\$0	\$0	\$0
712 Intercom/RFID - Replace	\$0	\$0	\$0	\$0	\$0
915 A/V Systems - Modernize	\$0	\$0	\$0	\$0	\$0
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$0	\$0
1702 Pond Fountain - Replace	\$0	\$17,911	\$0	\$0	\$0
1708 Batch Detention Equip. - Replace	\$0	\$0	\$0	\$131,744	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Inspect/Repair	\$0	\$0	\$0	\$0	\$33,924
<b>BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER</b>					
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
1117 Siding/Soffits: Wood - Stain/Seal	\$0	\$33,433	\$0	\$35,470	\$0
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1130 Siding/Soffits: Wood - Repair	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0
<b>FITNESS CENTER INTERIORS</b>					

Fiscal Year	2029	2030	2031	2032	2033
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
911 Fitness Center - Refurbish	\$0	\$0	\$0	\$13,934	\$0
923 Suspended Ceiling - Replace	\$0	\$0	\$0	\$0	\$0
924 Fitness Equip. (Cardio) - Replace	\$0	\$121,196	\$0	\$0	\$0
925 Fitness Equip. (Strength) - Replace	\$0	\$121,196	\$0	\$0	\$0
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$12,858	\$0
<b>MEP - FITNESS CENTER</b>					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator: Hydraulic - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Refurbish	\$0	\$0	\$0	\$0	\$0
1809 Sump Pump - Replace	\$0	\$4,000	\$0	\$0	\$0
<b>INDEPENDENCE HALL INTERIORS</b>					
396 Furniture: Indoor - Replace	\$115,927	\$0	\$0	\$0	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$12,120	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$10,746	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
919 TV's - Replace	\$0	\$0	\$0	\$0	\$0
921 Game Pieces - Replace	\$0	\$26,866	\$0	\$0	\$0
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$12,120	\$0	\$0	\$0
<b>MEP - INDEPENDENCE HALL</b>					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$10,134	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$138,711	\$0
310 Water Softening System - Replace	\$0	\$0	\$0	\$0	\$0
<b>WELCOME CENTER INTERIORS</b>					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$9,851	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
604 Flooring: Wood - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Partial Replace	\$0	\$15,523	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$22,090	\$0	\$0	\$0
<b>MEP - WELCOME CENTER</b>					
303 HVAC: Packaged Systems - Replace	\$150,706	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$10,261	\$0
<b>INDOOR AND OUTDOOR POOLS</b>					
105 Sun Deck: Coated - Resurface	\$0	\$0	\$0	\$0	\$0
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
110 Decking: Pool - Repair	\$0	\$0	\$0	\$0	\$0
310 Water Softening System - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles/Bollard - Replace	\$0	\$0	\$0	\$0	\$0
352 Lighting: Interior - Replace	\$0	\$0	\$0	\$0	\$0
408 Furniture: Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Repair/Repaint	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
918 Firepit - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$13,135	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$25,075	\$0	\$0	\$0
1202 Pools - Replaster/Retile	\$0	\$119,405	\$0	\$0	\$0
1203 Spa - Replaster/Retile	\$0	\$12,120	\$0	\$0	\$0
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controllers - Replace	\$0	\$12,120	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Mastic - Replace	\$0	\$0	\$0	\$9,627	\$0

Fiscal Year	2029	2030	2031	2032	2033
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool/Spa Heaters - Replace	\$24,345	\$0	\$0	\$0	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1807 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1850 Window Dampers - Replace	\$11,767	\$0	\$0	\$0	\$0
<b>THE MIX</b>					
114 Railings: Metal - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: IH - Replace	\$0	\$0	\$10,146	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$0	\$0	\$139,345	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Recreation - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Comfort Station - Renovate	\$0	\$0	\$0	\$0	\$0
1107 Railings: Metal - Paint/Refurbish	\$0	\$12,120	\$0	\$0	\$0
1604 Pickleball Courts (2018)- Resurface	\$34,199	\$0	\$0	\$0	\$0
1604 Pickleball Courts (2023)- Resurface	\$0	\$0	\$0	\$0	\$48,277
1608 Chain Link Fence (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1608 Chain Link Fence (2023) - Replace	\$0	\$0	\$0	\$0	\$0
1618 Windscreens - Replace	\$7,187	\$0	\$0	\$0	\$0
1620 Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1621 Bocce Ball Courts – Resurface	\$0	\$0	\$0	\$0	\$80,896
1634 Putting Green Turf - Replace	\$0	\$0	\$0	\$0	\$0
1649 Bridge: Pedestrian -Inspect/Refurb	\$0	\$0	\$0	\$0	\$0
1704 Water Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>GRAND CENTRAL</b>					
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Split Systems - Replace	\$0	\$0	\$24,597	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$10,454	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
910 Stump Café - Refurbish	\$0	\$0	\$0	\$0	\$0
910 The Depot - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Art Studio - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1319 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
<b>DOG PARK</b>					
411 Park Equipment - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$0	\$0	\$26,748
<b>MAINTENANCE FACILITY</b>					
201 Parking/Turnaround - Resurface	\$0	\$0	\$0	\$0	\$0
210 Concrete: Sidewalks/Pads - Repair	\$0	\$0	\$0	\$0	\$3,914
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$13,048
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$0	\$0	\$0
520 Staircases: Steel - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
711 Access Control System - Modernize	\$0	\$0	\$0	\$0	\$9,786
914 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
915 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1127 Siding: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$574,420	\$975,362	\$302,856	\$773,997	\$1,255,844
Ending Reserve Balance	\$3,408,063	\$3,837,786	\$5,030,254	\$5,848,693	\$6,283,833

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$6,283,833	\$7,578,861	\$8,593,260	\$9,741,548	\$11,164,357
Annual Reserve Funding	\$1,728,168	\$1,792,974	\$1,860,211	\$1,929,969	\$2,002,343
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$69,284	\$80,826	\$91,635	\$104,485	\$110,261
Total Income	\$8,081,285	\$9,452,662	\$10,545,106	\$11,776,002	\$13,276,960
# Component					
<b>SITE AND GROUNDS</b>					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3A - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3B - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Stripe/Repair	\$208,307	\$214,556	\$220,993	\$227,623	\$234,451
205 Concrete: Curbs/Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$0	\$0	\$0
355 Lighting: Landscape - Replace	\$0	\$0	\$0	\$0	\$0
400 Furniture: Site - Replace	\$0	\$0	\$0	\$0	\$0
414 Bike Racks - Replace	\$0	\$0	\$0	\$0	\$27,227
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Repair/Inspect	\$102,138	\$0	\$0	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Renovate	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Repaint/Repair	\$45,021	\$46,372	\$47,763	\$49,196	\$50,672
1114 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1404 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$0	\$0	\$110,140	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$378,147
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$0	\$0	\$302,518
1804 Fire Hydrants - Replace	\$0	\$0	\$0	\$0	\$0
1810 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
<b>MEP - GENERAL</b>					
303 HVAC: Mini Splits - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$77,898
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$50,672
705 Gate Operators (2017) - Replace	\$0	\$0	\$0	\$45,525	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$62,772
705 Gate Operators (2019) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$0	\$0	\$0
709 Barrier Arms - Replace	\$0	\$0	\$0	\$0	\$62,772
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$15,126
711 FOB Entry System - Modernize	\$0	\$0	\$0	\$0	\$34,033
712 Intercom/RFID - Replace	\$0	\$0	\$0	\$0	\$31,764
915 A/V Systems - Modernize	\$0	\$0	\$0	\$0	\$114,957
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$26,434	\$0
1702 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1708 Batch Detention Equip. - Replace	\$0	\$0	\$0	\$152,728	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$0	\$0	\$84,705
1811 Plumbing - Inspect/Repair	\$0	\$0	\$0	\$0	\$39,327
<b>BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER</b>					
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$16,638
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$14,672
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
1117 Siding/Soffits: Wood - Stain/Seal	\$37,630	\$0	\$39,921	\$0	\$42,353
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1130 Siding/Soffits: Wood - Repair	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$0	\$0	\$158,822
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0
<b>FITNESS CENTER INTERIORS</b>					

Fiscal Year	2024	2025	2026	2027	2028
411 Drinking Fountains - Replace	\$0	\$14,050	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
911 Fitness Center - Refurbish	\$0	\$0	\$0	\$0	\$0
923 Suspended Ceiling - Replace	\$0	\$0	\$0	\$0	\$0
924 Fitness Equip. (Cardio) - Replace	\$0	\$140,500	\$0	\$0	\$0
925 Fitness Equip. (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
<b>MEP - FITNESS CENTER</b>					
303 HVAC: Mini Split - Replace	\$0	\$11,074	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$126,657	\$0	\$0	\$0
1801 Elevator: Hydraulic - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Refurbish	\$0	\$0	\$0	\$0	\$0
1809 Sump Pump - Replace	\$0	\$0	\$0	\$0	\$0
<b>INDEPENDENCE HALL INTERIORS</b>					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
919 TV's - Replace	\$19,487	\$0	\$0	\$0	\$0
921 Game Pieces - Replace	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
<b>MEP - INDEPENDENCE HALL</b>					
303 HVAC: Mini Split- Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
310 Water Softening System - Replace	\$0	\$0	\$0	\$0	\$0
<b>WELCOME CENTER INTERIORS</b>					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$42,353
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$23,445
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$21,176
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
604 Flooring: Wood - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Partial Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$50,672
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$77,898
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
<b>MEP - WELCOME CENTER</b>					
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
<b>INDOOR AND OUTDOOR POOLS</b>					
105 Sun Deck: Coated - Resurface	\$28,222	\$0	\$0	\$0	\$0
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
110 Decking: Pool - Repair	\$0	\$74,057	\$0	\$0	\$0
310 Water Softening System - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles/Bollard - Replace	\$0	\$0	\$0	\$0	\$0
352 Lighting: Interior - Replace	\$0	\$0	\$0	\$0	\$0
408 Furniture: Pool Deck - Replace	\$0	\$0	\$156,834	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$7,129	\$0	\$0	\$0
503 Fencing: Metal - Repair/Repaint	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$18,687	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
918 Firepit - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$15,227	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster/Retile	\$0	\$14,050	\$0	\$0	\$0
1207 Pool/Spa Filters - Replace	\$0	\$0	\$41,347	\$0	\$0
1209 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$26,377	\$0	\$0
1214 Pool Mastic - Replace	\$0	\$0	\$10,836	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$17,995	\$0	\$0	\$0
1807 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1850 Window Dampers - Replace	\$13,641	\$0	\$0	\$0	\$0
<b>THE MIX</b>					
114 Railings: Metal - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: IH - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$73,427	\$0	\$0
404 Furniture: Recreation - Replace	\$0	\$0	\$40,634	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$9,344	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Comfort Station - Renovate	\$0	\$0	\$0	\$0	\$0
1107 Railings: Metal - Paint/Refurbish	\$0	\$14,050	\$0	\$0	\$0
1604 Pickleball Courts (2018)- Resurface	\$39,646	\$0	\$0	\$0	\$0
1604 Pickleball Courts (2023)- Resurface	\$0	\$0	\$0	\$0	\$55,966
1608 Chain Link Fence (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1608 Chain Link Fence (2023) - Replace	\$0	\$0	\$0	\$0	\$0
1618 Windscreens - Replace	\$8,332	\$0	\$0	\$0	\$0
1620 Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1621 Bocce Ball Courts – Resurface	\$0	\$0	\$0	\$0	\$0
1634 Putting Green Turf - Replace	\$0	\$0	\$0	\$0	\$211,763
1649 Bridge: Pedestrian -Inspect/Refurb	\$0	\$0	\$0	\$0	\$27,983
1704 Water Fountain - Refurbish	\$0	\$0	\$0	\$0	\$16,638
<b>GRAND CENTRAL</b>					
109 Decking: Trex - Replace	\$0	\$0	\$85,546	\$0	\$0
303 HVAC: Split Systems - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$42,773	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$17,109	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
910 Stump Café - Refurbish	\$0	\$54,677	\$0	\$0	\$0
910 The Depot - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Art Studio - Refurbish	\$0	\$46,372	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1319 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
<b>DOG PARK</b>					
411 Park Equipment - Replace	\$0	\$0	\$0	\$0	\$16,865
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$0	\$0	\$31,008
<b>MAINTENANCE FACILITY</b>					
201 Parking/Turnaround - Resurface	\$0	\$0	\$0	\$0	\$0
210 Concrete: Sidewalks/Pads - Repair	\$0	\$0	\$0	\$0	\$4,538
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$0	\$0	\$0
520 Staircases: Steel - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
711 Access Control System - Modernize	\$0	\$0	\$0	\$0	\$0
914 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
915 Interiors - Refurbish	\$0	\$34,606	\$0	\$0	\$0
1127 Siding: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$502,423	\$859,402	\$803,559	\$611,644	\$2,379,833
Ending Reserve Balance	\$7,578,861	\$8,593,260	\$9,741,548	\$11,164,357	\$10,897,127

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$10,897,127	\$12,057,910	\$12,757,193	\$14,582,486	\$14,612,146
Annual Reserve Funding	\$2,077,430	\$2,155,334	\$2,236,159	\$2,320,015	\$2,407,016
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$114,726	\$124,023	\$136,640	\$145,911	\$133,948
Total Income	\$13,089,284	\$14,337,267	\$15,129,992	\$17,048,412	\$17,153,110
# Component					
<b>SITE AND GROUNDS</b>					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$0	\$0	\$990,731
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$0	\$0	\$680,973	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$0	\$0	\$2,489,979
201 Section 3A - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3B - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Stripe/Repair	\$241,485	\$248,729	\$256,191	\$263,877	\$271,793
205 Concrete: Curbs/Sidewalks - Repair	\$186,956	\$0	\$0	\$0	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$0	\$0	\$0
355 Lighting: Landscape - Replace	\$0	\$0	\$0	\$0	\$0
400 Furniture: Site - Replace	\$0	\$120,353	\$0	\$0	\$0
414 Bike Racks - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$210,326	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Repair/Inspect	\$0	\$0	\$0	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Renovate	\$0	\$0	\$85,122	\$0	\$0
1107 Fencing: Metal - Repaint/Repair	\$52,192	\$53,758	\$55,370	\$57,032	\$58,742
1114 Mailbox Kiosks - Replace	\$40,507	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1404 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$438,377
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$0	\$0	\$350,701
1804 Fire Hydrants - Replace	\$0	\$0	\$0	\$0	\$0
1810 Golf Carts - Replace	\$0	\$0	\$0	\$85,122	\$0
<b>MEP - GENERAL</b>					
303 HVAC: Mini Splits - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$90,306
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2017) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2019) - Replace	\$15,813	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$34,710	\$0	\$0
709 Barrier Arms - Replace	\$0	\$0	\$0	\$0	\$0
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$0
711 FOB Entry System - Modernize	\$0	\$0	\$0	\$0	\$0
712 Intercom/RFID - Replace	\$0	\$0	\$0	\$0	\$0
915 A/V Systems - Modernize	\$0	\$0	\$0	\$0	\$0
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$0	\$0
1702 Pond Fountain - Replace	\$0	\$24,071	\$0	\$0	\$0
1708 Batch Detention Equip. - Replace	\$0	\$0	\$0	\$177,053	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Inspect/Repair	\$0	\$0	\$0	\$0	\$45,591
<b>BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER</b>					
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
1117 Siding/Soffits: Wood - Stain/Seal	\$0	\$44,932	\$0	\$47,668	\$0
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1130 Siding/Soffits: Wood - Repair	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$92,271	\$0	\$0	\$0
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Signs - Replace	\$24,148	\$0	\$0	\$0	\$0
<b>FITNESS CENTER INTERIORS</b>					

Fiscal Year	2039	2040	2041	2042	2043
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$74,619	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
911 Fitness Center - Refurbish	\$0	\$0	\$0	\$0	\$0
923 Suspended Ceiling - Replace	\$0	\$0	\$0	\$0	\$0
924 Fitness Equip. (Cardio) - Replace	\$0	\$162,878	\$0	\$0	\$0
925 Fitness Equip. (Strength) - Replace	\$0	\$162,878	\$0	\$0	\$0
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
<b>MEP - FITNESS CENTER</b>					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator: Hydraulic - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Refurbish	\$0	\$0	\$0	\$0	\$0
1809 Sump Pump - Replace	\$0	\$5,376	\$0	\$0	\$0
<b>INDEPENDENCE HALL INTERIORS</b>					
396 Furniture: Indoor - Replace	\$155,797	\$0	\$0	\$0	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$0	\$0	\$17,280	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$15,322	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$26,388	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$68,097	\$0
919 TV's - Replace	\$0	\$0	\$0	\$24,685	\$0
921 Game Pieces - Replace	\$0	\$0	\$0	\$38,305	\$0
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$255,365	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$17,280	\$0
<b>MEP - INDEPENDENCE HALL</b>					
303 HVAC: Mini Split- Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
310 Water Softening System - Replace	\$0	\$0	\$0	\$13,619	\$0
<b>WELCOME CENTER INTERIORS</b>					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$14,045	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$94,485	\$0
604 Flooring: Wood - Replace	\$0	\$0	\$0	\$23,834	\$0
901 Appliances - Partial Replace	\$0	\$0	\$0	\$22,132	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$87,675	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Eqpmt – Replac	\$0	\$0	\$0	\$187,268	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$31,495	\$0
<b>MEP - WELCOME CENTER</b>					
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
<b>INDOOR AND OUTDOOR POOLS</b>					
105 Sun Deck: Coated - Resurface	\$0	\$0	\$0	\$0	\$0
109 Decking: Trex - Replace	\$0	\$29,687	\$0	\$0	\$0
110 Decking: Pool - Repair	\$0	\$0	\$0	\$0	\$0
310 Water Softening System - Replace	\$0	\$13,239	\$0	\$0	\$0
345 Lighting: Poles/Bollard - Replace	\$0	\$0	\$0	\$0	\$0
352 Lighting: Interior - Replace	\$0	\$48,944	\$0	\$0	\$0
408 Furniture: Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Repair/Repaint	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
918 Firepit - Refurbish	\$0	\$17,652	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$17,652	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$33,699	\$0	\$0	\$0
1202 Pools - Replaster/Retile	\$0	\$160,471	\$0	\$0	\$0
1203 Spa - Replaster/Retile	\$0	\$16,288	\$0	\$0	\$0
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controllers - Replace	\$0	\$16,288	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Mastic - Replace	\$0	\$12,196	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
1215 Pool Coping - Replace	\$0	\$51,351	\$0	\$0	\$0
1216 Pool/Spa Heaters - Replace	\$32,717	\$0	\$0	\$0	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1807 Space Heaters - Replace	\$0	\$56,165	\$0	\$0	\$0
1850 Window Dampers - Replace	\$15,813	\$0	\$0	\$0	\$0
<b>THE MIX</b>					
114 Railings: Metal - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: IH - Replace	\$0	\$0	\$13,636	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$0	\$0	\$187,268	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Recreation - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Comfort Station - Renovate	\$0	\$40,118	\$0	\$0	\$0
1107 Railings: Metal - Paint/Refurbish	\$0	\$16,288	\$0	\$0	\$0
1604 Pickleball Courts (2018)- Resurface	\$45,960	\$0	\$0	\$0	\$0
1604 Pickleball Courts (2023)- Resurface	\$0	\$0	\$0	\$0	\$64,880
1608 Chain Link Fence (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1608 Chain Link Fence (2023) - Replace	\$0	\$0	\$0	\$0	\$0
1618 Windscreens - Replace	\$9,659	\$0	\$0	\$0	\$0
1620 Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1621 Bocce Ball Courts – Resurface	\$0	\$0	\$102,477	\$0	\$0
1634 Putting Green Turf - Replace	\$0	\$0	\$0	\$0	\$0
1649 Bridge: Pedestrian -Inspect/Refurb	\$0	\$0	\$0	\$0	\$0
1704 Water Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>GRAND CENTRAL</b>					
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Split Systems - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$16,047	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
910 Stump Café - Refurbish	\$0	\$0	\$0	\$0	\$0
910 The Depot - Refurbish	\$0	\$24,873	\$0	\$0	\$0
929 Art Studio - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$19,256	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1319 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
<b>DOG PARK</b>					
411 Park Equipment - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$0	\$0	\$35,947
<b>MAINTENANCE FACILITY</b>					
201 Parking/Turnaround - Resurface	\$0	\$0	\$0	\$0	\$56,112
210 Concrete: Sidewalks/Pads - Repair	\$0	\$0	\$0	\$0	\$5,261
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$17,535
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$0	\$0	\$35,070
520 Staircases: Steel - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
711 Access Control System - Modernize	\$0	\$0	\$0	\$0	\$13,151
914 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
915 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1127 Siding: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,031,374	\$1,580,074	\$547,506	\$2,436,267	\$4,964,176
Ending Reserve Balance	\$12,057,910	\$12,757,193	\$14,582,486	\$14,612,146	\$12,188,934

