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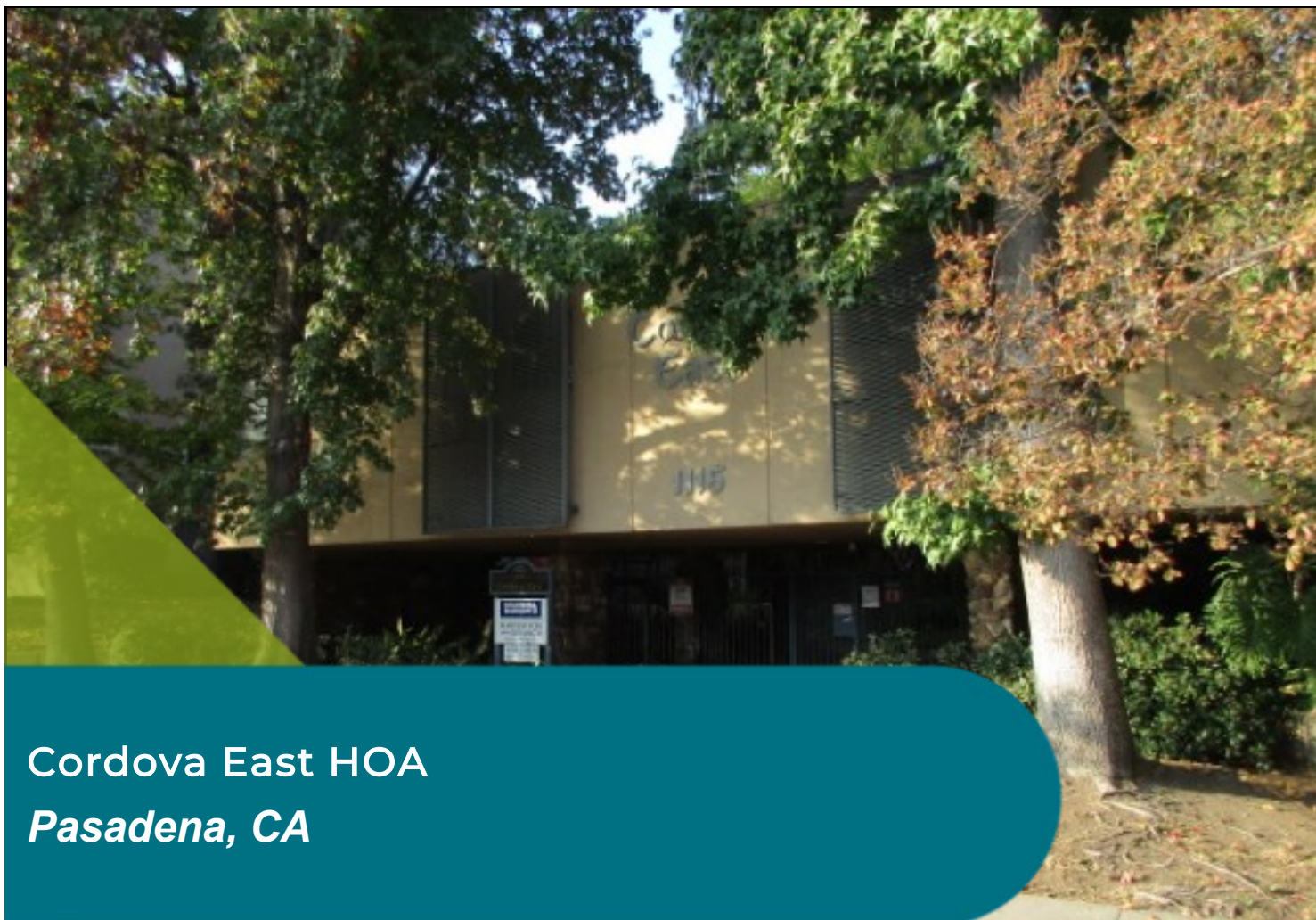


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Cordova East HOA
Pasadena, CA



Report #: 29182-3
Beginning: January 1, 2022
Expires: December 31, 2022

RESERVE STUDY
Update "No-Site-Visit"

October 19, 2021

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.