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$12,188,934	\$10,108,809	\$11,274,094	\$12,045,744	\$9,958,837
Annual Reserve Funding	\$2,497,279	\$2,590,927	\$2,688,086	\$2,788,890	\$2,893,473
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$111,441	\$106,869	\$116,550	\$109,976	\$92,672
Total Income	\$14,797,654	\$12,806,605	\$14,078,730	\$14,944,610	\$12,944,982
# Component					
<b>SITE AND GROUNDS</b>					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$3,256,418	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3A - Mill and Overlay	\$839,842	\$0	\$0	\$0	\$0
201 Section 3B - Mill and Overlay	\$1,192,033	\$0	\$0	\$0	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$1,187,984	\$0	\$0
203 Asphalt - Seal/Stripe/Repair	\$279,947	\$288,346	\$296,996	\$305,906	\$315,083
205 Concrete: Curbs/Sidewalks - Repair	\$216,733	\$0	\$0	\$0	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$0	\$0	\$1,534,760
355 Lighting: Landscape - Replace	\$0	\$0	\$0	\$0	\$132,132
400 Furniture: Site - Replace	\$0	\$0	\$0	\$0	\$0
414 Bike Racks - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$243,825	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$84,361
516 Walls: Masonry - Repair/Inspect	\$137,264	\$0	\$0	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$361,222	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$0	\$0	\$20,032	\$0
914 Guardhouse - Renovate	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Repaint/Repair	\$60,505	\$62,320	\$64,189	\$66,115	\$68,099
1114 Mailbox Kiosks - Replace	\$46,959	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$217,095	\$0
1404 Street Signs - Replace	\$93,015	\$0	\$0	\$0	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$0	\$0	\$148,019	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$508,199
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$0	\$0	\$406,559
1804 Fire Hydrants - Replace	\$0	\$0	\$0	\$0	\$0
1810 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
<b>MEP - GENERAL</b>					
303 HVAC: Mini Splits - Replace	\$0	\$0	\$0	\$31,577	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$104,689
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2017) - Replace	\$0	\$0	\$0	\$61,181	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$84,361
705 Gate Operators (2019) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$0	\$0	\$0
709 Barrier Arms - Replace	\$0	\$0	\$0	\$0	\$84,361
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$20,328
711 FOB Entry System - Modernize	\$0	\$0	\$0	\$0	\$45,738
712 Intercom/RFID - Replace	\$0	\$0	\$0	\$0	\$42,689
915 A/V Systems - Modernize	\$0	\$0	\$0	\$0	\$154,492
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$35,525	\$0
1702 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1708 Batch Detention Equip. - Replace	\$0	\$0	\$0	\$205,253	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Inspect/Repair	\$0	\$0	\$0	\$0	\$52,853
<b>BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER</b>					
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
1117 Siding/Soffits: Wood - Stain/Seal	\$50,571	\$0	\$53,651	\$0	\$56,918
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1130 Siding/Soffits: Wood - Repair	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0
<b>FITNESS CENTER INTERIORS</b>					

Fiscal Year	2044	2045	2046	2047	2048
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$55,989	\$0	\$0	\$0	\$0
909 Locker Rooms - Remodel	\$160,744	\$0	\$0	\$0	\$0
911 Fitness Center - Refurbish	\$19,867	\$0	\$0	\$0	\$0
923 Suspended Ceiling - Replace	\$0	\$0	\$0	\$0	\$0
924 Fitness Equip. (Cardio) - Replace	\$0	\$188,820	\$0	\$0	\$0
925 Fitness Equip. (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipmt – Replac	\$149,907	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$18,332	\$0	\$0	\$0	\$0
<b>MEP - FITNESS CENTER</b>					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator: Hydraulic - Modernize	\$0	\$213,934	\$0	\$0	\$0
1802 Elevator Cab - Refurbish	\$0	\$46,507	\$0	\$0	\$0
1809 Sump Pump - Replace	\$0	\$0	\$0	\$0	\$0
<b>INDEPENDENCE HALL INTERIORS</b>					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
919 TV's - Replace	\$0	\$0	\$0	\$0	\$0
921 Game Pieces - Replace	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
<b>MEP - INDEPENDENCE HALL</b>					
303 HVAC: Mini Split- Replace	\$0	\$0	\$0	\$15,789	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$216,108	\$0
310 Water Softening System - Replace	\$0	\$0	\$0	\$0	\$0
<b>WELCOME CENTER INTERIORS</b>					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$56,918
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$31,508
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
604 Flooring: Wood - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Partial Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
<b>MEP - WELCOME CENTER</b>					
303 HVAC: Packaged Systems - Replace	\$234,794	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$15,986	\$0
<b>INDOOR AND OUTDOOR POOLS</b>					
105 Sun Deck: Coated - Resurface	\$37,928	\$0	\$0	\$0	\$0
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
110 Decking: Pool - Repair	\$0	\$0	\$0	\$0	\$0
310 Water Softening System - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles/Bollard - Replace	\$0	\$176,728	\$0	\$0	\$0
352 Lighting: Interior - Replace	\$0	\$0	\$0	\$0	\$0
408 Furniture: Pool Deck - Replace	\$198,672	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Repair/Repaint	\$0	\$86,504	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$86,504	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$160,744	\$0	\$0	\$0	\$0
918 Firepit - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$20,463	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster/Retile	\$0	\$18,882	\$0	\$0	\$0
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$33,413	\$0	\$0	\$0	\$0
1214 Pool Mastic - Replace	\$13,726	\$0	\$0	\$0	\$15,449

Fiscal Year	2044	2045	2046	2047	2048
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1807 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1850 Window Dampers - Replace	\$18,332	\$0	\$0	\$0	\$0
<b>THE MIX</b>					
114 Railings: Metal - Replace	\$0	\$0	\$0	\$0	\$132,132
402 Sun Shades: IH - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$98,679	\$0	\$0
404 Furniture: Recreation - Replace	\$0	\$0	\$54,609	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$86,504	\$0	\$0	\$0
914 Comfort Station - Renovate	\$0	\$0	\$0	\$0	\$0
1107 Railings: Metal - Paint/Refurbish	\$0	\$18,882	\$0	\$0	\$0
1604 Pickleball Courts (2018)- Resurface	\$53,280	\$0	\$0	\$0	\$0
1604 Pickleball Courts (2023)- Resurface	\$0	\$0	\$0	\$0	\$75,213
1608 Chain Link Fence (2018) - Replace	\$0	\$0	\$49,819	\$0	\$0
1608 Chain Link Fence (2023) - Replace	\$0	\$0	\$0	\$0	\$0
1618 Windscreens - Replace	\$11,198	\$0	\$0	\$0	\$0
1620 Court Lighting - Replace	\$0	\$238,118	\$0	\$0	\$0
1621 Bocce Ball Courts – Resurface	\$0	\$0	\$0	\$0	\$0
1634 Putting Green Turf - Replace	\$0	\$0	\$0	\$0	\$284,591
1649 Bridge: Pedestrian -Inspect/Refurb	\$0	\$0	\$0	\$0	\$0
1704 Water Fountain - Refurbish	\$0	\$0	\$0	\$0	\$22,361
<b>GRAND CENTRAL</b>					
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Split Systems - Replace	\$0	\$0	\$38,322	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$57,483	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$16,287	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
910 Stump Café - Refurbish	\$0	\$0	\$0	\$77,957	\$0
910 The Depot - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Art Studio - Refurbish	\$0	\$0	\$0	\$66,115	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1319 Metal Roofing - Replace	\$0	\$0	\$114,966	\$0	\$0
<b>DOG PARK</b>					
411 Park Equipment - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$0	\$0	\$41,672
<b>MAINTENANCE FACILITY</b>					
201 Parking/Turnaround - Resurface	\$0	\$0	\$0	\$0	\$0
210 Concrete: Sidewalks/Pads - Repair	\$0	\$0	\$0	\$0	\$6,098
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$0	\$0	\$0
520 Staircases: Steel - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
711 Access Control System - Modernize	\$0	\$0	\$0	\$0	\$0
914 Interiors - Remodel	\$0	\$0	\$0	\$197,359	\$0
915 Interiors - Refurbish	\$0	\$0	\$0	\$49,340	\$0
1127 Siding: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$4,688,845	\$1,532,511	\$2,032,986	\$4,985,773	\$4,361,563
Ending Reserve Balance	\$10,108,809	\$11,274,094	\$12,045,744	\$9,958,837	\$8,583,419

<b>Fiscal Year</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
Starting Reserve Balance	\$8,583,419	\$10,195,812	\$11,496,502	\$14,290,859	\$16,348,025
Annual Reserve Funding	\$3,001,978	\$3,114,552	\$3,231,348	\$3,352,524	\$3,478,243
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$93,856	\$108,416	\$128,882	\$153,129	\$170,272
<b>Total Income</b>	<b>\$11,679,254</b>	<b>\$13,418,780</b>	<b>\$14,856,733</b>	<b>\$17,796,512</b>	<b>\$19,996,541</b>
<b># Component</b>					
<b>SITE AND GROUNDS</b>					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3A - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3B - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Stripe/Repair	\$324,536	\$334,272	\$344,300	\$354,629	\$365,268
205 Concrete: Curbs/Sidewalks - Repair	\$251,253	\$0	\$0	\$0	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$0	\$0	\$0
355 Lighting: Landscape - Replace	\$0	\$0	\$0	\$0	\$0
400 Furniture: Site - Replace	\$0	\$161,744	\$0	\$0	\$0
414 Bike Racks - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$282,660	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Repair/Inspect	\$0	\$0	\$0	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Renovate	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Repaint/Repair	\$70,142	\$72,246	\$74,413	\$76,646	\$78,945
1114 Mailbox Kiosks - Replace	\$54,438	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1404 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$589,141
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$0	\$0	\$471,313
1804 Fire Hydrants - Replace	\$0	\$0	\$0	\$0	\$0
1810 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
<b>MEP - GENERAL</b>					
303 HVAC: Mini Splits - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$121,363
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2017) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2019) - Replace	\$21,252	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$46,647	\$0	\$0
709 Barrier Arms - Replace	\$0	\$0	\$0	\$0	\$0
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$0
711 FOB Entry System - Modernize	\$0	\$0	\$0	\$0	\$0
712 Intercom/RFID - Replace	\$0	\$0	\$0	\$0	\$0
915 A/V Systems - Modernize	\$0	\$0	\$0	\$0	\$0
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$0	\$0
1702 Pond Fountain - Replace	\$0	\$32,349	\$0	\$0	\$0
1708 Batch Detention Equip. - Replace	\$0	\$0	\$0	\$237,944	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Inspect/Repair	\$0	\$0	\$0	\$0	\$61,271
<b>BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER</b>					
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
1117 Siding/Soffits: Wood - Stain/Seal	\$0	\$60,385	\$0	\$64,062	\$0
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1130 Siding/Soffits: Wood - Repair	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
1403 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0
<b>FITNESS CENTER INTERIORS</b>					

Fiscal Year	2049	2050	2051	2052	2053
411 Drinking Fountains - Replace	\$0	\$21,889	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
911 Fitness Center - Refurbish	\$0	\$0	\$0	\$0	\$0
923 Suspended Ceiling - Replace	\$0	\$0	\$0	\$0	\$0
924 Fitness Equip. (Cardio) - Replace	\$0	\$218,894	\$0	\$0	\$0
925 Fitness Equip. (Strength) - Replace	\$0	\$218,894	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
<b>MEP - FITNESS CENTER</b>					
303 HVAC: Mini Split - Replace	\$0	\$17,253	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$197,328	\$0	\$0	\$0
1801 Elevator: Hydraulic - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Refurbish	\$0	\$0	\$0	\$0	\$0
1809 Sump Pump - Replace	\$0	\$7,225	\$0	\$0	\$0
<b>INDEPENDENCE HALL INTERIORS</b>					
396 Furniture: Indoor - Replace	\$209,378	\$0	\$0	\$0	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
919 TV's - Replace	\$0	\$31,271	\$0	\$0	\$0
921 Game Pieces - Replace	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
<b>MEP - INDEPENDENCE HALL</b>					
303 HVAC: Mini Split- Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
310 Water Softening System - Replace	\$0	\$0	\$0	\$0	\$0
<b>WELCOME CENTER INTERIORS</b>					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
604 Flooring: Wood - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Partial Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipmt – Replac	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
<b>MEP - WELCOME CENTER</b>					
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
<b>INDOOR AND OUTDOOR POOLS</b>					
105 Sun Deck: Coated - Resurface	\$0	\$0	\$0	\$0	\$0
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
110 Decking: Pool - Repair	\$0	\$115,378	\$0	\$0	\$0
310 Water Softening System - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles/Bollard - Replace	\$0	\$0	\$0	\$0	\$0
352 Lighting: Interior - Replace	\$0	\$0	\$0	\$0	\$0
408 Furniture: Pool Deck - Replace	\$0	\$0	\$0	\$251,672	\$0
411 Drinking Fountains - Replace	\$0	\$11,106	\$0	\$0	\$0
503 Fencing: Metal - Repair/Repaint	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$29,114	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
918 Firepit - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$23,723	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$45,288	\$0	\$0	\$0
1202 Pools - Replaster/Retile	\$0	\$215,659	\$0	\$0	\$0
1203 Spa - Replaster/Retile	\$0	\$21,889	\$0	\$0	\$0
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$66,350	\$0
1209 Chemical Controllers - Replace	\$0	\$21,889	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$42,327	\$0
1214 Pool Mastic - Replace	\$0	\$0	\$0	\$17,388	\$0

Fiscal Year	2049	2050	2051	2052	2053
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool/Spa Heaters - Replace	\$43,969	\$0	\$0	\$0	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$28,036	\$0	\$0	\$0
1807 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1850 Window Dampers - Replace	\$21,252	\$0	\$0	\$0	\$0
<b>THE MIX</b>					
114 Railings: Metal - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: IH - Replace	\$0	\$0	\$18,326	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$0	\$0	\$251,672	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Recreation - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$14,557	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Comfort Station - Renovate	\$0	\$0	\$0	\$0	\$0
1107 Railings: Metal - Paint/Refurbish	\$0	\$21,889	\$0	\$0	\$0
1604 Pickleball Courts (2018)- Resurface	\$61,766	\$0	\$0	\$0	\$0
1604 Pickleball Courts (2023)- Resurface	\$0	\$0	\$0	\$0	\$87,193
1608 Chain Link Fence (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1608 Chain Link Fence (2023) - Replace	\$0	\$0	\$82,188	\$0	\$0
1618 Windscreens - Replace	\$12,981	\$0	\$0	\$0	\$0
1620 Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1621 Bocce Ball Courts – Resurface	\$129,814	\$0	\$0	\$0	\$0
1634 Putting Green Turf - Replace	\$0	\$0	\$0	\$0	\$0
1649 Bridge: Pedestrian -Inspect/Refurb	\$0	\$0	\$0	\$0	\$0
1704 Water Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>GRAND CENTRAL</b>					
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Split Systems - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$22,879	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Replace	\$0	\$0	\$0	\$0	\$0
910 Stump Café - Refurbish	\$0	\$0	\$0	\$0	\$0
910 The Depot - Refurbish	\$0	\$0	\$0	\$35,463	\$0
929 Art Studio - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$27,455	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1319 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
<b>DOG PARK</b>					
411 Park Equipment - Replace	\$0	\$0	\$0	\$0	\$26,276
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$179,099
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$0	\$0	\$48,310
<b>MAINTENANCE FACILITY</b>					
201 Parking/Turnaround - Resurface	\$0	\$0	\$0	\$0	\$0
210 Concrete: Sidewalks/Pads - Repair	\$0	\$0	\$0	\$0	\$7,070
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$23,566
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$0	\$0	\$0
520 Staircases: Steel - Replace	\$0	\$0	\$0	\$0	\$35,348
703 Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$64,806
711 Access Control System - Modernize	\$0	\$0	\$0	\$0	\$17,674
914 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
915 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1127 Siding: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal - Replace	\$0	\$0	\$0	\$0	\$98,976
Total Expenses	\$1,483,442	\$1,922,278	\$565,873	\$1,448,487	\$2,275,617
Ending Reserve Balance	\$10,195,812	\$11,496,502	\$14,290,859	\$16,348,025	\$17,720,924



## Accuracy, Limitations, and Disclosures

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



## Terms and Definitions

<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 information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding. 1) Common area repair & replacement responsibility 2) Component must have a limited useful life 3) Life limit must be predictable 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses). Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

## SITE AND GROUNDS

**Comp #: 201 Amenity Center - Mill and Overlay**

**Quantity: ~ 182,000 GSF**

Location: Amenity center

Funded?: Yes.

History: Constructed in 2018

Comments: Good condition: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present, cracking and raveling or other signs of wear are sporadic in nature, and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface.

As routine maintenance, keep the 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, a plan for eventual large-scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future reserve study updates as appropriate.

Useful Life:  
25 years

Remaining Life:  
19 years



Best Case: \$ 380,000

Worst Case: \$ 750,000

Cost Source: AR Cost Database

**Comp #: 201 KTL/S1/Depot Dr. - Mill and Overlay**

**Quantity: ~ 129,000 GSF**

Location: Kissing Tree Ln., model home park (S1), Road to the depot

Funded?: Yes.

History: Constructed in 2017

Comments: Good condition: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present, cracking and raveling or other signs of wear are sporadic in nature, and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface.

Please refer to the prior component (#201) in this series for more general information. The useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:  
25 years

Remaining Life:  
18 years



Best Case: \$ 270,000

Worst Case: \$ 530,000

Cost Source: AR Cost Database

**Comp #: 201 P1-P3 - Mill and Overlay**

**Quantity: ~ 535,000 GSF**

Location: Phase 1- Phase 3

Funded?: Yes.

History: Constructed in 2022

Comments: Good condition: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present, cracking and raveling or other signs of wear are sporadic in nature, and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface.

Please refer to the prior component (#201) in this series for more general information. The useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:  
25 years

Remaining Life:  
23 years



Best Case: \$ 1,100,000

Worst Case: \$ 2,200,000

Cost Source: AR Cost Database

**Comp #: 201 Sec. 2/Dancing Oak-Mill and Overlay**

**Quantity: ~ 454,000 GSF**

Location: Section 2 and dancing oak

Funded?: Yes.

History: Constructed in 2018

Comments: Good condition: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present, cracking and raveling or other signs of wear are sporadic in nature, and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface.

Please refer to the prior component (#201) in this series for more general information. The useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:  
25 years

Remaining Life:  
19 years



Best Case: \$ 940,000

Worst Case: \$ 1,900,000

Cost Source: AR Cost Database

**Comp #: 201 Section 3A - Mill and Overlay**

**Quantity: ~ 150,000 GSF**

Location: Section 3A

Funded?: Yes.

History: Constructed in 2019

Comments: Good condition: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present, cracking and raveling or other signs of wear are sporadic in nature, and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface.

Please refer to the prior component (#201) in this series for more general information. The useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:  
25 years

Remaining Life:  
20 years



Best Case: \$ 310,000

Worst Case: \$ 620,000

Cost Source: AR Cost Database

**Comp #: 201 Section 3B - Mill and Overlay**

**Quantity: ~ 213,000 GSF**

Location: Section 3B

Funded?: Yes.

History: Constructed in 2019

Comments: Good condition: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present, cracking and raveling or other signs of wear are sporadic in nature, and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface.

Please refer to the prior component (#201) in this series for more general information. The useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:  
25 years

Remaining Life:  
20 years



Best Case: \$ 440,000

Worst Case: \$ 880,000

Cost Source: AR Cost Database

**Comp #: 201 Section 4A and 4B -Mill and Overlay**

**Quantity: ~ 200,000 GSF**

Location: Section 4A and 4B

Funded?: Yes.

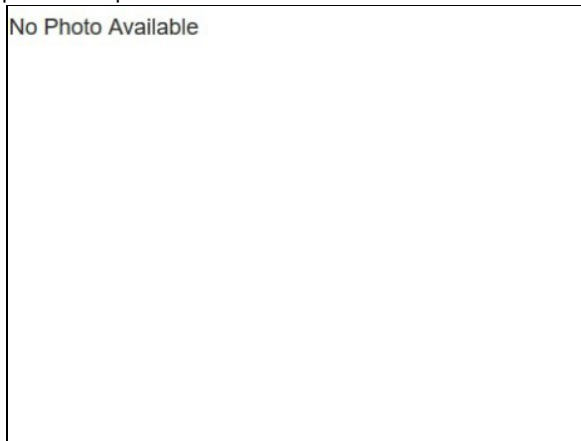
History: Constructed in 2021

Comments: Good condition: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present, cracking and raveling or other signs of wear are sporadic in nature, and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface.

Please refer to the prior component (#201) in this series for more general information. The useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:  
25 years

Remaining Life:  
22 years



Best Case: \$ 410,000

Worst Case: \$ 830,000

Cost Source: AR Cost Database

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

**Quantity: Lump Sum Allowance**

Location: Streets throughout the association

Funded?: Yes.

History:

Comments: The included areas total approximately 1,863,000 GSF.

The surface conditions throughout the association vary, but are generally in stable condition. Funding for sealing, repairing, and striping the roads has been included as an annual expense.

As routine maintenance, keep the 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, a plan for eventual large-scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future reserve study updates as appropriate.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 100,000

Worst Case: \$ 210,000

Cost Source: AR Cost Database

**Comp #: 205 Concrete: Curbs/Sidewalks - Repair**

**Quantity: Lump Sum Allowance**

Location: Common area sidewalks

Funded?: Yes.

History:

Comments: Includes: ~ 125,000 LF of curbs and ~ 100,000 GSF of sidewalks.

Funding provided to repair 2% of the total surface area.

Good condition: Concrete sidewalks and curbs determined to be in good condition typically exhibit smooth surfaces with positive slopes. If present, cracking is minimal and sporadic, and any trip hazards are isolated, not consistent in all areas. Normal signs of wear and age.

Although complete replacement of all areas together should not be required, conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. However, we recommend that the client consult with a qualified professional (consultant, contractor, or engineer) to determine potential replacement timelines and cost estimates. Best to repair trip and fall hazards immediately. This component should then be re-evaluated during future reserve study updates and adjustments made based on the most current information available at that time.

Useful Life:  
5 years

Remaining Life:  
15 years



Best Case: \$ 100,000

Worst Case: \$ 140,000

Cost Source: AR Cost Database

**Comp #: 346 Lighting: Street/Parking/Path - Rep**

**Quantity: ~ (116) Fixtures**

Location: Common areas throughout development

Funded?: Yes.

History: (1) replaced for \$6,000 in 2023

Comments: Street lights determined to be in good condition typically exhibit good surface finishes with only minor, normal signs of wear. Fixtures are intact and clear with no unusual signs of age. Style is consistent and appropriate for local aesthetic standards.

Lights were inspected during daylight hours but are assumed to be functional. Bulbs are expected to be replaced as-needed as an Operating expense. Replacement should be considered at the approximate interval shown below to ensure good function and maintain good appearance in the common areas. Replacement costs can vary greatly depending on replacement type; estimates shown here are based on replacement with a comparable size and design as are currently in place, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:  
30 years

Remaining Life:  
24 years



Best Case: \$ 650,000

Worst Case: \$ 860,000

Cost Source: AR Cost Database

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**Comp #: 355 Lighting: Landscape - Replace**

**Quantity: Lump Sum Allowance**

Location: Throughout development

Funded?: Yes.

History:

Comments: Includes: (22) small landscape lights and (42) bollard-style lights.

Good condition: Landscape light fixtures determined to be in good condition typically exhibit good surface finishes with only minor, normal signs of wear. Fixtures are intact and clear with no unusual signs of age. Style is consistent and appropriate for local aesthetic standards.

Lights were inspected during daylight hours but are assumed to be functional. As routine maintenance, inspect, repair/change bulbs as needed as an operating expense. Replacement should be considered at the approximate interval shown below to ensure good function and maintain good appearance in the common areas. Replacement costs can vary greatly depending on replacement type; estimates shown here are based on replacement with a comparable size and design as are currently in place, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:  
15 years

Remaining Life:  
9 years



Best Case: \$ 52,000

Worst Case: \$ 78,000

Cost Source: Estimate Provided by the Client

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**Comp #: 400 Furniture: Site - Replace**

**Quantity: Lump Sum Allowance**

Location: The strand, model park, and the mix

Funded?: Yes.

History:

Comments: Includes: (15) trash receptacles, (7) benches, (3) grills, (6) chairs, (5) tables, (2) drink tables, and (3) dog stations.

Good condition: Outdoor/site furniture determined to be in good condition typically exhibits little to no significant signs of wear or age. Style is attractive and appropriate for the local aesthetic standards of the development.

Inspect regularly, clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below, to maintain a good, consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 50,000

Worst Case: \$ 100,000

Cost Source: Estimate Provided by the Client

**Comp #: 413 Flagpoles - Replace**

**Quantity: (2) Flagpoles**

Location: Entry to association

Funded?: No. Too small for Reserve designation.

History:

Comments: Good condition: Flag poles determined to be in good condition typically exhibit good surface finishes and are standing straight with no tilting/leaning. Appropriate for local aesthetic standards.

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 414 Bike Racks - Replace**

**Quantity: Lump Sum Allowance**

Location: Throughout the association

Funded?: Yes.

History:

Comments: The bike racks are in good condition at this time.

Bike racks typically hold little aesthetic value and reach an extended useful life without the need for constant maintenance. Funding provided for replacement on roughly the schedule below.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

**Comp #: 503 Fencing: Metal - Replace**

**Quantity: 25% of ~ 6,710 LF**

Location: Throughout the association

Funded?: Yes.

History:

Comments: Funding provided to replace 25% or 1,680 LF of the total.

Good condition: Metal fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition.

In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:  
5 years

Remaining Life:  
15 years



Best Case: \$ 100,000

Worst Case: \$ 170,000

Cost Source: AR Cost Database

**Comp #: 503 Fencing: Metal (Perimeter)- Replace**

**Quantity: ~ 4,780 LF**

Location: Perimeter areas of development

Funded?: No. Too indeterminate for reserve designation - handle as an operating expense.

History:

Comments: Good condition: Metal fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition.

In general, costs related to this component are expected to be included in the client's operating budget. Therefore, there is no recommendation for reserve funding at this time. However, any significant expenditures related to this component (other than routine maintenance) should be tracked/reported by the client. This component should then be re-evaluated during future reserve study updates based on most recent information and data available at that time. If deemed appropriate for reserve funding, this component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 505 Fencing: Wood - Replace**

**Quantity: ~ 770 LF**

Location: Flying orchid, adjacent to construction office

Funded?: Yes.

History:

Comments: Fair condition: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining.

As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the client might want to consider replacing it with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:  
15 years

Remaining Life:  
9 years



Best Case: \$ 31,000

Worst Case: \$ 52,000

Cost Source: AR Cost Database

**Comp #: 516 Walls: Masonry - Repair/Inspect**

**Quantity: Lump Sum Allowance**

Location: Adjacent to flying orchid gates and hunter road

Funded?: Yes.

History: Repaired columns at (2) locations for \$6,000 in 2023, retaining wall install and repair in 2023 for \$5,000

Comments: Includes: ~ 803 LF of masonry privacy walls and ~ 1,350 LF of masonry retaining walls.

Good condition: Masonry walls determined to be in good condition typically exhibit consistent appearance and integrity in all areas, with no signs of vandalism or other unusual conditions. If present, cracking is minimal, and no reports of any unusual settling or repair issues. Good curb appeal.

Retaining walls determined to be in good condition exhibit straight alignment with no leaning/bulging sections. No reports of any unusual concerns or repair issues. Any exposed sections are properly painted or otherwise protected from the elements, and drainage appears to be sufficient.

Masonry walls should be inspected periodically to identify and weakened/leaning sections which may need to be stabilized, as well as advanced mortar loss where tuckpointing projects would be necessary. If designed and constructed properly, perimeter walls should not have a predictable need for complete replacement. If settling, major deterioration or damage become evident over time, this component should be re-evaluated during future reserve study updates and funding recommendations for complete replacement added as appropriate. Expect to repair as-needed at roughly the interval shown here in order to maintain a good, consistent appearance in the common areas.

Useful Life:  
10 years

Remaining Life:  
10 years



Best Case: \$ 52,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

**Comp #: 704 Gates: Vehicle/Pedestrian - Replace**

**Quantity: (29) Assorted Gates**

Location: Vehicle, pedestrian, and fire gates throughout the property

Funded?: Yes.

History: Gates repaired in 2023 for \$6,000

Comments: Includes: (20) vehicle gates, (5) pedestrian gates, and (4) fire gates.

Good condition: Gates determined to be in good condition typically exhibit a uniform finish or coating, functioning hardware, and supports which are firm and secure. Overall appearance is good and upholding aesthetic standards for the development.

We strongly recommend regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed within general maintenance/Operating funds. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure and vehicle damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below.

Useful Life:  
25 years

Remaining Life:  
20 years



Best Case: \$ 175,000

Worst Case: \$ 225,000

Cost Source: AR Cost Database

**Comp #: 708 Trash Gates - Replace**

**Quantity: (4) Gates**

Location: Parking lot

Funded?: Yes.

History:

Comments: Good condition: Trash enclosures determined to be in good condition exhibit attractive, consistent finishes with no significant wear or signs of abuse. If present, gates are intact and functional with no severe deterioration of hardware.

Trash enclosures should be cleaned and inspected regularly, and repaired as needed to ensure safety and good function. Enclosures left to deteriorate can become an eyesore and will have a negative effect on the aesthetic value in the common areas. Due to exposed location and occasional damage from garbage trucks, trash enclosures generally require replacement at the interval shown here.

Useful Life:  
15 years

Remaining Life:  
8 years



Best Case: \$ 8,300

Worst Case: \$ 12,000

Cost Source: AR Cost Database

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**Comp #: 914 Guardhouse - Renovate**

**Quantity: (1) Guardhouse**

Location: Entries/exits of association

Funded?: Yes.

History:

Comments: Includes: 850 GSF of metal roofing, 330 GSF of flat roofs, 30 LF of downspouts, 900 GSF of stone siding, 300 GSF of wood siding and soffits, 854 GSF of interior paint, (2) glass doors, 40 GSF of windows, (12) lights, (1) restroom, 24 LF of countertops, (1) small water heater, (1) mini fridge, and (1) microwave.

Guardhouses determined to be in good condition typically exhibit good physical/structural condition and maintain appropriate curb appeal for the development. If present, any interior furnishings are in serviceable condition.

Guardhouses have significant aesthetic value in terms of curb appeal and first impressions and should be maintained to a high standard. Structures should be inspected, cleaned, and small maintenance projects made as an Operating expense. For smaller guardhouses, any single project may not individually meet the threshold for Reserve funding, but combinations of projects done together may become significant. As such, this component represents a "supplemental" allowance for larger refurbishment/renovation projects relating to the guardhouse. Typical Reserve-funded projects may include but are not limited to: exterior painting, roof repairs/replacement, window/door replacement, interior remodeling, lighting, signage, air conditioning, plumbing/electrical repairs, etc.

Useful Life:  
25 years

Remaining Life:  
17 years



Best Case: \$ 41,000

Worst Case: \$ 62,000

Cost Source: AR Cost Database

**Comp #: 1009 Irrigation System – Repair/Replace**

**Quantity: Extensive**

Location: Landscaped common areas

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Life expectancy and/or potential cost estimates related to this component are deemed to be too indeterminate for Reserve funding at this time. However, any significant expenditures related to this component (other than routine maintenance) should be tracked/reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1107 Fencing: Metal - Repaint/Repair**

**Quantity: 20% of ~ 6,710 LF**

Location: Perimeter areas of development

Funded?: Yes.

History:

Comments: Varying Conditions: The metal fencing on the perimeter of the property has varying conditions. Most of the fencing has a solid structure. In some areas there is heavy deterioration and rust buildup. We recommend repairing and refurbishing these areas of fencing.

Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 28,000

Worst Case: \$ 39,000

Cost Source: AR Cost Database

**Comp #: 1114 Mailbox Kiosks - Replace**

**Quantity: Lump Sum Allowance**

Location: Amenity center parking lot

Funded?: Yes. Too indeterminate for Reserve designation - handle as an Operational Expense.

History: Replaced (1) kiosk in 2023 for \$2,500

Comments: The association currently has a total of (767) units. Funding provided for partial replacements.

Good condition: Mailbox kiosks determined to be in good condition typically exhibit a uniform appearance without much surface wear. Hardware appears to be in good condition, and boxes/panels appear to close and lock properly. Appearance and style are consistent with the aesthetic standards of the development.

The Client is reported to be responsible for maintenance, repair, and replacement of mailboxes throughout the property/development. Mailbox kiosks should be inspected regularly and repaired as-needed. Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:  
5 years

Remaining Life:  
15 years



Best Case: \$ 21,000

Worst Case: \$ 31,000

Cost Source: AR Cost Database

**Comp #: 1402 Monument Signs - Refurbish**

**Quantity: (12) Signs**

Location: Throughout association

Funded?: Yes.

History:

Comments: Includes: (1) large monument, (6) smaller signs, and (5) neighborhood signs.

Good condition: Monument signage determined to be in good condition typically exhibits good appearance and aesthetics in keeping with local area. Generally uniform and attractive finishes. If present, lettering is clean, complete and legible and any surrounding landscaping, lighting, etc. is attractive and functioning.

As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most Associations choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:  
30 years

Remaining Life:  
23 years



Best Case: \$ 90,000

Worst Case: \$ 130,000

Cost Source: AR Cost Database

**Comp #: 1404 Street Signs - Replace**

**Quantity: ~ (100) Signs**

Location: Adjacent to streets and parking areas

Funded?: Yes.

History:

Comments: Good condition: Directional and street signs determined to be in good condition typically exhibit good surface finish and have straight and firm supports. Panels are clean and have good reflective and contrasting message lettering or symbols.

Signs should be inspected regularly to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. Individual sign replacement costs are expected to be handled through the Operating budget. Street signs and posts are generally replaced at longer intervals due to weathering or style changes, or to coincide with other exterior projects such as replacement of entry signage, street lighting, etc. Costs for replacement can vary greatly depending on style selected; unless otherwise noted, costs shown here are based on comprehensive replacement with a comparable type as are currently in place.

Useful Life:  
25 years

Remaining Life:  
20 years



Best Case: \$ 41,000

Worst Case: \$ 62,000

Cost Source: AR Cost Database

**Comp #: 1650 Vehicle Bridge - Inspect/Repair**

**Quantity: (1) Bridge; ~ 9,300 GSF**

Location: Entry to association

Funded?: Yes.

History:

Comments: Our inspection is visual only and limited to accessible areas, and does not incorporate any intensive structural evaluation. Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and costs can wildly vary based on the prescribed scope of reconstruction work. Thus, we strongly recommend consulting with a qualified engineer or contractor to properly determine existing conditions, replacement timeline, and required scope of work. Life and cost estimates shown here are intended for planning and budgeting purposes, and may need to be re-evaluated in light of any more thorough analysis or other outside information provided by the Client during future Reserve Study updates.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$ 50,000

Worst Case: \$ 100,000

Cost Source: Estimate Provided by the Client

**Comp #: 1700 Landscape - Refurbish**

**Quantity: Extensive GSF**

Location: Landscaped common areas

Funded?: Yes.

History: Cottage and Villas landscape \$80,000, palm tree replacement at pool \$26,000, Plant replacement from freeze \$100,000 - all in 2023, Freeze damage to hardscape and plumbing \$75,000 in 22/23

Comments: Routine daily/weekly/monthly maintenance is expected to be funded through the Operating budget. However, this component represents a supplemental "allowance" for larger projects which may occur periodically, such as renovation/restoration of landscaped areas, new trees, hedges, flower beds, etc. Timing and costs of such projects are very subjective. Estimates shown here should be re-evaluated by the Association over time and adjusted as needed during future Reserve Study updates.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 200,000

Worst Case: \$ 300,000

Cost Source: Estimate Provided by the Client

**Comp #: 1706 Wet Ponds - Clean/Dredge**

**Quantity: (8) Ponds**

Location: Throughout the community

Funded?: Yes.

History: Pond 3a reclaimed water replacement in 2023 for \$12,000

Comments: Funding provided to clean and dredge 3-4 ponds every 5-years.

Over long periods of time lake beds and ponds gather debris and silt from run-off which causes build-up within the pond. This build-up can cause issues related to filtering, overflow, etc. and should be evaluated by a licensed vendor periodically. The timeline for silt removal projects varies based on the run-off and maintenance that occurs over the years. It is recommended that this project be executed in order to prevent more costly repairs. Best to re-evaluate timeline and costs as the association gathers the necessary information from the lake service provider.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 150,000

Worst Case: \$ 250,000

Cost Source: Estimate Provided by the Client

**Comp #: 1707 Detention Ponds - Maintain**

**Quantity: (5) Detention Ponds**

Location: Common area drainage

Funded?: No. Too indeterminate for reserve designation - handle as an operating expense.

History:

Comments: We recommend having pond(s) inspected and treated on a regular basis as part of a maintenance/management contract with a qualified vendor. Under normal circumstances, well-maintained retention ponds should not require major repair/refurbishing projects on a predictable timeline. In some cases, large projects such as erosion control, weed abatement or dredging may be required, but the scope and frequency of such projects is very unpredictable. In general, costs related to this component are expected to be included in the Association's Operating budget if required. No recommendation for Reserve funding at this time. However, any significant expenditures for projects other than routine maintenance should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1709 Ponds - Erosion Control/VFS**

**Quantity: Extensive GSF**

Location: Waterline at retention ponds

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Pond erosion control measures determined to be in good condition typically exhibit a uniform slope profile with full containment of shore material and good ground cover.

There are a variety of pond erosion control measures in use today. Some methods include installation of rock revetments and/or rip-rap. Increasingly, many developments are utilizing various geotextile fabric products, which are placed along shorelines and typically covered over with turf and/or rock. In our experience, once installed, these types of materials should have an indefinite lifespan with no predictable need to completely replace all areas at one time. In some cases, repairs to individual sections may be required and should be completed as needed, but the timing and scope of such expenses is generally considered to be too unpredictable for Reserve funding. This component should be re-evaluated during future updates if problems develop and a scope of work for repairs/replacement can be determined.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1804 Fire Hydrants - Replace**

**Quantity: (15) Fire Hydrants**

Location: Strand cottages, bonnell cottages, the villas

Funded?: Yes.

History:

Comments: The fire hydrants determined to be in good condition. Not tested during inspection. Best to have evaluated by a licensed service provider. Expect a full useful life.

Useful Life:  
50 years

Remaining Life:  
46 years



Best Case: \$ 34,000

Worst Case: \$ 50,000

Cost Source: AR Cost Database

**Comp #: 1808 Trees - Trim**

**Quantity: Extensive**

Location: Throughout the property

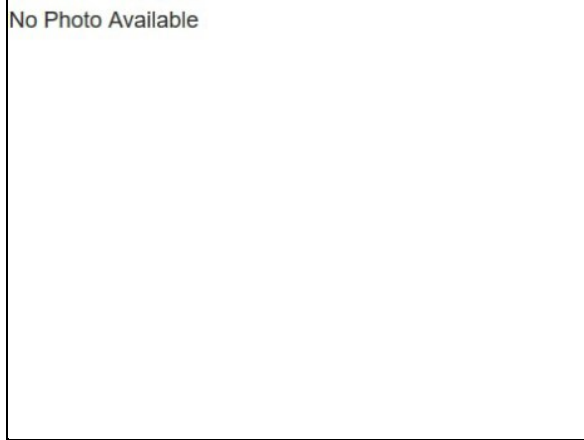
Funded?: No. Handled as an Operating Expense

History: Spent \$30,000.00 in 2023

Comments: Routine tree trimming is expected to be included within the association's landscaping contract or otherwise reflected in the annual Operating budget. No need for Reserve funding at this time. If a pattern of larger expenses develops, or if substantial removal or replacement becomes necessary, the Reserve Study should be updated to incorporate new information. In this case, many Associations choose to work with a qualified arborist or other landscaping professional to develop appropriate guidelines and scope of work.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1810 Golf Carts - Replace**

**Quantity: (3) Golf Carts**

Location: Misc. Common areas

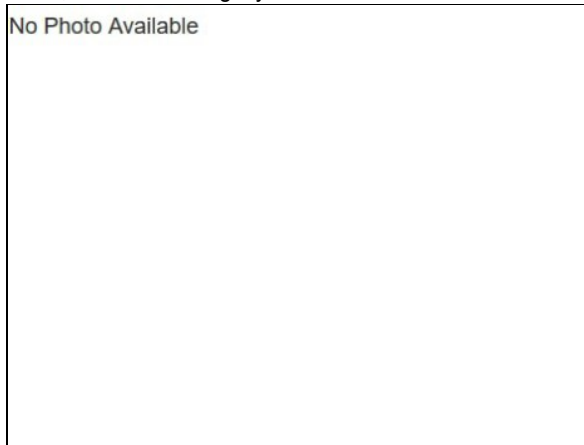
Funded?: Yes.

History:

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

Useful Life:  
12 years

Remaining Life:  
6 years



Best Case: \$ 30,000

Worst Case: \$ 70,000

Cost Source: Estimate Provided by the Client

## MEP - GENERAL

### Comp #: 303 HVAC: Mini Splits - Replace

Quantity: (2) Units; 1-2 Tons

Location: Guardhouse

Funded?: Yes.

History:

Comments: Manufacturer: Mitsubishi

Tonnage: 1

M/N: NAXSKS12A112AA / NTXSST12A112AA

S/N: OZU0026565PJ2E / 93C0027131U8C8

When exact replacement date is unknown or unreported, age of the system is derived by manufacturer's serial number or date shown on equipment unless otherwise noted. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, there is funding for a system with the same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future reserve study updates.

Useful Life:

15 years

Remaining Life:

8 years



Best Case: \$ 15,000

Worst Case: \$ 17,000

Cost Source: Estimate Provided by the Client

**Comp #: 305 Surveillance System - Modernize**

**Quantity: Lump Sum Allowance**

Location: Common areas

Funded?: Yes.

History:

Comments: The association maintains surveillance systems at independence hall, the welcome center, pool area, fitness center, golf clubhouse and guardhouse.

Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Costs assume that existing wiring can be re-used and only the actual equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 41,000

Worst Case: \$ 62,000

Cost Source: AR Cost Database

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**Comp #: 306 Exhaust Fans - Repair/Replace**

**Quantity: (12) Units**

Location: All buildings

Funded?: Yes.

History:

Comments: Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy. Individual motor repair/replacement is typically completed as an Operating expense. At longer intervals, we recommend complete replacement of all fans together to obtain better pricing through economies of scale. Pricing shown is based on replacement with same type/capacity as those currently in place. Remaining useful life has been adjusted based on available visual condition, manufacture dates (if available), and/or Client cost history. The Client should continually track repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 28,000

Worst Case: \$ 39,000

Cost Source: AR Cost Database

**Comp #: 314 Fire Risers/Sprinkler Sys.- Replace**

**Quantity: (5) Buildings**

Location: All buildings

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The fire riser systems were not tested during inspection. Best to have evaluated by a professional service provider to ensure the pump functions as intended in case of an emergency. At this time there is no basis for reserve funding. Until a clear scope is defined its recommended to handle as an operating expense. Best to re-evaluate during future updates.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 705 Gate Operators (2017) - Replace**

**Quantity: (6) Operators**

Location: Adjacent to vehicle gates at entry to amenity center and the construction office

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$ 26,000

Worst Case: \$ 36,000

Cost Source: AR Cost Database

**Comp #: 705 Gate Operators (2018) - Replace**

**Quantity: (8) Operators**

Location: Adjacent to vehicle gates at Flying orchard and The Mix

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 31,000

Worst Case: \$ 52,000

Cost Source: AR Cost Database

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**Comp #: 705 Gate Operators (2019) - Replace**

**Quantity: (2) Operators**

Location: Adjacent to vehicle gates at The Strand

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 8,300

Worst Case: \$ 12,000

Cost Source: AR Cost Database

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**Comp #: 705 Gate Operators (2021) - Replace**

**Quantity: (4) Operators**

Location: New operators - 2021

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:  
10 years

Remaining Life:  
7 years



Best Case: \$ 19,000

Worst Case: \$ 23,000

Cost Source: AR Cost Database

**Comp #: 709 Barrier Arms - Replace**

**Quantity: (6) Barrier Arms**

Location: The Mix, Guardhouse and Flying Orchard Entry/Exit  
Funded?: Yes.  
History: 2018  
Comments: The units were functional at the time of inspection.