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Cordova East HOA

Pasadena, CA

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

Report #: **29182-3**

of Units: 69

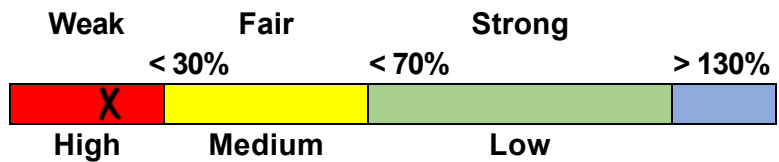
January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

Starting Reserve Balance	\$150,000
Currently Fully Funded Reserve Balance	\$753,180
Average Reserve Deficit (Surplus) Per Unit	\$8,742
Percent Funded	19.9 %
Recommended 2022 Monthly "Full Funding" Contributions	\$9,025
Recommended 2022 Special Assessments for Reserves	\$325,000
Most Recent Reserve Contribution Rate	\$7,420

Reserve Fund Strength: 19.9%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	0.50 %
Annual Inflation Rate	3.00 %

This is an Update "No-Site-Visit", based on a prior Reserve Study prepared by Association Reserves for your 2021 Fiscal Year. No site inspection was performed as part of this Reserve Study.

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

Your Reserve Fund is currently at 19.9 % Funded. Being between 30% and 70% Funded represents a fair Reserve position. Associations in this range have a High risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions and to implement a one-time special assessment of \$325,000 to prevent the Reserve Fund from being depleted completely.

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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Building Exteriors & Grounds				
104	Walkway Decks - Seal/Repair	4	3	\$8,650
105	Courtyard Walkway - Resurface	20	16	\$3,550
105	Walkway Decks - Resurface	20	19	\$34,000
106	Decking - Inspection (SB 326)	9	8	\$18,200
128	Balconies - Reseal	4	3	\$7,650
129	Balconies - Partial Resurface	4	3	\$15,900
201	Asphalt - Remove & Replace	30	0	\$58,500
202	Asphalt - Seal/Repair	5	0	\$3,500
305	Surveillance System - Modernize	10	0	\$9,550
503	Metal Rail - Replace (A)	25	23	\$34,500
503	Metal Rail - Replace (B)	25	24	\$90,000
503	Perimeter Fence - Repair	10	1	\$6,050
603	Tile Floor - Repair	12	0	\$6,400
700	Vehicle Gates - Replace	30	2	\$12,350
704	Intercom - Replace	12	6	\$3,250
705	Gate Operators - Replace	10	0	\$10,650
710	Loop Detector - Replace (East)	15	14	\$4,300
710	Loop Detector - Replace (West)	15	0	\$4,300
1001	Backflow Device - Replace	10	9	\$3,800
1107	Block Wall Fence - Repaint	5	0	\$2,950
1107	Metal Rail - Repaint	5	4	\$46,000
1115	Stucco - Repaint	10	0	\$88,500
1301	Asphalt/Gravel Roof - Replace	15	0	\$14,350
1302	Cap Sheet Roof - Replace (East)	15	0	\$84,500
1302	Cap Sheet Roof - Replace (West)	15	7	\$89,500
1308	Metal Carport Roofs - Replace	30	6	\$26,000
1402	Signage - Replace	15	7	\$2,100
1808	Tree Trimming	3	2	\$6,750
Building Interiors				
106	Stairwells - Seal/Repair	5	2	\$5,250
327	Emergency Fixtures - Replace	20	17	\$18,550
403	Mailboxes - Replace	20	15	\$11,850
601	Carpet - Replace	10	0	\$34,000
602	Vinyl - Replace	15	6	\$1,600
707	Trash Chute Doors - Replace	30	0	\$9,000
801	Boiler - Replace (East)	20	2	\$14,950
801	Boiler - Replace (West)	20	5	\$14,950