Minimal or no subjective/aesthetic value for this component. Barrier arm operators should be inspected and repaired as-needed by servicing vendor to maintain functionality. Useful life is based primarily on normal expectations for service/performance life in this location. However, life expectancy can vary based on level of use, exposure to the elements, level of preventive maintenance, etc. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Funding recommendation is primarily for the motor/mechanical unit, not the arm itself, which is generally replaced as an Operating/maintenance expense as-needed.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 31,000

Worst Case: \$ 52,000

Cost Source: AR Cost Database

**Comp #: 710 Automatic Door Operators - Replace**

**Quantity: (3) Door Openers**

Location: Throughout interiors; pool building, welcome center, independence hall  
Funded?: Yes.  
History:

Comments: Clean frequently and repair promptly when needed to maintain good appearance. Doors should be inspected regularly as an Operating/maintenance expense to ensure proper function. Useful life is based primarily on normal expectations for service/performance life in this location. Plan to replace at the approximate interval shown here due to use, exposure, and advancements in technology. Any partial repair and/or replacement expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: AR Cost Database

**Comp #: 711 FOB Entry System - Modernize**

**Quantity: Lump Sum Allowance**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: Card/fob reader devices are assumed to be functional. Due to use, exposure, and advancements in technology, plan to replace devices and control systems at the approximate interval shown here. Individual readers can often be replaced as an Operating expense due to damage or localized failures. To ensure a functional, compatible system and obtain better pricing, plan on replacing all devices together as one project.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 17,000

Worst Case: \$ 28,000

Cost Source: AR Cost Database

**Comp #: 712 Intercom/RFID - Replace**

**Quantity: Lump Sum Allowance**

Location: Flying orchard entry/exit

Funded?: Yes.

History:

Comments: Includes: (2) keypads and (3) RFID scanners.

Intercom/tele-entry systems determined to be in good condition typically exhibit little to no surface wear and/or vandalism, and are clearly functional.

Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 19,000

Worst Case: \$ 23,000

Cost Source: AR Cost Database

**Comp #: 915 A/V Systems - Modernize**

**Quantity: Lump Sum Allowance**

Location: Utility closets

Funded?: Yes.

History: Sound system repairs in 2023 for \$6,000

Comments: This includes A/V components at the pool area, fitness center, welcome center, independence hall, and the depot.

The systems were not tested during inspection. No issues reported. Funding provided for periodic enhancements and modernizations of system components.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 52,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

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**Comp #: 1006 Pond Aerators - Replace**

**Quantity: (4) Aerators**

Location: Inside ponds

Funded?: Yes.

History:

Comments: Aerators are functional at this time.

Aerators are crucial to health of the body of water, as they introduce and circulate additional oxygen to the water, inhibiting growth and spread of algae and improving overall water quality. Properly aerated bodies of water have a lower risk of severe eutrophication and subsequent, costly projects such as dredging. Aeration systems should be inspected and maintained regularly by servicing vendor or maintenance staff to ensure proper function and maximize life expectancy. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Costs shown below assume replacement with a similar size as existing system. We recommend that the Client consult with lake/pond vendor to ensure that aerators are properly-sized and positioned for the body of water.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$ 17,000

Worst Case: \$ 19,000

Cost Source: AR Cost Database

**Comp #: 1702 Pond Fountain - Replace**

**Quantity: (1) Fountain**

Location: The Strand

Funded?: Yes.

History:

Comments: Good condition: Water features determined to be in good condition typically exhibit smooth, attractive interior surfaces with no significant surface wear, cracking, chipping, etc. Any trim sections and décor elements are in good, attractive condition. If present, features such as lighting, jets, fountains, etc. are observed or reported to be in good operating condition.

All water features should be inspected routinely for leaks and mechanical problems. This component represents a general allowance for inspection, waterproofing, repair/refurbishment, etc. Interior finishes should be regularly cleaned and sealed to ensure good appearance and watertight surface. Repairs/replacement of drains, lighting, pumps, filters, etc. should be included as needed.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: Estimate Provided by the Client

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**Comp #: 1708 Batch Detention Equip. - Replace**

**Quantity: Lump Sum Allowance**

Location: Common area drainage

Funded?: Yes.

History: (2) Pond valve motors replaced in 2023 for \$8,000, 8 valve extensions and 4 valves installed in 2023 for \$36,000

Comments: Funding provided to replace 50% of the equipment following the schedule below.

The association currently has (20) batch detention ponds. Each batch pond has (1) solar panel, (1) programmable controller and (1) actuator valve. The initial install of the batch pond equipment had many of the motors for the valves submerged when handling stormwater. Newly constructed batch ponds will need the motors elevated and old installations are currently being retrofitted.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

No access to directly inspect pumps to verify sizes. Make sure to inspect, test and repair as needed as an operating expense to ensure maximum design life and optimize performance. Pump motors can typically be replaced as-needed through this component or the operating budget. At longer intervals, lift station pumps and controllers should ideally be replaced all together as one packaged system to optimize performance. Life span can vary depending on level of use, but plan to replace at the approximate interval shown below. Cost allowances shown below assume repair/replacement with similar materials that are currently in place.

Useful Life:  
5 years

Remaining Life:  
3 years



Best Case: \$ 78,000

Worst Case: \$ 130,000

Cost Source: Research with Local Vendor/Contractor; Divided Water Services

**Comp #: 1803 Fire and Life Safety Sys. - Replace**

**Quantity: (4) Systems**

Location: Pool building, fitness center, and welcome center

Funded?: Yes.

History:

Comments: The systems were not tested during inspection and are assumed to be functional.

Our inspection is for planning and budgeting purposes only; fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases, manufacturers discontinue support of equipment after a certain number of years, which may limit availability of replacement parts as the system ages. Cost estimates assume that existing wiring can be re-used and that only panel and devices will be replaced. If wiring requires replacement, estimates should be increased accordingly, but in our experience wiring should have an indefinite useful life. Cost estimates are based on quantity and type of existing equipment, not including any expansion or upgrades, which may be required. We recommend reviewing system components with fire alarm vendor on a regular basis. If expansion of system is found to be required, the Reserve Study should be updated and any additional costs should be factored accordingly.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 46,000

Worst Case: \$ 66,000

Cost Source: AR Cost Database

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**Comp #: 1811 Plumbing - Inspect/Repair**

**Quantity: Lump Sum Allowance**

Location: Throughout association

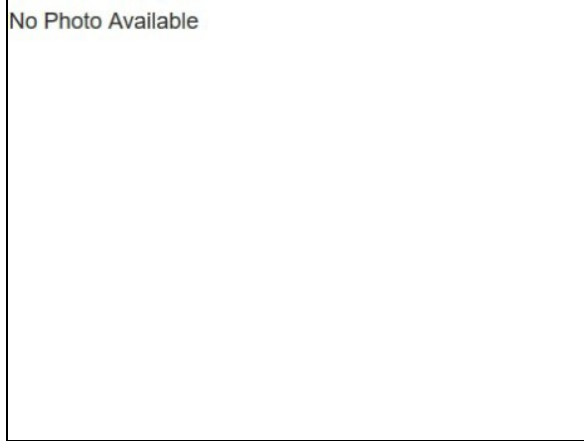
Funded?: Yes.

History: Balinese street leak and Charming Redbud leak in 2023 for \$26,000

Comments: Analysis of plumbing system(s) beyond visual inspection of visible piping is not within the scope of a Reserve Study. Some types of piping used historically are known to be life limited. Manufacturing defects may become apparent from time to time and certain site conditions can contribute to premature deterioration of system components. Typically, if installed per architectural specifications and local building codes, there is no predictable time frame for large scale repair/replacement expenses within the scope of our report. If leaks, poor flow, sediments, defective material and/or installation become evident, have qualified plumber and/or engineer evaluate in more detail and develop scope of any repair/replacement needed; funding for even one time projects can be incorporated within Reserve Study updates if warranted. Treat minor local repairs as ongoing maintenance expense. If patterns of significant repair costs emerge, funding may be incorporated into future Reserve Study updates to supplement the Operating budget. No basis for Reserve funding at this time.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 21,000

Worst Case: \$ 31,000

Cost Source: AR Cost Database

**BUILDING EXTERIORS - INDEPENDENCE HALL, WELCOME CENTER, POOL, FITNESS CENTER**

**Comp #: 356 Lighting: Exterior - Replace**

**Quantity: Lumps Sum Allowance**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Good condition: Exterior lights determined to be in good condition typically exhibit only minor signs of normal wear and tear and are consistent with local aesthetic standards for the development.

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. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard within the property's common areas. Based on evident conditions and repair/replacement history provided by the Client during this engagement, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 9,000

Worst Case: \$ 13,000

Cost Source: AR Cost Database

**Comp #: 505 Fencing: Wood - Replace**

**Quantity: ~ 125 LF**

Location: Rooftop of welcome center

Funded?: Yes.

History:

Comments: Good condition: Wood fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition.

As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Association might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 8,400

Worst Case: \$ 11,000

Cost Source: AR Cost Database

**Comp #: 509 Pergola (Metal/Glass) - Replace**

**Quantity: (1) Pergola; 480 GSF**

Location: In-between Pool and Fitness Center Buildings

Funded?: No. Too small for Reserve designation.

History:

Comments: Fair condition: Pergola structures determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage.

We strongly recommend regular inspections, maintenance, and repairs as-needed to help prolong useful life cycles. Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding at this time. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 700 Doors: Utility - Replace**

**Quantity: (18) Doors**

Location: Throughout association

Funded?: No. Too indeterminate for Reserve designation - handle as an operational Expense.

History:

Comments: Good condition: Utility doors determined to be in good condition typically exhibit minor, normal signs of wear and tear. Frame, hardware and hinges are free from significant rust and corrosion, and doors generally appear to open and close easily.

In general, costs related to this component are expected to be included in the client's operating budget. Therefore, there is no recommendation for reserve funding at this time. However, any significant expenditures related to this component (other than routine maintenance) should be tracked/reported by the client. This component should then be re-evaluated during future reserve study updates based on most recent information and data available at that time. If deemed appropriate for reserve funding, this component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 702 Doors: Garage/Rolling - Replace**

**Quantity: (4) Doors**

Location: Pool Building

Funded?: Yes.

History:

Comments: Includes: (4) 17x8 doors at the pool area

Good condition: Garage doors determined to be in good condition typically exhibit few or no significant signs of wear or deterioration. Appearance is good and upholding aesthetic standards of the development.

Garage doors should have a long life expectancy under normal circumstances. Should be inspected and repaired as-needed as an Operating expense to ensure good function. Be sure to inspect internal components (springs, tracks, etc.) for damage and deterioration. For private garages, individual owners are presumed to be responsible for replacement of the garage door opener. Doors should ideally be replaced in all areas at the same time to maintain consistent appearance and obtain better pricing through economies of scale. There are a wide variety of styles available, and costs can vary greatly. Unless otherwise noted, estimates shown here are based on replacement with type comparable to existing doors.

Useful Life:  
40 years

Remaining Life:  
36 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

**Comp #: 703 Windows & Doors (Glass) - Replace**

**Quantity: ~ 9,370 GSF**

Location: Exterior locations on buildings

Funded?: Yes.

History:

Comments: Includes: 8,450 GSF of windows and (18) metal and glass entry doors.

Good condition: Windows and doors determined to be in good condition typically exhibit only minor, routine signs of wear and age. Frames appear to be intact with no significant pitting or other surface wear. All moving parts appear to be functional, and glass appears to be clear and free from damage.

Unless otherwise noted, this component refers only to exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:  
40 years

Remaining Life:  
36 years



Best Case: \$ 520,000

Worst Case: \$ 630,000

Cost Source: AR Cost Database

**Comp #: 1117 Siding/Soffits: Wood - Stain/Seal**

**Quantity: ~ 10,200 GSF**

Location: Building exteriors and interiors

Funded?: Yes.

History:

Comments: Funding for the staining/sealing of 50% or 5,100 GSF of all wood surfaces.

Poor condition: Wood siding determined to be in poor condition typically exhibits a poor appearance with advanced deterioration of any surface coatings. At this stage, painting/sealing is required in the near future in order to prevent further deterioration of the wood, which can lead to more costly repairs.

There are two important reasons for staining and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. The most important factor in preserving the wood and prolonging its useful life is adequate protection by a good sealer or paint coating, especially in areas with more sun/weather exposure. In most cases, clients can repair or replace small sections as needed with no expectation for complete replacement at one time. If a pattern of large repair expenses develops over time, an increased allowance for replacements may be included in future reserve study updates. For older clients or those with more advanced deterioration, comprehensive replacement of all areas may be advisable. For best results, the client may want to consult with a paint company representative, building envelope specialist or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future reserve study updates.

Useful Life:  
2 years

Remaining Life:  
0 years



Best Case: \$ 22,000

Worst Case: \$ 34,000

Cost Source: AR Cost Database

**Comp #: 1126 Siding: Masonry - Repair/Repoint**

**Quantity: ~ 3,500 GSF**

Location: Building exteriors

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense and inspect regularly

History:

Comments: Stone siding is a long life component that should be inspected on a regular basis. In general, projects related to maintaining the exterior stone surfaces should be completed as a general Operating expense. Regular pressure washing and crack sealing should occur to maintain a water tight seal and curb appeal. There's no expectation to replace these exterior surfaces within the scope of this study. This component should be re-evaluated in future Reserve Study updates to determine if funding is appropriate. No Reserve funding required at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1127 Siding: Metal - Inspect/Repair**

**Quantity: ~ 6,650 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes: 5,100 GSF of metal siding and 1,550 GSF of decorative grates.

Fair Condition: Metal siding is determined to be in fair condition. There is surface rust and some deterioration visible.

This siding is a long-life element that should need minimal maintenance over the years. Best to inspect regularly and re-evaluate this component during future reserve study updates.

Useful Life:  
40 years

Remaining Life:  
36 years



Best Case: \$ 41,000

Worst Case: \$ 62,000

Cost Source: AR Cost Database

**Comp #: 1130 Siding/Soffits: Wood - Repair**

**Quantity: ~ 10,200 GSF**

Location: Building exteriors and interiors

Funded?: Yes.

History:

Comments: Varying condition: The condition of the wood surfaces are varying. Most is determined to be in fair condition and typically exhibits some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, warping, splintering, etc.

No view of the underlying waterproofing was undertaken as part of this limited visual review. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. This component represents a "supplemental" allowance for partial repairs/replacements to be conducted as-needed. Best practice is to schedule these types of repairs during exterior painting projects. As such, the useful life shown below is for financial planning purposes only. We recommend that the Client consult with a qualified vendor/contractor to inspect more thoroughly, especially if there are known concerns with the siding. Cost estimates shown here assume that siding will be replaced with a similar (wood) material again; if other siding types are considered for replacement (such as fiber cement), the Reserve Study should be updated accordingly to incorporate new estimates.

Useful Life:  
40 years

Remaining Life:  
36 years



Best Case: \$ 153,000

Worst Case: \$ 204,000

Cost Source: AR Cost Database

**Comp #: 1307 Roofing: Single-Ply (IH/WC)-Replace**

**Quantity: ~ 7,000 GSF**

Location: Rooftop of Independence Hall and the Welcome Center

Funded?: Yes.

History:

Comments: Single ply roofs determined to be in good condition typically exhibit smooth surfaces with little to no wrinkling, bubbles or blisters. No evidence of significant standing water, and all drainage elements appear to be clear and functional. Membrane does not exhibit any advanced wear at this stage.

Our inspection is limited to a visual evaluation of accessible areas and is not a substitute for a comprehensive inspection including destructive testing, sub-surface moisture evaluation, core sampling, etc. Typical useful life of a flat (AKA "low-slope") roof is 15-20 years depending on the quality of the roof system installed and the maintenance receives throughout its life. As routine maintenance, many manufacturers recommend professional inspections at least twice annually and after storms. Promptly repair any damaged sections or any other repairs needed to ensure waterproof integrity of roof. Keep scuppers, drains, gutters, and downspouts clear and free of debris to allow proper drainage and prevent the ponding of water on the roof surface. We recommend using walk pads or extra roofing material to provide pathways in high-traffic areas, such as around HVAC units or other equipment. Take care to minimize any penetrations in the roof system, and to properly waterproof all drains, vent pipes, conduit penetrations, etc. For more information, we recommend consulting with independent roofing consultants or with organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 100,000

Worst Case: \$ 110,000

Cost Source: AR Cost Database

**Comp #: 1307 Roofing: Single-Ply (Pool/Fit.)-Rep**

**Quantity: ~ 3,700 GSF**

Location: Rooftop of Fitness Center and Pool Buildings

Funded?: Yes.

History:

Comments: Good condition: Single ply roofs determined to be in good condition typically exhibit smooth surfaces with little to no wrinkling, bubbles or blisters. No evidence of significant standing water, and all drainage elements appear to be clear and functional. Membrane does not exhibit any advanced wear at this stage.

Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 47,000

Worst Case: \$ 68,000

Cost Source: AR Cost Database

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**Comp #: 1308 Roofing: Metal (IH/WC) - Replace**

**Quantity: ~ 13,300 GSF**

Location: Building roof of Independence Hall and Welcome Center, including pavilion

Funded?: Yes.

History:

Comments: Roofing surfaces are in good condition. No damage or deterioration observed.

The timeline for metal roof replacement is generally estimated based on the age of the roof. Remaining useful life can also be adjusted based on inspection of any accessible areas, looking for any damaged or lifting sections, signs of advanced corrosion or wear to panels and hardware, as well as consultation with the client about history of repairs and preventive maintenance. Advantages of metal roofs include long life expectancies with relatively low need to repair. Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:  
40 years

Remaining Life:  
34 years



Best Case: \$ 170,000

Worst Case: \$ 230,000

Cost Source: AR Cost Database

**Comp #: 1308 Roofing: Metal (Pool/FC) - Replace**

**Quantity: ~ 13,000 GSF**

Location: Building roof of Fitness Center and Pool Building, including the pool equipment roof

Funded?: Yes.

History:

Comments: The roofing surfaces are in good condition at this time.

Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:  
40 years

Remaining Life:  
36 years



Best Case: \$ 160,000

Worst Case: \$ 240,000

Cost Source: AR Cost Database

**Comp #: 1310 Gutters/Downspouts - Replace**

**Quantity: ~ 313 LF**

Location: Perimeter Roofs/Exterior Walls

Funded?: No. Too small for Reserve designation - handle as an Operational Expense.

History:

Comments: Includes: 128 LF of gutters and 185 LF of downspouts.

Gutters and downspouts determined to be in good condition typically exhibit little to no significant surface wear or deterioration of material. No obvious sagging or tilting sections. Attachments to building appear to be strong and stable.

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1315 Roof Hatches - Replace**

**Quantity: (4) Hatches**

Location: Various Rooftops

Funded?: No. Too small for Reserve designation - handle as an Operational Expense.

History:

Comments: Good condition: Roof hatches determined to be in good condition typically open and close easily and exhibit no significant wear or corrosion on exterior and hardware. Locking mechanisms are reliable and appearance is good.

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1403 Building Signs - Replace**

**Quantity: (4) Signs**

Location: Attached to buildings

Funded?: Yes.

History:

Comments: Monument signage determined to be in good condition typically exhibits good appearance and aesthetics in keeping with local area. Generally uniform and attractive finishes. If present, lettering is clean, complete and legible and any surrounding landscaping, lighting, etc. is attractive and functioning.

As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most Associations choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:  
20 years

Remaining Life:  
15 years



Best Case: \$ 10,000

Worst Case: \$ 21,000

Cost Source: AR Cost Database

## FITNESS CENTER INTERIORS

### Comp #: 411 Drinking Fountains - Replace

Quantity: (4) Fountains

Location: Throughout building

Funded?: Yes.

History:

Comments: The drinking fountains were in good condition. No damage or corrosion noted. Expect a full useful life.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 8,300

Worst Case: \$ 12,000

Cost Source: AR Cost Database

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### Comp #: 601 Carpeting - Replace

Quantity: ~ 25 GSY

Location: Consulting Room and Office

Funded?: No. Too small for Reserve designation - handle as an Operational Expense.

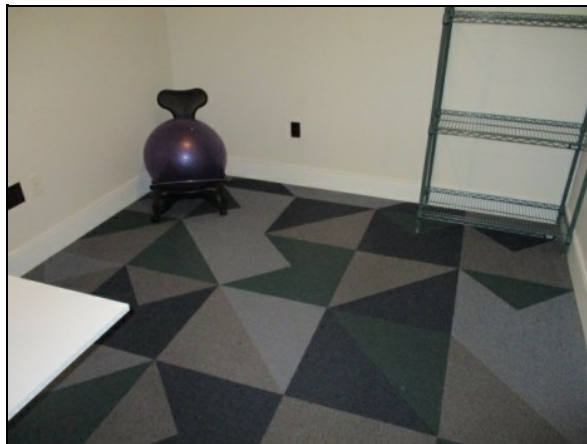
History:

Comments: The carpet is in good condition. No significant deterioration observed at this time. Expect a full useful life.

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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

**Quantity: ~ 4,130 GSF**

Location: Fitness Rooms

Funded?: Yes.

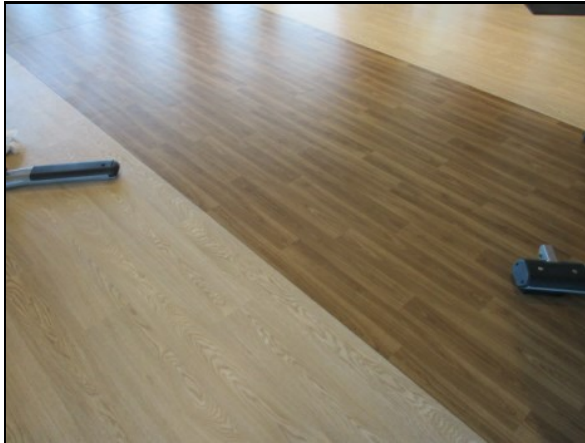
History:

Comments: The vinyl floors are determined to be in good condition. No premature deterioration or damage noted. The surfaces are clean and are aging normally at this time.

Aesthetic value of this type of flooring is generally lower, so condition determination is based primarily on physical condition unless otherwise noted. Higher priority for aesthetics should be considered if area is accessed by residents and guests of the property. Inspect regularly, repair any damaged areas and clean using operating/maintenance budget. Although vinyl flooring should have a very long useful life in this application, comprehensive replacement should eventually be expected to maintain good standards in the common areas. Costs can vary based on quality and style of flooring selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 37,000

Worst Case: \$ 56,000

Cost Source: AR Cost Database

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**Comp #: 603 Flooring: Tile - Replace**

**Quantity: ~ 1,850 GSF**

Location: Lobby/Entry Area of Fitness Room and Locker Rooms

Funded?: Yes.

History:

Comments: Interior tile flooring determined to be in good condition typically exhibits little to no significant wear. Few or no cracks, and style is still appropriate and upholding the aesthetic standards of the property.

As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:  
24 years

Remaining Life:  
20 years



Best Case: \$ 21,000

Worst Case: \$ 41,000

Cost Source: AR Cost Database

**Comp #: 909 Locker Rooms - Remodel**

**Quantity: (2) Locker Rooms**

Location: Fitness Center

Funded?: Yes.

History:

Comments: The Fitness Center Locker Rooms consisted of approximately the following: 52 GSF of quartz countertops, 540 GSF of tiled walls, (8) sinks, (10) toilets/urinals, (4) regular stalls, (2) showers, (100) lockers, (2) benches, and (8) mirrors.

Good condition: Bathrooms determined to be in good condition typically exhibit clean, attractive countertops (and cabinetry, if present). Fixtures all appear to be functional and in good aesthetic condition. Flooring and wall finishes show only minor, routine signs of wear and age. Overall, appearance and design aesthetic is good and appropriate for the standards of the community.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical locker room remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, re-tiling of shower stalls, replacement of storage lockers, ventilation fans, accessories, décor, etc Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:  
24 years

Remaining Life:  
20 years



Best Case: \$ 78,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

**Comp #: 911 Fitness Center - Refurbish**

**Quantity: Lump Sum Allowance**

Location: Fitness center

Funded?: Yes.

History:

Comments: The Fitness Rooms consisted of approximately 350 GSF of mirrored walls and (5) televisions.

Fitness rooms determined to be in good condition typically exhibit attractive finishes and fixtures, and are clean and inviting. Flooring and mirrored walls (if present) do not exhibit any significant physical deterioration. Furnishings such as TVs, lighting and other assets promote a good aesthetic.

Fitness room should be remodeled at the approximate interval shown here in order to maintain good appearance and functionality. In our experience, the scope of work for remodeling may include replacement or addition of some or all of the following: flooring, lighting, mirrors, water fountains, TVs, etc. Unless otherwise noted, costs are based on replacement of like kind and quantity, and does not factor in any major structural or other sub-surface changes. In our experience, best practice is often to coordinate remodeling with other projects, such as remodeling of other amenity areas, or with replacement of exercise equipment. Unless otherwise noted, cost estimates shown below assume replacement with a similar quality and design as the existing room.

Useful Life:  
12 years

Remaining Life:  
8 years



Best Case: \$ 9,000

Worst Case: \$ 13,000

Cost Source: AR Cost Database

**Comp #: 923 Suspended Ceiling - Replace**

**Quantity: ~ 2,500 GSF**

Location: Interior surfaces

Funded?: Yes.

History:

Comments: Suspended ceiling systems (AKA “drop” ceilings) determined to be in good condition typically exhibit consistent appearance in all areas with minimal or no signs of water damage, sagging or cracked sections, etc. Metal framework shows no significant signs of rusting or other deterioration. Appearance is generally good.

Suspended ceiling systems should have a very long life under most circumstances. Individual panels should be replaced as needed through the Operating budget. Based on evident conditions, original installation date, and prior project history provided during this engagement, we recommend planning on complete replacement at the approximate interval shown below. Replacement will restore aesthetic value in the common areas. Best practice is to coordinate this work with other interior finish projects (painting, flooring, etc.) whenever possible in order to minimize downtime and maintain consistency. Unless otherwise noted, cost estimates shown below assume replacement with a similar type to the existing system.

Useful Life:  
48 years

Remaining Life:  
44 years



Best Case: \$ 39,000

Worst Case: \$ 45,000

Cost Source: AR Cost Database

**Comp #: 924 Fitness Equip. (Cardio) - Replace**

**Quantity: Lump Sum Allowance**

Location: Fitness room

Funded?: Yes.

History:

Comments: Cardio equipment consisted of approximately the following pieces of equipment: (6) treadmills, (2) ellipticals, (2) AMT, (3) exercise bikes, (3) rowing machines with two having monitors, (3) spin bikes, (1) stair stepper, (2) Sci Fit bikes, (3) rowing machines, and (1) stretch machine.

Cardio machines/equipment determined to be in fair condition typically exhibit noticeable but not excessive signs of wear, but all equipment is assumed to be functioning properly and up to an appropriate standard for the property. Heavily used pieces (treadmills and ellipticals, in most cases), may have a faster rate of deterioration.

Inspect regularly, clean for appearance, maintain and repair promptly as needed from the operating budget to ensure safety. Equipment was not tested at time of inspection and our observations do not make any judgment about safety of the equipment. In our experience, cardio equipment tends to have a shorter useful life overall than strength equipment due to reliance on more electronic components, more moving parts, and obsolescence due to advancements in technology. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality. Unless otherwise noted, costs are based on replacement with similar quality standard and quantity/types of equipment as existing.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 83,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

**Comp #: 925 Fitness Equip. (Strength) - Replace**

**Quantity: Lump Sum Allowance**

Location: Fitness room

Funded?: Yes.

History:

Comments: Strength equipment consisted of approximately the following pieces of equipment: (10) single exercise machines, (1) cable tower, (1) smith machine, (5) dumbbell/kettle bell racks, (3) benches, and (1) cross-fit station.

Good condition: Strength/resistance equipment determined to be in good condition typically exhibits little to no advanced wear or damage. Only routine signs of use. Equipment is good quality, commercial-grade and utilizes appropriate technology for the expected users.

Equipment was not tested at time of inspection and our observations do not make any judgment about safety of the equipment. Strength equipment often has a longer useful life than cardio equipment due to a lesser amount of mechanical/electronic pieces and, as such, has been listed separately. However, many clients still choose to replace all fitness equipment together on the same cycle. Equipment should be inspected periodically for safety and functional concerns. Cost estimates shown here are based on replacement with the same approximate types and quantities of existing equipment.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 83,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

**Comp #: 926 Fitness Equip. (Moveable) - Replace**

**Quantity: (43) Pieces**

Location: Fitness center

Funded?: No. Too small for reserve designation - handle as an operating expense.

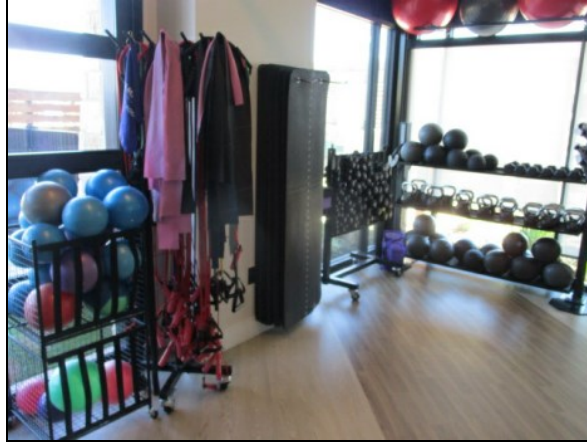
History:

Comments: Includes: (12) steps with risers, (1) set of weighted sticks, (1) set of bands, (15) bosu balls, (1) med ball set, (1) kettlebell set, (1) foam roll set, and (11) thigh resistance circles.

The equipment is in good condition at this time. It was reported that these pieces will be replaced as an operating expense moving forward.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 929 Fixtures/Furnishings/Eqpmt – Replac**

**Quantity: Lump Sum Allowance**

Location: Fitness Center

Funded?: Yes.

History: Fans and shades replaced in 2023 for \$5,000

Comments: Includes: (10) long strip lights, (28) recessed lights, (9) hanging lights, (30) hanging spot lights, (6) exit lights, (8) wood doors, (1) drinking fountain, (2) 7 LF top and bottom built-in cabinets, (1) office/consult room/lobby; (2) desks, (2) chairs, (1) table, and (2) upholstered chairs, (3) side tables, (7) leather chairs, (7) mirrors, and (35) lockers.

Good condition: Fixtures, furnishings, and equipment (FF&E) determined to be in good condition typically are in good physical condition, and represent an appropriate, consistent aesthetic style for the standards of the property.

Individual fixtures, furnishings, and/or equipment (FF&E) pieces should be repaired/replaced as needed by the Client. Based on evident conditions and/or information provided during this engagement, this component represents a “supplemental” allowance for replacement/refurbishment of interior FF&E in order to maintain a desirable aesthetic in the common areas. Remaining useful life shown below is based on consideration of asset conditions as well as Client replacement history. Costs of replacement can vary greatly depending the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Moving forward, the Client should track and report all replacement expenditures related to this component. This component should then be re-evaluated during future Reserve Study Updates based on the most current information available at that time.

Useful Life:  
24 years

Remaining Life:  
20 years



Best Case: \$ 56,000

Worst Case: \$ 110,000

Cost Source: AR Cost Database

**Comp #: 1110 Interior Surfaces - Repaint**

**Quantity: ~ 4,800 GSF**

Location: Locker Rooms, Fitness Rooms, and other areas

Funded?: Yes.

History:

Comments: Good condition: Interior areas determined to be in good condition typically exhibit few significant marks, scuffs or other aesthetic concerns. Color is consistent and compatible with other finishes/furnishings and maintaining good standards in the common areas.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:  
12 years

Remaining Life:  
8 years



Best Case: \$ 8,300

Worst Case: \$ 12,000

Cost Source: AR Cost Database

## MEP - FITNESS CENTER

**Comp #: 303 HVAC: Mini Split - Replace****Quantity: (1) Unit**

Location: Guardhouse, fitness center and Independence hall

Funded?: Yes.

History:

Comments: Manufacturer: Mitsubishi

Tonnage: 1.5

M/N: DCP18CSB21S

Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

**Comp #: 303 HVAC: Packaged Systems - Replace**

**Quantity: (2) Units**

Location: Rooftop of fitness center

Funded?: Yes.

History:

Comments: Manufacturer: Johnson Controls

Tonnage: 20

M/N: J20ZJN30U2B2BCD2B1

S/N: N1K9292352

Manufacturer: Johnson Controls

Tonnage: 15

M/N: J15ZJC00K2B2BCD2B1

S/N: N1K9287047

The units are functional at this time. Refer to prior HVAC component(s) (#303) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 83,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

**Comp #: 1801 Elevator: Hydraulic - Modernize**

**Quantity: (1) 2-Stop**

Location: Elevator room, elevator cab

Funded?: Yes.

History:

Comments: Elevators should be inspected regularly and tested as a preventive maintenance expense. This modernization project typically includes replacement/upgrade of controller(s), mechanical door components, push-button fixtures, and includes additional allowances for electrical work or fire alarm work by others, code-required changes, etc. Elevator vendors typically recommend modernization cycles of approximately 25 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval is typically 20-30 years or sometimes longer, depending on level of use, maintenance, availability of replacement parts, etc. When remaining useful life is below 5 years, we recommend beginning discussions with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned for, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated depending on unpredictable electrical or fire safety code changes and should be monitored during future Reserve Study updates.

Useful Life:  
25 years

Remaining Life:  
21 years



Best Case: \$ 100,000

Worst Case: \$ 130,000

Cost Source: AR Cost Database

**Comp #: 1802 Elevator Cab - Refurbish**

**Quantity: (1) Cab**

Location: Passenger elevator interiors

Funded?: Yes.

History:

Comments: Elevator cabs determined to be in good condition typically exhibit, clean, intact finishes and fixtures with no significant wear or abuse, vandalism, etc. Flooring, wall paneling and lighting are of a design quality appropriate for the standard of the community.

This component recommends budgeting for periodic remodeling of the elevator cab interior(s) to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known. Note: if present, any service-only cabs are not expected to be a significant aesthetic priority and are not included here unless otherwise noted.

Useful Life:  
25 years

Remaining Life:  
21 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

**Comp #: 1809 Sump Pump - Replace**

**Quantity: (1) Pump**

Location: Elevator pit in fitness center

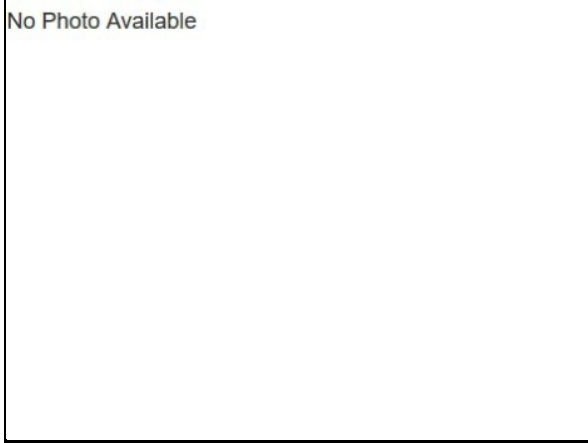
Funded?: Yes.

History:

Comments: No access to see pumps closely. Costs based on input from building/management staff and/or experience with similar installations. Sump pump systems can have a highly variable life expectancy depending on level of use. Should be inspected regularly and repaired as-needed by servicing vendor or maintenance staff to ensure proper function and optimal performance.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 2,200

Worst Case: \$ 4,500

Cost Source: AR Cost Database

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## INDEPENDENCE HALL INTERIORS

### Comp #: 396 Furniture: Indoor - Replace

Quantity: ~ (134) Pieces

Location: Independence hall

Funded?: Yes.

History:

Comments: Includes: (39) barstools/high chairs, (8) upholstered chairs, (2) coffee tables, (7) high tables, (11) tables, (44) table chairs, (1) rug, (2) console tables, (1) glass table, (18) window shades, and (1) trash receptacle.

The furniture is in good condition at this time. Normal wear observed. Expect a full useful life. Best to replace all of the pieces at the same time in order to maintain a uniform appearance.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 80,000

Worst Case: \$ 120,000

Cost Source: Estimate Provided by the Client

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### Comp #: 397 Furniture: Meeting/Office - Replace

Quantity: (90) Pieces

Location: Office and meeting room

Funded?: Yes.

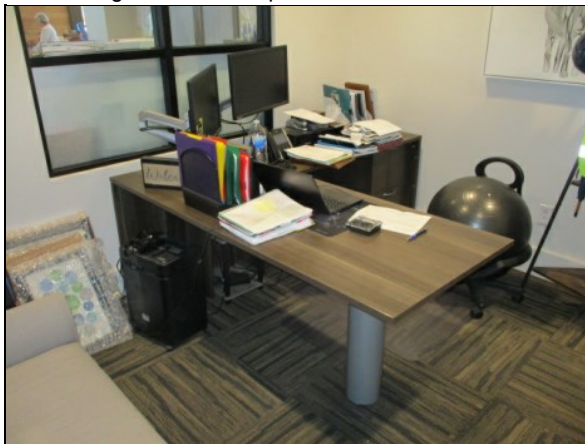
History:

Comments: Includes: (16) plastic folding tables, (64) metal chairs, (2) desks, (6) chairs, (2) storage cabinets.

The furniture is in good condition. No damage or abuse. Expect a full useful life.

Useful Life:  
12 years

Remaining Life:  
6 years



Best Case: \$ 8,300

Worst Case: \$ 12,000

Cost Source: AR Cost Database

**Comp #: 601 Carpeting - Replace**

**Quantity: ~ 110 GSY**

Location: Interiors of Independence Hall

Funded?: Yes.

History:

Comments: The carpet is in good condition. No significant deterioration observed at this time. Expect a full useful life.

As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:  
12 years

Remaining Life:  
6 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

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**Comp #: 603 Flooring: Tile - Replace**

**Quantity: ~ 740 GSF**

Location: Restrooms and miscellaneous other areas

Funded?: Yes.

History:

Comments: Good condition: Interior tile flooring determined to be in good condition typically exhibits little to no significant wear. Few or no cracks, and style is still appropriate and upholding the aesthetic standards of the property.

As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:  
24 years

Remaining Life:  
18 years



Best Case: \$ 10,000

Worst Case: \$ 21,000

Cost Source: AR Cost Database

**Comp #: 909 Restrooms - Remodel**

**Quantity: (2) Restrooms**

Location: Independence Hall interiors

Funded?: Yes.

History:

Comments: The Restrooms at Independence Hall consisted of approximately the following: 315 GSF of wall tiling, 32 GSF of quartz countertops, (7) toilets/urinals, (4) sinks, (4) mirrors, (8) wall lights, (2) trash cans, (2) chairs, and (6) artworks.

Good condition: Restrooms determined to be in good condition typically exhibit clean, attractive countertops (and cabinetry, if present). Fixtures all appear to be functional and in good aesthetic condition. Flooring and wall finishes show only minor, routine signs of wear and age. Overall, appearance and design aesthetic is good and appropriate for the standards of the community.

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, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:  
24 years

Remaining Life:  
18 years



Best Case: \$ 30,000

Worst Case: \$ 50,000

Cost Source: AR Cost Database

**Comp #: 919 TV's - Replace**

**Quantity: (13) TV's**

Location: Interiors

Funded?: Yes.

History:

Comments: The TV's are in fair condition. No issues reported. Expect a full useful life.

Useful Life:  
8 years

Remaining Life:  
2 years



Best Case: \$ 11,000

Worst Case: \$ 18,000

Cost Source: AR Cost Database

**Comp #: 921 Game Pieces - Replace**

**Quantity: (4) Pieces**

Location: Independence Hall

Funded?: Yes.

History:

Comments: Includes: (1) piano, (2) pool tables, and (1) shuffle board.

The pieces are in good condition. No damage observed. Expect a full useful life.

Useful Life:  
12 years

Remaining Life:  
6 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

**Comp #: 929 Fixtures/Furnishings/Eqmt – Replac**

**Quantity: Lump Sum Allowance**

Location: Café, bar, and interiors

Funded?: Yes.

History:

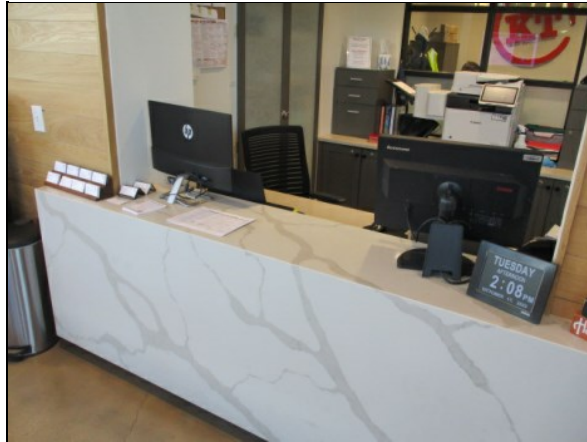
Comments: Includes: 4,890 GSF of polished concrete floors, (14) hanging lights, (1) ornate light, (90) recessed lights, (4) exit lights, and (12) fluorescent lights. Includes: (1) Bar area; 112 GSF quartz bar, 156 LF of cabinetry, 20 GSF quartz countertop, 10 LF of cabinetry, 52 GSF quartz countertop, 13 LF of cabinetry (1) Café that will be converted to a library.

Good condition: Interior fixtures and built in pieces determined to be in good condition typically exhibit little to no signs of physical wear and tear, and style/fixture type is appropriate for the standards of the property.

Light fixtures should be inspected, repaired and bulbs replaced as needed through the Operating budget. Over time, the fixtures will require replacement for either functional or aesthetic reasons. Best practice is to coordinate at same time as other interior projects (especially painting or wallcovering replacement) whenever possible to minimize downtime and maintain consistent aesthetic standard. Timing of replacements is ultimately subjective to the Client. A wide variety of fixture styles is available, and cost can vary significantly based on the fixture chosen for replacement. Unless otherwise noted, cost estimates shown below assume replacement with comparable quality as existing fixtures and are based on our experience with similar properties.

Useful Life:  
24 years

Remaining Life:  
18 years



Best Case: \$ 100,000

Worst Case: \$ 200,000

Cost Source: AR Cost Database

**Comp #: 1110 Interior Surfaces - Repaint/Stain**

**Quantity: ~ 12,800 GSF**

Location: Interior surfaces of Independence Hall

Funded?: Yes.

History:

Comments: Includes: 4,170 GSF of painted surfaces and 8,620 GSF of stained wood surfaces.

Good condition: Interior areas determined to be in good condition typically exhibit few significant marks, scuffs or other aesthetic concerns. Color is consistent and compatible with other finishes/furnishings and maintaining good standards in the common areas.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:  
12 years

Remaining Life:  
6 years



Best Case: \$ 8,300

Worst Case: \$ 12,000

Cost Source: AR Cost Database

## MEP - INDEPENDENCE HALL

**Comp #: 303 HVAC: Mini Split- Replace**

**Quantity: (1) Unit**

Location: Rooftop of building

Funded?: Yes.

History:

Comments: Manufacturer: Mitsubishi

Tonnage: 2

M/N: MUZ-GL24NA

S/N: 8 000876 T

Refer to prior HVAC component(s) (#303) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:  
15 years

Remaining Life:  
8 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Cost Source: Estimate Provided by the Client

**Comp #: 303 HVAC: Packaged Systems - Replace**

**Quantity: (3) Units**

Location: Rooftop of building

Funded?: Yes.

History:

Comments: Manufacturer: York

Tonnage: 15

M/N: ZJ180S30D2A1AAA1A1

S/N: N1K7107376

Manufacturer: York

Tonnage: 20

M/N: ZF240S30D2A1AAA1A1

S/N: N1K7107363

Manufacturer: York

Tonnage: 7.5

M/N: ZH090S12D2A1AAA1A1

S/N: N1K7115686

When exact replacement date is unknown or unreported, age of the system is derived by manufacturer's serial number or date shown on equipment unless otherwise noted. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, there is funding for a system with the same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future reserve study updates.

Useful Life:

15 years

Remaining Life:

8 years



Best Case: \$ 99,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

**Comp #: 310 Water Softening System - Replace**

**Quantity: (1) System**

Location: Utility closet

Funded?: Yes.

History:

Comments: Water softening system(s) should be inspected regularly and repaired as-needed by a servicing vendor or maintenance staff to ensure proper function. Softening systems generally protect the association against hard water build-up over long periods of time.

Useful Life:

20 years

Remaining Life:

18 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

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**Comp #: 803 Water Heater - Replace**

**Quantity: (1) Unit**

Location: Utility closet

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments: Manufacturer: Lochinvar

Capacity: 50 Gal

M/N: PVN05040200

S/N: 1750108532129

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Cost estimates related to this component are not expected to meet the minimum threshold for reserve funding. As such, costs related to this component are expected to be included in the client's operating budget. Therefore, there is no recommendation for reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future reserve study updates based on the most recent information and data available. If deemed appropriate for reserve funding, components can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

## WELCOME CENTER INTERIORS

**Comp #: 396 Furniture: Indoor - Replace**

**Quantity: (59) Pieces**

Location: Common areas throughout development

Funded?: Yes.