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
804	Boiler Tank - Replace (East)	10	2	\$10,100
804	Boiler Tank - Replace (West)	10	0	\$4,700
911	Lobbies - Refurbish	15	7	\$14,600
1001	Backflow Device - Replace	20	15	\$3,100
1101	Doors - Refinish	5	0	\$4,950
1110	Hallway Surfaces - Repaint	10	0	\$14,650
1110	Stairwell Surfaces - Repaint	12	9	\$2,600
1125	Stairwells - Renovate	25	22	\$12,700
1801	Elevators - Minor Modernize (West)	30	29	\$14,000
1801	Elevators - Modernize (East)	30	0	\$90,500
1801	Elevators - Modernize (West)	30	0	\$76,500
1802	Elevator Cabs - Remodel (East)	15	0	\$9,700
1802	Elevator Cabs - Remodel (West)	15	0	\$9,700
1803	Fire Alarm Panel - Replace	20	4	\$6,750
1809	Sump Pumps - Replace	15	12	\$3,850
Recreation				
404	Pool Furniture - Replace	8	4	\$5,800
407	BBQ's - Replace	10	6	\$2,700
909	Bathrooms - Refurbish	15	11	\$4,500
910	Rec Room - Refurbish	15	11	\$5,450
1202	Pool - Resurface	12	0	\$8,500
1204	Pool Deck - Seal/Repair	4	3	\$5,250
1205	Pool Deck - Resurface	20	13	\$55,000
1207	Pool Filter - Replace	12	0	\$1,400

59 Total Funded Components

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

Introduction



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

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



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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

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



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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Projected Expenses

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

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

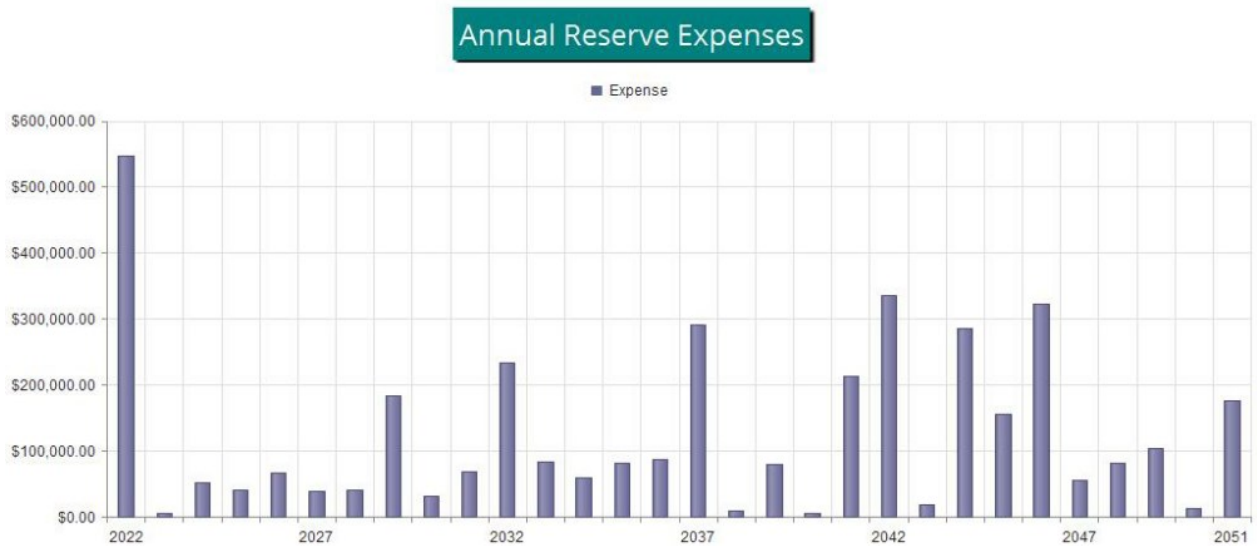


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$150,000 as-of the start of your Fiscal Year on 1/1/2022. This is based on your actual balance on 12/31/2020 of \$306,760 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 \$753,180. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 19.9 % Funded. Across the country approximately 13% of associations that are between 40%-50% funded experience special assessments or deferred maintenance expenses.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$9,025 per month this Fiscal Year along with a one-time special assessment of \$325,000. 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.