History:

Comments: Includes: (1) workstation, (2) office chairs, (1) large pinball machine with miniature model of the map of the property, (1) large unique tree shaped artwork, (4) armed swivel cloth swivel chairs with wood arms, (6) leather bar stools with wood legs, (1) bar height chair, (4) bar stools with metal legs and leather seats, (2) long wood tables, (8) metal dining chairs, (1) coffee table, (5) metal benches with upholstered seats and back, (2) suede swivel chairs, (2) Adirondack chairs, (11) adjustable height bar stools, (3) leather barstools, (2) metal bar stools

The furniture is in good condition at this time. Normal wear observed. Expect a full useful life. Best to replace all of the pieces at the same time in order to maintain a uniform appearance.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 22,000

Worst Case: \$ 34,000

Cost Source: AR Cost Database

**Comp #: 398 Furniture: Patio - Replace**

**Quantity: Lump Sum Allowance**

Location: Exterior of Welcome Center

Funded?: Yes.

History:

Comments: The Patio Furniture at the Welcome Center consisted of approximately the following pieces: (3) wood coffee tables, (8) metal arm lounge chairs, (4) fabric arm lounge chairs, (7) small vinyl barrel chairs, (1) metal coffee table, and (2) drink tables.

Fair condition: Patio furniture determined to be in fair condition typically exhibits routine, noticeable signs of wear and age, but appearance is still decent and consistent, acceptable for the standards of the property. Some pieces, especially lounge chairs, tend to show more signs of age at this stage.

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Individual pieces can be replaced as needed each year as an operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces as existing.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 10,000

Worst Case: \$ 21,000

Cost Source: AR Cost Database

**Comp #: 601 Carpeting - Replace**

**Quantity: ~ 80 GSY**

Location: Sales Offices

Funded?: Yes.

History:

Comments: Fair condition: Carpeting determined to be in fair condition typically exhibits light to moderate signs of age, such as fraying, stains and fading. Deterioration may be more noteworthy at higher-traffic areas.

As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standards. Based on evident conditions, original installation, and project history provided by the client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:  
12 years

Remaining Life:  
6 years



Best Case: \$ 7,200

Worst Case: \$ 9,300

Cost Source: AR Cost Database

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

**Quantity: ~ 1,230 GSF**

Location: Office at back of the house at the Welcome Center

Funded?: Yes.

History:

Comments: Good condition: The vinyl floors are determined to be in good condition. No premature deterioration or damage noted. The surfaces are clean and are aging normally at this time.

Aesthetic value of this type of flooring is generally lower, so condition determination is based primarily on physical condition unless otherwise noted. Higher priority for aesthetics should be considered if area is accessed by residents and guests of the property. Inspect regularly, repair any damaged areas and clean using operating/maintenance budget. Although vinyl flooring should have a very long useful life in this application, comprehensive replacement should eventually be expected to maintain good standards in the common areas. Costs can vary based on quality and style of flooring selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 11,000

Worst Case: \$ 17,000

Cost Source: AR Cost Database

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**Comp #: 603 Flooring: Tile - Replace**

**Quantity: ~ 3,330 GSF**

Location: Main Area, Sales Area, and Restrooms.

Funded?: Yes.

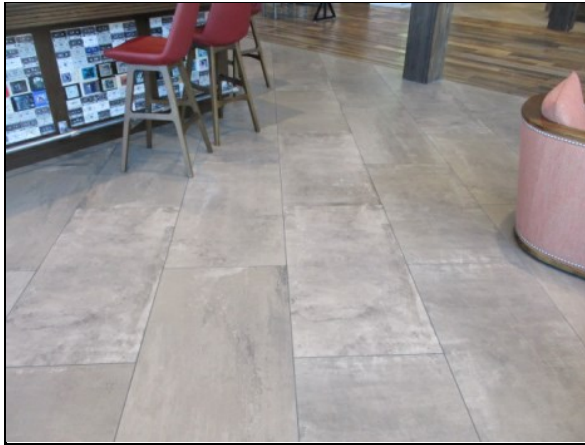
History:

Comments: Good condition: Interior tile flooring determined to be in good condition typically exhibits little to no significant wear. Few or no cracks, and style is still appropriate and upholding the aesthetic standards of the property.

As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:  
24 years

Remaining Life:  
18 years



Best Case: \$ 37,000

Worst Case: \$ 74,000

Cost Source: AR Cost Database

**Comp #: 604 Flooring: Wood - Replace**

**Quantity: ~ 785 GSF**

Location: Area between Main Area and Sales Area

Funded?: Yes.

History:

Comments: Wood flooring determined to be in good condition typically exhibits little to no signs of physical deterioration. Smooth, consistent and attractive appearance.

In most cases, periodic sanding/refinishing is expected to be completed as needed and is generally considered to be an Operating expense. In most cases, multiple sanding/refinishing projects will eventually wear down thickness of the flooring to the point where refinishing is no longer a viable option. Thus, at longer intervals, wood flooring may eventually be replaced due to wear and deterioration, as well as for aesthetic changes in the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:  
24 years

Remaining Life:  
18 years



Best Case: \$ 11,000

Worst Case: \$ 17,000

Cost Source: AR Cost Database

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**Comp #: 901 Appliances - Partial Replace**

**Quantity: Lump Sum Allowance**

Location: Main Area and Office Area of Welcome Center

Funded?: Yes.

History:

Comments: Main Area Appliances consisted of the following: (1) Summit AL 57G beverage refrigerator, and (2) True Bev TUG-40G-LP-F0D01 beverage refrigerators.

Office Area Appliances consisted of the following: (1) Ice-O-Matic icemaker, (1) standard kitchen refrigerator, (1) water dispenser, (1) dish washer, (1) microwave, (1) True T-49-71C refrigerator, and (1) popcorn maker.

Individual appliances were not tested during inspection, and are assumed to be in functional operating condition. Useful life can vary greatly depending on quality, level of use, maintenance, etc. Minimal or no subjective/aesthetic value for commercial kitchen appliances. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar appliances, and assuming normal amount of usage and good preventive maintenance. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances. Costs shown here include replacement of all appliances at one time.

Useful Life:  
12 years

Remaining Life:  
6 years



Best Case: \$ 10,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

**Comp #: 909 Restrooms - Refurbish**

**Quantity: (2) Restrooms**

Location: Main area of Welcome Center

Funded?: Yes.

History:

Comments: Restrooms consisted of approximately the following: 28 GSF of quartz countertops, 350 GSF of wall tiling, (4) sinks, (4) mirrors, (6) wall lights, (4) toilets/urinals, and (4) paper towel dispensers. Other finishes accounted for in tile flooring, and paint components respectively

Good condition: Bathrooms determined to be in good condition typically exhibit clean, attractive countertops (and cabinetry, if present). Fixtures all appear to be functional and in good aesthetic condition. Flooring and wall finishes show only minor, routine signs of wear and age. Overall, appearance and design aesthetic is good and appropriate for the standards of the community.

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, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:  
24 years

Remaining Life:  
18 years



Best Case: \$ 41,000

Worst Case: \$ 62,000

Cost Source: AR Cost Database

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**Comp #: 913 Office - Remodel/Refurnish**

**Quantity: Lump Sum Allowance**

Location: Back of the house at the Welcome Center

Funded?: Yes.

History:

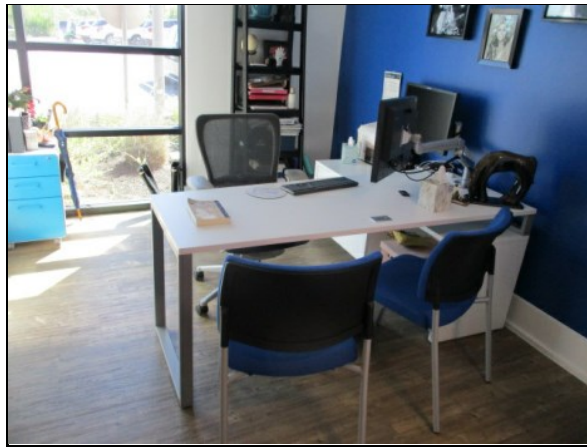
Comments: The Office consisted of approximately the following: 20 GSF of quartz countertops, 24 LF of cabinetry, 124 GSF of laminate countertops, (2) dinner tables, (8) dining chairs, (1) sink, (9) workstations having two monitors and one desktop at each, (9) office chairs, (6) privacy dividers, and assorted maps and artworks hanging on the walls.

Good condition: Offices determined to be in good condition typically exhibit a coordinated, attractive design aesthetic, with adequate quantity and sizes of workspaces for staff members. FF&E appears to be in good physical condition and appropriate for the standards of the property.

Periodic office remodeling is prudent in order to maintain an attractive, functional workspace for personnel. Typical projects often include replacement of room finishes and furnishings, and may also include replacement of IT equipment, phones, office supplies, storage units, etc. Life estimates can vary greatly depending on level of use and preferences of Client. If the office is used as a "public" area for hosting potential buyers and other important visitors, remodeling should be a high priority. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on any new information obtained and conditions evident at that time.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 30,000

Worst Case: \$ 37,000

Cost Source: AR Cost Database

**Comp #: 913 Sales Offices - Remodel/Refurnish**

**Quantity: Lump Sum Allowance**

Location: Front of Welcome Center

Funded?: Yes.

History:

Comments: The Sales Office consisted of approximately the following: (5) workstations, (6) desks, (10) office chairs, (7) ceiling lights, (22) photographic artworks, and (10) conference chairs.

Offices determined to be in good condition typically exhibit a coordinated, attractive design aesthetic, with adequate quantity and sizes of workspaces for staff members. FF&E appears to be in good physical condition and appropriate for the standards of the property.

Please refer to the prior component (#913) in this series for more general information and commentary on office remodeling. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 41,000

Worst Case: \$ 62,000

Cost Source: AR Cost Database

**Comp #: 929 Fixtures/Furnishings/Eqmt – Replac**

**Quantity: Lump Sum Allowance**

Location: Interior of Welcome Center

Funded?: Yes.

History:

Comments: The Welcome Center Furnishings and Fixtures consisted of approximately the following: a 39 LF bar, 94 GSF of wood countertops, a 16 LF bar, 134 GSF of quartz countertops, 49 LF of cabinetry, (3) benches made from rear of antique cars having leather seats and (2) drive in movie theater speakers, (1) nine-panel TV, (1) large metal sign, (1) large cubicle with promotional areas, (4) decorative metal panels, (150) recessed lights and (3) promotional walls.

Fixtures, furnishings, and equipment (FF&E) determined to be in good condition typically are in good physical condition, and represent an appropriate, consistent aesthetic style for the standards of the property.

Individual fixtures, furnishings, and/or equipment (FF&E) pieces should be repaired/replaced as needed by the Client. Based on evident conditions and/or information provided during this engagement, this component represents a “supplemental” allowance for replacement/refurbishment of interior FF&E in order to maintain a desirable aesthetic in the common areas. Remaining useful life shown below is based on consideration of asset conditions as well as Client replacement history. Costs of replacement can vary greatly depending the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Moving forward, the Client should track and report all replacement expenditures related to this component. This component should then be re-evaluated during future Reserve Study Updates based on the most current information available at that time.

Useful Life:  
24 years

Remaining Life:  
18 years



Best Case: \$ 90,000

Worst Case: \$ 130,000

Cost Source: AR Cost Database

**Comp #: 1110 Interior Surfaces - Repaint/Stain**

**Quantity: ~ 14,600 GSF**

Location: Various interior rooms within the Welcome Center

Funded?: Yes.

History:

Comments: Includes: 8,700 GSF of painted surfaces and 5,940 GSF of wood surfaces.

Interior areas determined to be in good condition typically exhibit few significant marks, scuffs or other aesthetic concerns. Color is consistent and compatible with other finishes/furnishings and maintaining good standards in the common areas.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:  
12 years

Remaining Life:  
6 years



Best Case: \$ 16,000

Worst Case: \$ 21,000

Cost Source: AR Cost Database

## MEP - WELCOME CENTER

### Comp #: 303 HVAC: Packaged Systems - Replace

Quantity: (2) Units

Location: Rooftop of building

Funded?: Yes.

History:

Comments: Manufacturer: York

Tonnage: 25

M/N: ZF300S30B2A1AAA1A2

S/N: N1K7107366

Manufacturer: York

Tonnage: 25

M/N: ZF300S30D2A1AAA1A2

S/N: N1K7107371

When exact replacement date is unknown or unreported, age of the system is derived by manufacturer's serial number or date shown on equipment unless otherwise noted. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, there is funding for a system with the same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future reserve study updates.

Useful Life:

15 years

Remaining Life:

5 years



Best Case: \$ 100,000

Worst Case: \$ 160,000

Cost Source: AR Cost Database

**Comp #: 803 Water Heater - Replace**

**Quantity: (1) Water Heater**

Location: Utility closet

Funded?: Yes.

History:

Comments: Capacity: 50 gal

M/N: PVN05040200

S/N: 175018532131

The water heater was intact and functional. No signs of corrosion or leakage at this time. No reported issues.

Useful Life:  
15 years

Remaining Life:  
8 years



Best Case: \$ 6,200

Worst Case: \$ 10,000

Cost Source: AR Cost Database

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## INDOOR AND OUTDOOR POOLS

**Comp #: 105 Floors - Waterproof**

**Quantity: ~ 921 GSF**

Location: Pool Equipment Room

Funded?: No. Too small for Reserve designation.

History:

Comments: Fair Condition: The floors are determined to be in fair condition at this time

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 105 Sun Deck: Coated - Resurface**

**Quantity: ~ 2,430 GSF**

Location: Indoor pool deck

Funded?: Yes.

History:

Comments: This component refers to the eventual need to completely resurface decking systems, typically required after multiple finish coats have been applied, or in cases of advanced deterioration. Timeline for complete resurfacing may sometimes be prolonged, but at longer intervals, most decking systems/membranes should be completely stripped/removed to expose bare substrate, which should then be repaired or re-sloped as needed. Once structure is deemed to be in good condition, waterproofing system should be applied by trained professionals in accordance with manufacturer's specifications. If not resurfaced or replaced with a new system, water penetration can damage the building structure. We generally recommend consulting with a structural engineer or waterproofing specialist to help define a comprehensive scope of work before obtaining bids.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 16,000

Worst Case: \$ 26,000

Cost Source: AR Cost Database

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**Comp #: 109 Decking: Trex - Replace**

**Quantity: ~ 684 GSF**

Location: Pool Deck

Funded?: Yes.

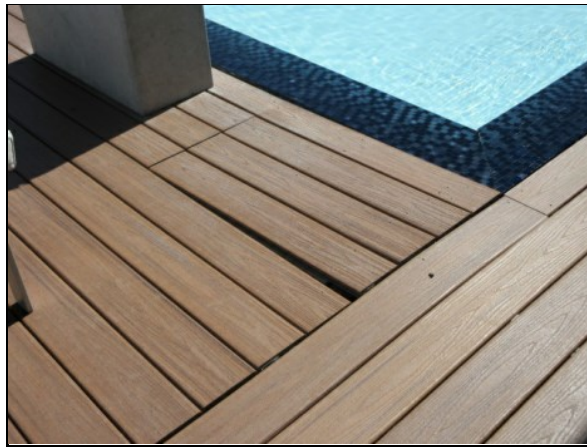
History:

Comments: Fair condition: Trex decking determined to be in fair condition typically exhibits some color fading and inconsistency, with minor, isolated locations showing signs of advanced wear. Heaving is present in isolated areas.

Due to evident materials during inspection, this component refers to future resurfacing/replacement projects for elevated exterior decks. Composite decking is typically a long-lived component intended to last the life of the deck framework, so replacement of both the decking and framework is included here. Our inspection is visual only and limited to accessible areas, and does not incorporate any intensive structural evaluation. Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals including some or all components of structural framework. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and costs can wildly vary based on the prescribed scope of reconstruction work. Thus, we strongly recommend consulting with a qualified engineer or contractor to properly determine existing conditions, replacement timeline, and required scope of work. Life and cost estimates shown here are intended for budgeting purposes only, and may need to be re-evaluated in light of any more thorough analysis or other outside information provided by the Client during future Reserve Study updates.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 16,000

Worst Case: \$ 21,000

Cost Source: AR Cost Database

**Comp #: 110 Decking: Pool - Repair**

**Quantity: 10% of ~ 10,400 GSF**

Location: Indoor and Outdoor Pools

Funded?: Yes.

History:

Comments: Funding for 10% or 2,080 GSF of the total pool deck areas.

Fair condition: Deck surfaces determined to be in fair condition typically exhibit level walking surfaces, but with some minor to moderate signs of age, such as cracking, ponding water, and lifting and/or settling. Overall appearance is acceptable but noticeably diminishing.

Decks should be inspected and cleaned regularly as part of the Client's Operating budget. Any safety hazards (such as large cracking, exposed metal, trip hazards, lifting, etc.) should be repaired immediately. Unless otherwise noted, funding recommendations assume repair or replacement with similar decking as currently in place. Funding recommendation may also include an allowance for additional repairs that are often required when these type of projects take place. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 43,000

Worst Case: \$ 64,000

Cost Source: AR Cost Database

**Comp #: 310 Water Softening System - Replace**

**Quantity: (1) System**

Location: Pool building

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Water softening system(s) should be inspected regularly and repaired as-needed by a servicing vendor or maintenance staff to ensure proper function. Softening systems generally protect the association against hard water build-up over long periods of time.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 7,200

Worst Case: \$ 9,300

Cost Source: AR Cost Database

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**Comp #: 345 Lighting: Poles/Bollard - Replace**

**Quantity: (59) Fixtures**

Location: Pool Deck

Funded?: Yes.

History:

Comments: Includes: (17) pole lights and (42) bollards.

Good condition: Pole lights determined to be in good condition typically exhibit good surface finishes with only minor, normal signs of wear. Fixtures are intact and clear with no unusual signs of age. Style is consistent and appropriate for local aesthetic standards.

Observed 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 Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:  
25 years

Remaining Life:  
21 years



Best Case: \$ 90,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

**Comp #: 352 Lighting: Interior - Replace**

**Quantity: (34) Fixtures**

Location: Pool Building Interior

Funded?: Yes.

History:

Comments: Includes: (22) large light fixtures, (3) exit fixtures, and (9) smaller indoor fixtures.

Good condition: Interior lights determined to be in good condition typically exhibit little to no signs of physical wear and tear, and style/fixture type is appropriate for the standards of the property.

Light fixtures should be inspected, repaired and bulbs replaced as needed through the Operating budget. Over time, the fixtures will require replacement for either functional or aesthetic reasons. Best practice is to coordinate at same time as other interior projects (especially painting or wallcovering replacement) whenever possible to minimize downtime and maintain consistent aesthetic standard. Timing of replacements is ultimately subjective to the Client. A wide variety of fixture styles is available, and cost can vary significantly based on the fixture chosen for replacement. Unless otherwise noted, cost estimates shown below assume replacement with comparable quality as existing fixtures and are based on our experience with similar properties.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 27,000

Worst Case: \$ 34,000

Cost Source: AR Cost Database

**Comp #: 408 Furniture: Pool Deck - Replace**

**Quantity: (156) Pieces**

Location: Pool area

Funded?: Yes.

History:

Comments: Includes: (40) chaise lounges, (6) pool lounges, (14) drink tables, (1) table, (9) coffee tables, (4) plastic chairs, (4) high tables, (16) high chairs, (36) cushioned chairs, (6) cushioned couches, (4) trash receptacles, and (16) umbrellas with bases.

Fair condition: Pool deck furniture determined to be in fair condition typically exhibits routine, noticeable signs of wear and age, but appearance is still decent and consistent, acceptable for the standards of the property. Some pieces, especially lounge chairs, tend to show more signs of age at this stage.

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Individual pieces can be replaced as needed each year as an Operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces as existing.

Useful Life:  
8 years

Remaining Life:  
4 years



Best Case: \$ 90,000

Worst Case: \$ 130,000

Cost Source: AR Cost Database

**Comp #: 411 Drinking Fountains - Replace**

**Quantity: (2) Fountains**

Location: Walls in Interior Pool Building

Funded?: Yes.

History:

Comments: Good condition: Drinking fountains in good condition are operational with no issues. Best to inspect regularly.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 4,100

Worst Case: \$ 6,200

Cost Source: AR Cost Database

**Comp #: 503 Fencing: Metal - Repair/Repaint**

**Quantity: ~ 1,010 LF**

Location: Pool perimeter

Funded?: Yes.

History:

Comments: Good condition: Metal fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in fair aesthetic condition. There is some surface wear and deterioration.

In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:  
25 years

Remaining Life:  
21 years



Best Case: \$ 41,000

Worst Case: \$ 52,000

Cost Source: AR Cost Database

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**Comp #: 510 Pavilions - Refurbish**

**Quantity: (2) Pavilions; 1,580 GSF**

Location: Pool Area

Funded?: Yes.

History:

Comments: Includes: Metal roofing, 76 LF of gutters, wood soffits, (5) fans, (1) speaker system, (14) up lights and (1) Wi-Fi system.

Good condition: Pavilions determined to be in good condition typically exhibit good, consistent finishes or coatings and all frame members and hardware appear to be strong and sturdy. Appearance is good and upholding aesthetic standards of the development.

As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the structure and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:  
25 years

Remaining Life:  
21 years



Best Case: \$ 41,000

Worst Case: \$ 52,000

Cost Source: AR Cost Database

**Comp #: 803 Water Heater - Replace**

**Quantity: (1) Water Heater**

Location: Fitness center  
Funded?: Yes.  
History: 2020  
Comments: MN: BTH199300  
SN: 2003117852549

System was not tested during the inspection, but is assumed to be functional. Water heater life expectancies can vary greatly depending on level of use, type of technology, amount of preventive maintenance and other factors. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Heater should be inspected and repaired as-needed by servicing vendor or maintenance staff. Even with ongoing maintenance and repairs considered, we recommend that the Client financially prepare to replace at the approximate interval shown below. Remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When evaluating replacements, we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 11,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

**Comp #: 900 Laundry Equipment - Replace**

**Quantity: (1) Washer and (1) Dryer**

Location: Utility Closet

Funded?: No. Too small for Reserve designation.

History:

Comments: Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 909 Restrooms - Refurbish**

**Quantity: (2) Restrooms**

Location: Pool Building Interior

Funded?: Yes.

History:

Comments: Includes: 1,620 GSF of tile surfaces, 3,410 GSF of painted surfaces, (6) sinks, (4) toilets, (2) urinals, (4) partition doors, (2) 12 LF countertops, (2) doors, (3) moveable storage lockers, (10) mirrors, (80) lockers, and (24) lights.

Good condition: Restrooms determined to be in good condition typically exhibit clean, attractive countertops (and cabinetry, if present). Fixtures all appear to be functional and in good aesthetic condition. Flooring and wall finishes show only minor, routine signs of wear and age. Overall, appearance and design aesthetic is good and appropriate for the standards of the community.

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, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:  
24 years

Remaining Life:  
20 years



Best Case: \$ 78,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

**Comp #: 918 Firepit - Refurbish**

**Quantity: (1) Firepit**

Location: Pool area

Funded?: Yes.

History: 2023 Burner Replacemnt for \$2,000.00

Comments: Good Condition: Firepit is determined to be in good condition. Surfaces have minimal wear. There are no reported issues at this time and it is assumed to be in functional condition.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 9,000

Worst Case: \$ 13,000

Cost Source: AR Cost Database

**Comp #: 1107 Fencing: Metal - Paint/Refurbish**

**Quantity: ~ 1,010 LF**

Location: Perimeter of pool area

Funded?: Yes.

History:

Comments: Good condition: Metal fencing determined to be in good condition typically exhibits a uniform coating or surface finish without any noticeable corrosion or rust. Color and appearance is consistent over most/all areas.

Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 9,000

Worst Case: \$ 13,000

Cost Source: AR Cost Database

**Comp #: 1110 Interior Surfaces - Repaint**

**Quantity: ~ 12,000 GSF**

Location: Pool Building Interior Surfaces

Funded?: Yes.

History:

Comments: Includes: 3,140 GSF of painted surfaces and 8,830 GSF of wood surfaces.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 16,000

Worst Case: \$ 26,000

Cost Source: AR Cost Database

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**Comp #: 1202 Pools - Replaster/Retile**

**Quantity: ~ 7,800 GSF**

Location: Pool area

Funded?: Yes.

History: Indoor pool; drain and fill and new filters \$30,000

Comments: Outdoor pool is approximately 3,100 GSF footprint area with 250 waterline/perimeter length. Depth ranges from 3' 0" to 5' 0".

Indoor pool is approximately 2,800 GSF footprint area with 212 waterline/perimeter length. Depth ranges from 3' 6" to 5' 0".

Fair condition: Swimming pools determined to be in fair condition typically exhibit some color fade/discoloration, and roughening of the surface, often more noticeable in the shallow areas and/or at steps. Waterline tiles are in fair condition. Generally believed to be aging normally.

Minor repairs and routine cleaning/maintenance should be considered an Operating expense. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 90,000

Worst Case: \$ 110,000

Cost Source: AR Cost Database

**Comp #: 1203 Spa - Replaster/Retile**

**Quantity: (1) Spa; 405 GSF**

Location: Pool area

Funded?: Yes.

History:

Comments: Spa has a 214 GSF footprint area with a 63 waterline perimeter. Depth is 3'0".

Fair condition: Spas determined to be in fair condition typically exhibit some color fade/discoloration, and roughening of the surface, often more noticeable in the shallow areas and/or at steps. Waterline tiles are in fair condition. Generally believed to be aging normally.

Minor repairs and routine cleaning/maintenance should be considered an Operating expense. Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily. Whenever possible, both the pool and spa should be done at the same time to achieve better pricing and minimize downtime. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed.

Comparable conditions as noted in prior component details for swimming pool. Resurfacing should be scheduled for the same time.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 8,300

Worst Case: \$ 12,000

Cost Source: AR Cost Database

**Comp #: 1207 Pool/Spa Filters - Replace**

**Quantity: (7) Filters**

Location: Pool/spa equipment area; enclosed

Funded?: Yes.

History:

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Minimal or no subjective/aesthetic value for pool and spa equipment and useful life is based primarily on normal expectations for service/performance life in this location. Life expectancy can vary depending on location, as well as level of use and preventive maintenance. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with similar filter types/sizes as existing.

Useful Life:  
16 years

Remaining Life:  
12 years



Best Case: \$ 23,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

**Comp #: 1209 Chemical Controllers - Replace**

**Quantity: (3) Controllers**

Location: Pool Equipment Rooms

Funded?: Yes.

History:

Comments: Includes: (4) chemical pumps, (3) chemical controllers.

The chemical controllers were not tested during inspection, but are assumed to be functional. No reported issues at this time. Funding has been provided for the periodic replacement of control panels and motors following roughly the schedule below.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 8,300

Worst Case: \$ 12,000

Cost Source: AR Cost Database

**Comp #: 1210 Pool/Spa Pumps - Replace**

**Quantity: (6) Pumps**

Location: Pool equipment Rooms

Funded?: Yes.

History:

Comments: Pumps should be inspected regularly for leaks and other mechanical problems. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost shown is based on replacement with the same types/sizes, and may include a small allowance for new piping, valve replacements, and other repairs to be conducted as needed.

Useful Life:  
8 years

Remaining Life:  
4 years



Best Case: \$ 16,000

Worst Case: \$ 21,000

Cost Source: AR Cost Database

**Comp #: 1214 Pool Mastic - Replace**

**Quantity: (2) Pools**

Location: Pool Decks

Funded?: Yes.

History:

Comments: Poor Condition: Pool mastic determined to be in poor condition. There was heavy deterioration on a good portion of the mastic on both the outdoor and indoor pool decks.

Pool decking joints need to be resealed on a regular basis in order to prevent water from penetrating subterranean concrete surfaces and causing decking sloping, cracking, etc. Re-sealing projects should be incorporated with larger pool projects in order to receive better economies of scale and to limit downtime with pool closures.

Useful Life:  
4 years

Remaining Life:  
0 years



Best Case: \$ 5,200

Worst Case: \$ 10,000

Cost Source: AR Cost Database

**Comp #: 1215 Pool Coping - Replace**

**Quantity: ~ 722 LF**

Location: Perimeter of Pools

Funded?: Yes.

History:

Comments: Fair Condition: Pool coping was determined to be in fair condition. There is some wear and fading of the coping. There also is some mold buildup along the coping.

Pool coping is generally a long life component that will require minimal maintenance over the years. Pool coping materials and costs can vary, but it is appropriate to fund for eventual replacement of the coping surfaces. Coping areas can develop cracks, which can lift and cause trip hazards. The typical concrete composed materials can often get stained and discolored over time so funding for periodic replacements ensure that aesthetics are met at the pool area. Timing for completion of this project should occur in coordination with every other pool replastering project unless specified here.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 28,000

Worst Case: \$ 36,000

Cost Source: AR Cost Database

**Comp #: 1216 Pool/Spa Heaters - Replace**

**Quantity: (3) Heaters**

Location: Pool equipment Rooms

Funded?: Yes.

History: 2019

Comments: MN: CR407AENCASME

SN: 1909495153 / 1909495150 / 1905489280

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Useful life is based primarily on normal expectations for service/performance life in this location. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 19,000

Worst Case: \$ 23,000

Cost Source: AR Cost Database

**Comp #: 1220 Pool/Spa ADA Lifts - Replace**

**Quantity: (2) Lifts**

Location: Pool area

Funded?: Yes.

History:

Comments: ADA lifts should be inspected regularly to ensure proper function and safe conditions. Make minor repairs and replace individual parts as needed as an Operating expense. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with a similar type/size lift as existing.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 10,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

**Comp #: 1807 Space Heaters - Replace**

**Quantity: (18) Heaters**

Location: Indoor pool areas

Funded?: Yes.

History:

Comments: Space heaters were not tested during inspection. Assumed to be in working order with no issues. Expect a full useful life.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

**Comp #: 1850 Window Dampers - Replace**

**Quantity: (4) Dampers**

Location: Upper elevations of pool area

Funded?: Yes.

History:

Comments: The pool dampers were not tested during the inspection but have been reported to be in need of replacement. Best to re-evaluate during future reserve study updates.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 8,300

Worst Case: \$ 12,000

Cost Source: Estimate Provided by Client

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## THE MIX

**Comp #: 114 Railings: Metal - Replace**

**Quantity: ~ 970 LF**

Location: Throughout the Mix

Funded?: Yes.

History:

Comments: Poor condition: Deck railings determined to be in poor condition typically exhibit moderate to advanced physical wear, have become loose or possibly unstable in areas, and/or are otherwise in poor aesthetic condition. Further inspection may be warranted. Structure is good but the railings need to be repainted.

Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance, inspect regularly to ensure safety/stability and repair promptly as needed using general operating/maintenance funds. The useful life of railings will vary based on construction material, continued maintenance/repairs, and exposure to the elements. Life expectancy is typically lower in harsher climates (such as coastal locations). For older properties, replacement may also be warranted if pickets are spaced greater than 4" apart, as these are no longer compliant with current building codes for safety reasons. Remaining useful life shown below is based on consideration of Client location, installation/replacement dates, evident conditions, and/or other information provided during this engagement. Unless otherwise noted, costs shown are based on replacement with a similar material and style of existing railings. However, if the Client chooses to upgrade or replace with a different style, costs may be substantially different. Any new information about changes in style should be incorporated into future Reserve Study updates as applicable.

Useful Life:  
30 years

Remaining Life:  
24 years



Best Case: \$ 54,000

Worst Case: \$ 76,000

Cost Source: AR Cost Database

**Comp #: 402 Sun Shades: IH - Replace**

**Quantity: (2) Shades; ~ 735 GSF**

Location: Near Independence Hall

Funded?: Yes.

History: Replaced in 2023 for \$6,500

Comments: Good condition: Shade/Canopy structure determined to be in good condition typically exhibit few or no significant signs of wear or age. Color is bright and consistent, and all attachments and hardware are in good, serviceable condition.

Shade/Canopy should be inspected, cleaned and repaired as needed on a regular basis to preserve good aesthetic condition. In many cases, framework/structure can be repaired and painted if needed to prolong useful life, sometimes indefinitely. Ensure that anchor points and hardware are in good condition, and take note of any recommendations for removal during high winds or storms.

Useful Life:  
10 years

Remaining Life:  
7 years



Best Case: \$ 7,200

Worst Case: \$ 9,300

Cost Source: Client Cost History

**Comp #: 402 Sun Shades: Pickleball - Replace**

**Quantity: ~ 10,800 GSF**

Location: Pickleball Courts

Funded?: Yes.

History: Installed in 2023

Comments: Good condition: Shade or canopy structures determined to be in good condition typically exhibit few or no significant signs of wear or age. Color is bright and consistent, and all attachments and hardware are in good, serviceable condition.

Canopy should be inspected, cleaned and repaired as needed on a regular basis to preserve good aesthetic condition. In many cases, framework/structure can be repaired and painted if needed to prolong useful life, sometimes indefinitely. Ensure that anchor points and hardware are in good condition, and take note of any recommendations for removal during high winds or storms.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 100,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

**Comp #: 404 Furniture: Patio - Replace**

**Quantity: Lump Sum Allowance**

Location: Furniture at exterior of Independence Hall, not belonging to the Café.

Funded?: Yes.

History:

Comments: Patio furniture consisted of approximately the following pieces: (8) metal lounge chairs, (5) vinyl lounge chairs, (1) 12' diameter fire pit, (8) fabric lounge chairs, (6) wood drink tables, (2) coffee tables, (1) umbrella, (1) bench, (2) sofas, (3) space heaters, and (1) 19' x 3' fire pit that was 2' tall.

Outdoor Café Furniture consisted of approximately the following pieces: (1) built in table, (5) built in bar stools, (20) wicker bar height chairs, (2) wood framed bar height tables, (2) wood framed metal top tables, (16) wicker dining chairs, (4) café tables, and (8) dining chairs.

The furniture is in fair condition. Normal wear and aging observed. No damage or abuse.

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 41,000

Worst Case: \$ 62,000

Cost Source: AR Cost Database

**Comp #: 404 Furniture: Recreation - Replace**

**Quantity: Lump Sum Allowance**

Location: Furniture at Pickleball Courts and around the Bocce Ball Courts

Funded?: Yes.

History:

Comments: Includes: 16 LF of cabinetry, (4) ceiling fans, (3) side tables, (2) coffee tables, (4) wicker chairs, (2) wicker sofas, (20) dining chairs, (4) umbrellas, and (5) benches were counted during inspection.

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 26,000

Worst Case: \$ 31,000

Cost Source: AR Cost Database

**Comp #: 411 Drinking Fountain - Replace**

**Quantity: (2) Fountains**

Location: Pickleball Courts

Funded?: Yes.

History:

Comments: Good condition: Drinking fountains in good condition are operational with no issues. Best to inspect regularly.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 5,200

Worst Case: \$ 8,300

Cost Source: AR Cost Database

**Comp #: 510 Pavilions - Refurbish**

**Quantity: (3) Pavilions; 1,580 GSF**

Location: Bocce Ball Court

Funded?: Yes.

History:

Comments: Includes: (1) 1,120 GSF pavilion at the pickleball courts and (1) 463 GSF pavilion at the bocce ball courts. The pavilions are constructed with a metal frame, wood soffits, and a metal roof.

Good condition: Pavilions determined to be in good condition typically exhibit good, consistent finishes or coatings and all frame members and hardware appear to be strong and sturdy. Appearance is good and upholding aesthetic standards of the development.

As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the structure and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:  
25 years

Remaining Life:  
21 years



Best Case: \$ 41,000

Worst Case: \$ 52,000

Cost Source: AR Cost Database

**Comp #: 914 Comfort Station - Renovate**

**Quantity: Lump Sum Allowance**

Location: The Mix adjacent to golf course

Funded?: Yes.

History:

Comments: Includes: 600 GSF of finished space and roofing, (2) restrooms; 210 GSF of tile surfaces, 1,600 GSF of painted surfaces, (3) toilets, (1) urinal, (2) sinks, (2) hand dryers, (5) doors, (10) lights, (1) drinking fountain, 80 LF of handrails, and (1) exhaust fan on the roof.

The building is in good condition at this time. Comfort station materials typically have an extended useful life. However, many clients choose to remodel the comfort station at the interval below for aesthetic updating. This may include replacement (or addition) of cabinets, countertops, lighting, flooring, lighting, etc. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

**Comp #: 1107 Railings: Metal - Paint/Refurbish**

**Quantity: ~ 970 LF**

Location: Railings

Funded?: Yes.

History:

Comments: Varying condition: Metal fencing determined to be in varying condition typically exhibits a finish coat or surface which is mostly uniform but exhibits minor to moderate corrosion or rust. Coloring may be faded but is still mostly consistent.

Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Metal fencing should be painted at the interval shown here in order to inhibit (or delay) onset of rust/corrosion, promote a strong aesthetic standard, and prevent/minimize costly repairs. Costs can vary greatly depending on existing conditions of fencing, which will dictate the amount of repair and prep work required. Thus, this component should be re-evaluated during future reserve study updates based on the most current conditions and information available at that time.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 8,300

Worst Case: \$ 12,000

Cost Source: AR Cost Database

**Comp #: 1604 Pickleball Courts (2018)- Resurface**

**Quantity: (8) Courts; 19,000 GSF**

Location: Pickleball Courts

Funded?: Yes.

History:

Comments: Fair condition: Pickleball courts determined to be in fair condition typically exhibit routine, minimal to moderate wear and tear, including fading and roughening of court surface. Cracking may be sporadic at this stage but does not pose any trip hazards or impediments to play.

Inspect courts regularly and locally repair as needed within the annual Operating budget. Maintenance projects such as pressure-washing should also be considered as Operating expense. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Based on evident conditions and/or past project history provided during this engagement, we recommend that the Client plan to repair and re-coat/resurface the courts at the approximate interval shown below.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 27,000

Worst Case: \$ 32,000

Cost Source: AR Cost Database

**Comp #: 1604 Pickleball Courts (2023)- Resurface**

**Quantity: (10) Courts; 23,800 GSF**

Location: Pickleball Courts

Funded?: Yes.

History:

Comments: Good condition: Pickleball courts determined to be in good condition typically exhibit smooth and consistent texture and good coloring with high contrast of playing lines. Drainage appears to be adequate and overall appearance is good. Minor fading and cracking.

Please refer to the prior component (#1604) in this series for more general information and commentary on tennis court re-coating. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 34,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

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**Comp #: 1608 Chain Link Fence (2018) - Replace**

**Quantity: ~ 495 LF**

Location: Perimeter of Pickleball Courts

Funded?: Yes.

History:

Comments: Good condition: Chain-link fencing determined to be in good condition typically exhibit tight fabric and stable, upright posts. If present, vinyl coating on links is thick and providing good protection. No observed or reported concerns with appearance and curb appeal.

Pickleball court fencing should have a long life expectancy assuming proper design and installation, lack of vandalism/abuse, etc. Vinyl-coated chain link fences normally have a longer life expectancy and are more attractive than those without. Gates and locks should be inspected and repaired as needed as an Operating expense in order to restrict access (if desired) to the pickleball court. Based on evident conditions, repair/replacement history provided by the Client, and/or original installation date, comprehensive replacement (including framework) is recommended at the approximate interval shown below. Best practice is to coordinate replacement with other major projects, such as court resurfacing, lighting replacement, etc. Costs shown here are based on complete replacement of mesh/fabric as well as poles/framework.

Useful Life:  
28 years

Remaining Life:  
22 years



Best Case: \$ 21,000

Worst Case: \$ 31,000

Cost Source: AR Cost Database

**Comp #: 1608 Chain Link Fence (2023) - Replace**

**Quantity: ~ 725 LF**

Location: Perimeter of Pickleball Courts

Funded?: Yes.

History:

Comments: Good condition: Chain-link fencing determined to be in good condition typically exhibit tight fabric and stable, upright posts. If present, vinyl coating on links is thick and providing good protection. No observed or reported concerns with appearance and curb appeal.

Please refer to the prior component (#1608) in this series for more general information and commentary on tennis fencing replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:  
28 years

Remaining Life:  
27 years



Best Case: \$ 33,000

Worst Case: \$ 41,000

Cost Source: AR Cost Database

**Comp #: 1618 Windscreens - Replace**

**Quantity: ~ 1,220 LF**

Location: Perimeter of Pickleball Courts

Funded?: Yes.

History:

Comments: Funding provided to replace 50% or 610 LF of the windscreens.

Fair condition: Windscreens determined to be in fair condition typically exhibit some color fading and fraying/weathering of material, becoming more brittle over time, especially in areas most exposed to sunlight and weather. There are also spots of isolated tearing.

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 5,200

Worst Case: \$ 7,200

Cost Source: AR Cost Database

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**Comp #: 1620 Court Lighting - Replace**

**Quantity: Lump Sum Allowance**

Location: Pickleball Courts

Funded?: Yes.

History: (16) installed in 2023

Comments: Includes: (24) single fixtures and (4) double fixtures.

Good condition: Sport court lights determined to be in good condition typically exhibit good appearance with little to no rusting or noteworthy wear at poles, arms and fixtures. Consistent appearance at all lights and appear to be adequately sized and positioned for the needs of the property.

Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed through the Operating budget. Best to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance. Based on evident conditions, repair/replacement history provided by the Client, and/or original installation date, comprehensive replacement is recommended at the approximate interval shown below. In most cases, best practice is to coordinate replacement with other sport court projects, such as court resurfacing, rebuilding, and/or fencing replacement. Unless otherwise noted, cost estimates shown below assume replacement with similar type, quality, and quantity as existing.

Useful Life:  
25 years

Remaining Life:  
21 years



Best Case: \$ 100,000

Worst Case: \$ 156,000

Cost Source: AR Cost Database

**Comp #: 1621 Bocce Ball Courts – Resurface**

**Quantity: (6) Bocce Ball Courts**

Location: Amenity Area between Independence Hall and Grand Central

Funded?: Yes.

History:

Comments: (6) Synthetic turf courts; ~ 720 GSF each.

Good condition: Bocce ball courts determined to be in good condition typically exhibit thick, adequate gravel or other material for playing surface, along with sturdy, intact perimeter framework/border to keep balls in play. No unusual concerns or impediments to play noted, and curb appeal is appropriate for the property.

Bocce courts should be inspected periodically for trip hazards, drainage concerns or other problems. Life expectancy assumes normal amount of usage and good care and maintenance. Unless otherwise noted, remaining useful life expectancy is based primarily on last resurfacing date, manufacturer and vendor recommendations and our experience with comparable courts. Costs shown here assume courts will be resurfaced/replaced with same materials as currently in place unless otherwise noted. Costs may also include allowances for additional features (if present) such as benches, lights, scoreboards, etc.

Useful Life:  
8 years

Remaining Life:  
1 years



Best Case: \$ 52,000

Worst Case: \$ 72,000

Cost Source: Estimate Provided by the Client

**Comp #: 1623 Horseshoe Pits - Refurbish**

**Quantity: (4) Pits**

Location: The mix

Funded?: No. Too small for Reserve designation.

History:

Comments: The pits are in good condition at this time.

In general, costs related to this component are expected to be included in the Client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1634 Putting Green Turf - Replace**

**Quantity: ~ 9,860 GSF**

Location: Throughout The Mix

Funded?: Yes.

History:

Comments: Fair condition: Putting/practice greens determined to be in fair condition typically exhibit some routine wear and tear to turf surface, but no unusual or advanced concerns. Drainage appears to be adequate. Serviceable condition. Local areas of root growth are observed through the surface.

Putting greens should be inspected regularly for trip hazards, rips, tears, etc. Adequate drainage is imperative and green should be inspected closely following heavy rainfall for sections of slow or inconsistent drainage. Holes should be cleaned periodically and inspected for vegetation growth, debris buildup, etc. Based on evident conditions and/or cost history provided during this engagement, we recommend resurfacing or replacement at the approximate interval shown below. Unless otherwise noted, cost estimates shown below assume replacement with similar quantity and material as existing.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 110,000

Worst Case: \$ 170,000

Cost Source: AR Cost Database

**Comp #: 1649 Bridge: Pedestrian -Inspect/Refurb**

**Quantity: (2) Bridges**

Location: Walkway near Bocce Ball Courts

Funded?: Yes.

History:

Comments: Good condition: Deck surfaces determined to be in good condition typically exhibit level walking surfaces with little to no significant signs of wear, age or damage. Material is not cracked, splintering or warped and any exposed hardware is free from abnormal wear and is not lifting out of place or posing safety hazards. If present, handrails are level and sturdy with no obvious safety issues. Appearance is generally consistent and attractive, and upholding the local aesthetic standards of the development.

Bridges should be inspected, cleaned, and repaired regularly as part of the Client's Operating budget. Any safety hazards (such as lifting boards, splintering, trip hazards, lifting nails/screws, etc.) should be repaired immediately. Depending on the material used, useful life can sometimes be prolonged by using sealers or other coatings to provide additional protection from the elements. Funding recommendation shown below assumes replacement of decking and handrails (if present), and may include an allowance for additional repairs that are often required when these types of structures are resurfaced. Unless otherwise noted, funding recommendations also assume replacement with similar decking as currently in place. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 16,000

Worst Case: \$ 21,000

Cost Source: AR Cost Database

**Comp #: 1704 Water Fountain - Refurbish**

**Quantity: (1) Fountain**

Location: Adjacent to independence hall

Funded?: Yes.

History:

Comments: The fountain was not at the time of inspection, no reported issues.

All water features should be inspected routinely for leaks and mechanical problems. This component represents a general allowance for inspection, waterproofing, repair/refurbishment, etc. Interior finishes should be regularly cleaned and sealed to ensure good appearance and watertight surface. Repairs/replacement of drains, lighting, pumps, filters, etc. should be included as needed.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 9,000

Worst Case: \$ 13,000

Cost Source: AR Cost Database

## GRAND CENTRAL

**Comp #: 109 Decking: Trex - Replace**

**Quantity: ~ 2,370 GSF**

Location: Deck at Grand Central Amenity Area

Funded?: Yes.

History:

Comments: Includes: 2,370 GSF of trex decking and 75 LF of steel cable railing inside of wood.

Fair condition: Trex decking determined to be in fair condition typically exhibit some color fading and inconsistency, with minor, isolated locations showing signs of advanced wear. Heaving in isolated areas is present.

Due to evident materials during inspection, this component refers to future resurfacing/replacement projects for elevated exterior decks. Composite decking is typically a long-lived component intended to last the life of the deck framework, so replacement of both the decking and framework is included here. Our inspection is visual only and limited to accessible areas, and does not incorporate any intensive structural evaluation. Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals including some or all components of structural framework. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and costs can wildly vary based on the prescribed scope of reconstruction work. Thus, we strongly recommend consulting with a qualified engineer or contractor to properly determine existing conditions, replacement timeline, and required scope of work. Life and cost estimates shown here are intended for budgeting purposes only, and may need to be re-evaluated in light of any more thorough analysis or other outside information provided by the Client during future Reserve Study updates.

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

**Comp #: 303 HVAC: Split Systems - Replace**

**Quantity: (2) Units**

Location: Adjacent to Grand Central Amenity Area

Funded?: Yes.

History:

Comments: Manufacturer: Carrier

Tonnage: 4

M/N: CH14NB048-A

S/N: 1916X88981

Date of MFG: 2016

Manufacturer: Carrier

Tonnage: 3.5

M/N: CH14NB042-A

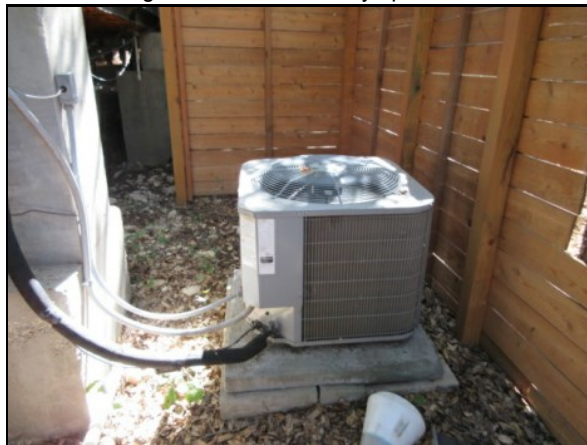
S/N: 1916X88984

Date of MFG: 2016

Systems were Carrier model with 4 and 3.5 nominal ton capacity showing 2016 manufacture date. When exact replacement date is unknown or unreported, age of the system is derived by manufacturer's serial number or date shown on equipment unless otherwise noted. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

**Comp #: 398 Furniture: Patio - Replace**

**Quantity: Lump Sum Allowance**

Location: Deck at Grand Central Amenity Area

Funded?: Yes.

History:

Comments: (4) dining tables, (16) wicker arm chairs, (5) wicker sofas, (1) drink table, (6) umbrellas, and (1) 9-burner Crown Verity MCB-48 Grill with a serial number of 27100 were counted during the inspection.

Good condition: Patio furniture determined to be in good condition typically exhibits minimal signs of wear and age. The appearance is consistent and acceptable for the standards of the property.

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Individual pieces can be replaced as needed each year as an Operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces as existing.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

**Comp #: 505 Fencing: Wood - Replace**

**Quantity: ~ 132 LF**

Location: Adjacent to Buildings

Funded?: Yes.

History:

Comments: Fair condition: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining.

As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Association might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$ 7,500

Worst Case: \$ 9,500

Cost Source: AR Cost Database

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**Comp #: 601 Carpeting - Replace**

**Quantity: ~ 133 GSY**

Location: Interiors of The Depot

Funded?: Yes.

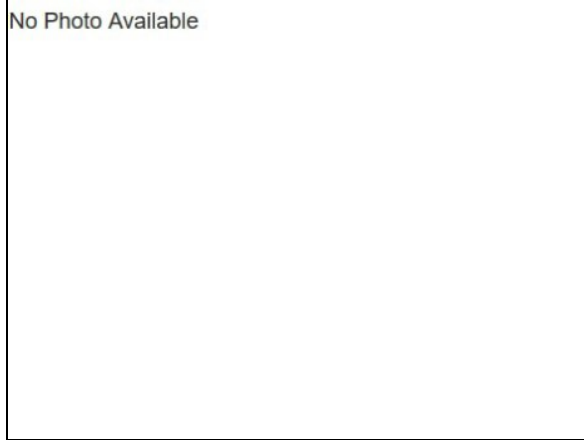
History:

Comments: The building was in use at the time of inspection. Assumed to be in good/fair condition.

As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:  
12 years

Remaining Life:  
4 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

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

**Quantity: ~ 1,210 GSF**

Location: Old Proshop Interior

Funded?: Yes.

History:

Comments: Good condition: The vinyl floors are determined to be in good condition. No premature deterioration or damage noted. The surfaces are clean and are aging normally at this time.

Aesthetic value of this type of flooring is generally lower, so condition determination is based primarily on physical condition unless otherwise noted. Higher priority for aesthetics should be considered if area is accessed by residents and guests of the property. Inspect regularly, repair any damaged areas and clean using operating/maintenance budget. Although vinyl flooring should have a very long useful life in this application, comprehensive replacement should eventually be expected to maintain good standards in the common areas. Costs can vary based on quality and style of flooring selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: AR Cost Database

**Comp #: 703 Windows & Doors (Glass) - Replace**

**Quantity: Lump Sum Allowance**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes: 870 GSF of windows and sliding glass doors, and (5) metal and glass doors.

Good condition: Windows and doors determined to be in good condition typically exhibit only minor, routine signs of wear and age. Frames appear to be intact with no significant pitting or other surface wear. All moving parts appear to be functional, and glass appears to be clear and free from damage.

Unless otherwise noted, this component refers only to exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:  
40 years

Remaining Life:  
36 years



Best Case: \$ 45,000

Worst Case: \$ 50,000

Cost Source:

**Comp #: 910 Stump Café - Refurbish**

**Quantity: Lump Sum Allowance**

Location: Swamp Café

Funded?: Yes.

History: Will be decommissioned and become a game/meeting room

Comments: Includes: 886 GSF of tile floors, (1) POS system, (16) lights, (1) exit sign, (1) trash receptacle, (4) tables, (16) chairs, (6) barstools, (3) TV's, 38 LF of countertops and cabinets.

Based on our experience with other associations, remodeling projects typically includes replacement of flooring and other finishes (wall coverings, etc.), as well as painting, and can also include installation/replacement of lighting, counter tops, etc. Costs can vary depending on the type and quality of replacement materials. Funding provided as an allowance for future remodeling efforts.

Useful Life:  
12 years

Remaining Life:  
11 years



Best Case: \$ 34,000

Worst Case: \$ 45,000

Cost Source: AR Cost Database

**Comp #: 910 The Depot - Refurbish**

**Quantity: Lump Sum Allowance**

Location: The Depot

Funded?: Yes.

History:

Comments: Includes: (16) recessed lights, (1) TV, (6) folding tables, (34) chairs, (1) long table, (1) console table, (2) ping pong tables, (12) wall décor pieces, and (1) exit sign.

Based on our experience with other associations. Refurbishment typically includes replacement of flooring and other finishes (wall coverings, etc.), as well as painting, and can also include installation/replacement of lighting, counter tops, etc. Costs can vary depending on the type and quality of replacement materials. Best to handle as a general Operating expense. No Reserve funding required.

Useful Life:  
12 years

Remaining Life:  
4 years



Best Case: \$ 10,000

Worst Case: \$ 21,000

Cost Source: AR Cost Database

**Comp #: 929 Art Studio - Refurbish**

**Quantity: Lump Sum Allowance**

Location: Pro Shop Interior

Funded?: Yes.

History: Will become a fine art studio

Comments: The Pro Shop furnishings consisted of approximately the following: 87 GSF of laminate countertops, 29 LF of cabinetry, (4) workstations, (4) desks, (3) office chairs, (1) point of sale system, (1) TV, (1) beverage refrigerator, (2) under counter pullout refrigerators, (5) chairs, (4) filing/storage cabinets, (1) fire exit sign, (13) ceiling lights, (6) long ceiling features, (1) exterior neon sign, and miscellaneous shelving.

Restroom: Restroom consisted of approximately 50 GSF of tile flooring, 275 GSF of painted surfaces, (1) toilet, (1) sink, and (1) Daiken miniature split system having 0.75 nominal ton capacity manufactured in 2018.

Good condition: Fixtures, furnishings, and equipment (FF&E) determined to be in good condition typically are in good physical condition, and represent an appropriate, consistent aesthetic style for the standards of the property.

Individual fixtures, furnishings, and/or equipment (FF&E) pieces should be repaired/replaced as needed by the Client. Based on evident conditions and/or information provided during this engagement, this component represents a "supplemental" allowance for replacement/refurbishment of interior FF&E in order to maintain a desirable aesthetic in the common areas. Funding also included for interior painting projects. Remaining useful life shown below is based on consideration of asset conditions as well as Client replacement history. Costs of replacement can vary greatly depending the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Moving forward, the Client should track and report all replacement expenditures related to this component. This component should then be re-evaluated during future Reserve Study Updates based on the most current information available at that time.

Useful Life:  
12 years

Remaining Life:  
11 years



Best Case: \$ 30,000

Worst Case: \$ 37,000

Cost Source: AR Cost Database

**Comp #: 1110 Interior Surfaces - Repaint**

**Quantity: ~ 6,000 GSF**

Location: Interior common areas at Grand Central

Funded?: Yes.

History:

Comments: Fair condition: Interior areas determined to be in fair condition typically exhibit some minor, routine marks and scuffs, small sections of peeling paint, etc. Overall appearance is satisfactory.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:  
12 years

Remaining Life:  
4 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: AR Cost Database

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**Comp #: 1128 Fiber Cement Siding - Replace**

**Quantity: ~ 1,820 GSF**

Location: Building exteriors

Funded?: Yes.

History:

Comments: Fair condition: Fiber cement siding/trim sections determined to be in fair condition typically exhibit some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc.

Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website ([www.jameshardie.com](http://www.jameshardie.com)) is an informative resource for proper care and maintenance of fiber cement siding. Their "Best Practices" guidelines offer specific guidelines for materials to be used; we strongly recommend complying with recommendations specific to your geographical area. We recommend that the Association consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding.

Useful Life:  
50 years

Remaining Life:  
42 years



Best Case: \$ 21,000

Worst Case: \$ 26,000

Cost Source: AR Cost Database

**Comp #: 1319 Metal Roofing - Replace**

**Quantity: ~ 4,100 GSF**

Location: Rooftop of Buildings at Grand Central

Funded?: Yes.

History:

Comments: No access to inspect the roofing surfaces. Assumed to be in good condition. No issues reported at the time of the inspection.

Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. The timeline for metal roof replacement is generally estimated based on the age of the roof. Remaining useful life can also be adjusted based on inspection of any accessible areas, looking for any damaged or lifting sections, signs of advanced corrosion or wear to panels and hardware, as well as consultation with the Client about history of repairs and preventive maintenance. Advantages of metal roofs include long life expectancies with relatively low need to repair.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

## DOG PARK

**Comp #: 411 Park Equipment - Replace**

**Quantity: Lump Sum Allowance**

Location: Dog Park

Funded?: Yes.

History:

Comments: Includes: (2) drinking fountains and (4) benches.

Good condition: Drinking fountains and benches are in good condition. No issues.

Equipment was not tested during site inspection, and is assumed to be functional. Should be cleaned regularly in order to prolong life expectancy. The replacement interval shown below is based upon evident conditions, life expectations based on our experience with similar properties, and aesthetic/functional standards throughout the property's common areas. Unless otherwise noted, cost estimates below assume that drinking fountains will be replaced with comparable types as the existing ones.

Useful Life:  
15 years

Remaining Life:  
14 years



Best Case: \$ 9,300

Worst Case: \$ 13,000

Cost Source: AR Cost Database

**Comp #: 503 Fencing: Metal - Replace**

**Quantity: ~ 1,280 LF**

Location: Perimeter of park

Funded?: Yes.

History:

Comments: Good condition: Metal fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition.

In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:  
30 years

Remaining Life:  
29 years



Best Case: \$ 52,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

**Comp #: 1107 Fencing: Metal - Paint/Refurbish**

**Quantity: ~ 1,280 LF**

Location: Dog Park

Funded?: Yes.

History:

Comments: Good condition: Metal fencing determined to be in good condition typically exhibits a uniform coating or surface finish without any noticeable corrosion or rust. Color and appearance is consistent over most/all areas.

Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 19,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

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**GOLDEN CURRENT - NOT FUNDED FOR**

**Comp #: 704 Gates: Vehicle/Pedestrian - Replace**

**Quantity: (5) Assorted Gates**

Location: Golden Current entrances

Funded?: No.

History:

Comments: Includes: (4) vehicle gates and (1) pedestrian gate.

Per information provided, the Client is reportedly not responsible for the maintenance, repair, or replacement of the barrier arm operators. As such, there is no basis for Reserve funding at this time. However, the findings within this report are not intended to be a legal opinion and we reserve the right to revise this component if the Client is found to be otherwise responsible.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 705 Gate Operator (2023) - Replace**

**Quantity: (4) Liftmaster Operators**

Location: Golden Current entrances

Funded?: No.

History:

Comments: Per information provided, the Client is reportedly not responsible for the maintenance, repair, or replacement of the barrier arm operators. As such, there is no basis for Reserve funding at this time. However, the findings within this report are not intended to be a legal opinion and we reserve the right to revise this component if the Client is found to be otherwise responsible.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 709 Barrier Arm Operator - Replace**

**Quantity: (2) Barrier Arms**

Location: Gate entrances

Funded?: No.

History:

Comments: Per information provided, the Client is reportedly not responsible for the maintenance, repair, or replacement of the barrier arm operators. As such, there is no basis for Reserve funding at this time. However, the findings within this report are not intended to be a legal opinion and we reserve the right to revise this component if the Client is found to be otherwise responsible.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

## MAINTENANCE FACILITY

**Comp #: 201 Parking/Turnaround - Resurface**

**Quantity: ~ 22,900 GSF**

Location: Maintenance facility

Funded?: Yes.

History:

Comments: It was reported that the association will be responsible for 40% of the cost for this component. Not inspected during our inspection, assumed to be in good condition. Best to re-evaluate during future reserve study updates.

Useful Life:  
20 years

Remaining Life:  
19 years

No Photo Available

Best Case: \$ 30,000

Worst Case: \$ 34,000

Cost Source: AR Cost Database

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**Comp #: 210 Concrete: Sidewalks/Pads - Repair**

**Quantity: 5% of ~ 5,180 GSF**

Location: Maintenance facility

Funded?: Yes.

History:

Comments: Includes: approximately 2,452 GSF of concrete pads and 2,723 GSF of concrete sidewalks

Funding provided to repair 5% or 259 GSF of the total surface area.

It was reported that the association will be responsible for 40% of the cost for this component. Not inspected during our inspection, assumed to be in good condition. Best to re-evaluate during future reserve study updates.

Useful Life:  
5 years

Remaining Life:  
9 years

No Photo Available

Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: AR Cost Database

**Comp #: 305 Surveillance System - Modernize**

**Quantity: Lump Sum Allowance**

Location: Maintenance facility

Funded?: Yes.

History:

Comments: It was reported that the association will be responsible for 40% of the cost for this component. Not inspected during our inspection, assumed to be in good condition. Best to re-evaluate during future reserve study updates.

Useful Life:  
10 years

Remaining Life:  
9 years

No Photo Available

Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

**Comp #: 356 Lighting: Exterior/Parking - Replace**

**Quantity: Lump Sum Allowance**

Location: Maintenance facility

Funded?: Yes.

History:

Comments: It was reported that the association will be responsible for 40% of the cost for this component. Not inspected during our inspection, assumed to be in good condition. Best to re-evaluate during future reserve study updates.

Useful Life:  
20 years

Remaining Life:  
19 years

No Photo Available

Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

**Comp #: 520 Staircases: Steel - Replace**

**Quantity: Lump Sum Allowance**

Location: Offices facility

Funded?: Yes.

History:

Comments: It was reported that the association will be responsible for 100% of the cost for this component. Not inspected during our inspection, assumed to be in good condition. Best to re-evaluate during future reserve study updates.

Useful Life:  
30 years

Remaining Life:  
29 years

No Photo Available

Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

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**Comp #: 703 Windows & Doors - Replace**

**Quantity: Lump Sum Allowance**

Location: Offices facility

Funded?: Yes.

History:

Comments: It was reported that the association will be responsible for 100% of the cost for this component. Not inspected during our inspection, assumed to be in good condition. Best to re-evaluate during future reserve study updates.

Useful Life:  
30 years

Remaining Life:  
29 years

No Photo Available

Best Case: \$ 25,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

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**Comp #: 711 Access Control System - Modernize**

**Quantity: Lump Sum Allowance**

Location: Maintenance facility

Funded?: Yes.

History:

Comments: It was reported that the association will be responsible for 40% of the cost for this component. Not inspected during our inspection, assumed to be in good condition. Best to re-evaluate during future reserve study updates.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

**Comp #: 914 Interiors - Remodel**

**Quantity: Lump Sum Allowance**

Location: Offices facility

Funded?: Yes.

History:

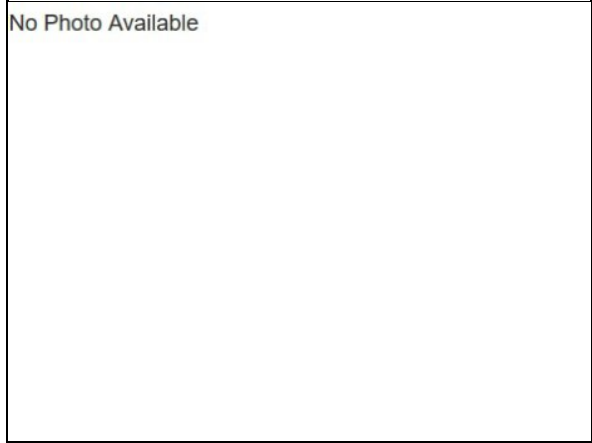
Comments: The interiors of the building will include an upper and lower level with 2,829 GSF of total ara.

The lower levels include; restrooms, offices, janitors closet, breakroom, hallways, and stairs. The upper level has an office, employee breakroom, and storage.

It was reported that the association will be responsible for 100% of the cost for this component. Not inspected during our inspection, assumed to be in good condition. Best to re-evaluate during future reserve study updates.

Useful Life:  
24 years

Remaining Life:  
23 years



Best Case: \$ 80,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

**Comp #: 915 Interiors - Refurbish**

**Quantity: Lump Sum Allowance**

Location: Offices facility

Funded?: Yes.

History:

Comments: It was reported that the association will be responsible for 100% of the cost for this component. Not inspected during our inspection, assumed to be in good condition. Best to re-evaluate during future reserve study updates.

Useful Life:  
12 years

Remaining Life:  
11 years

No Photo Available

Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

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**Comp #: 1127 Siding: Metal - Replace**

**Quantity: ~ 4,470 GSF**

Location: Offices facility

Funded?: Yes.

History:

Comments: It was reported that the association will be responsible for 100% of the cost for this component. Not inspected during our inspection, assumed to be in good condition. Best to re-evaluate during future reserve study updates.

Useful Life:  
60 years

Remaining Life:  
59 years

No Photo Available

Best Case: \$ 40,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

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**Comp #: 1308 Roofing: Metal - Replace**

**Quantity: ~ 2,800 GSF**

Location: Offices facility

Funded?: Yes.

History:

Comments: It was reported that the association will be responsible for 100% of the cost for this component. Not inspected during our inspection, assumed to be in good condition. Best to re-evaluate during future reserve study updates.

Useful Life:  
30 years

Remaining Life:  
29 years

No Photo Available

Best Case: \$ 32,000

Worst Case: \$ 52,000

Cost Source: AR Cost Database

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