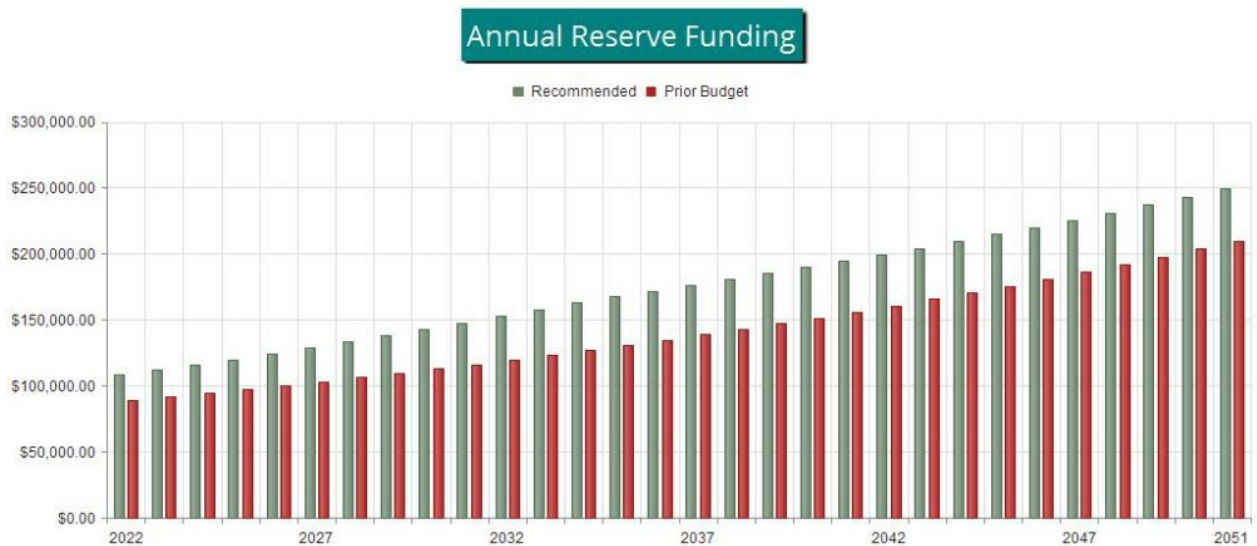


Figure 2

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.

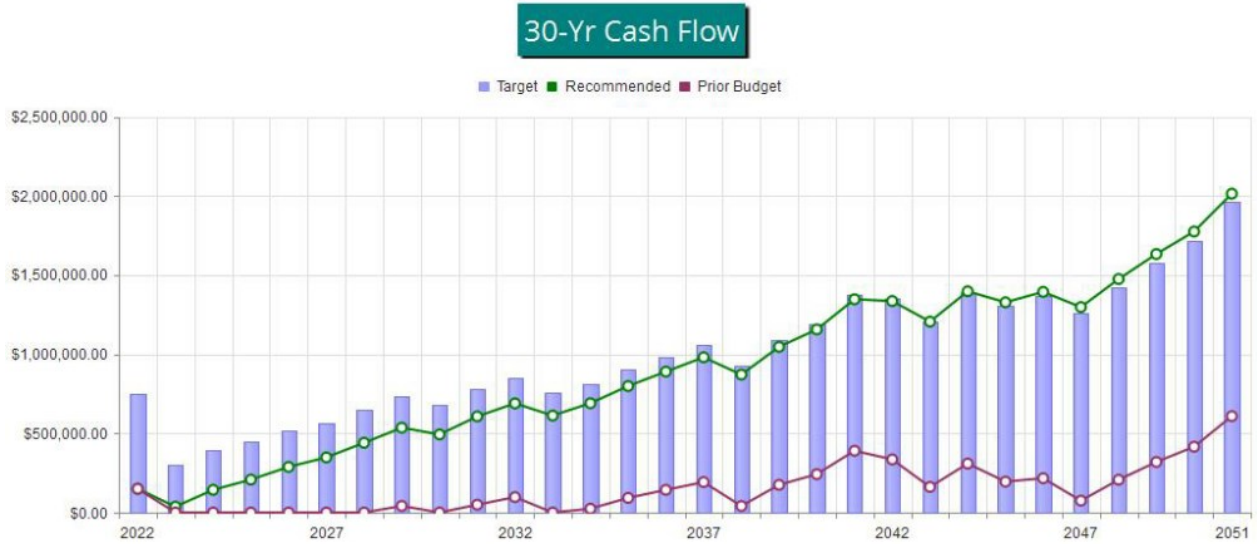


Figure 3

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.

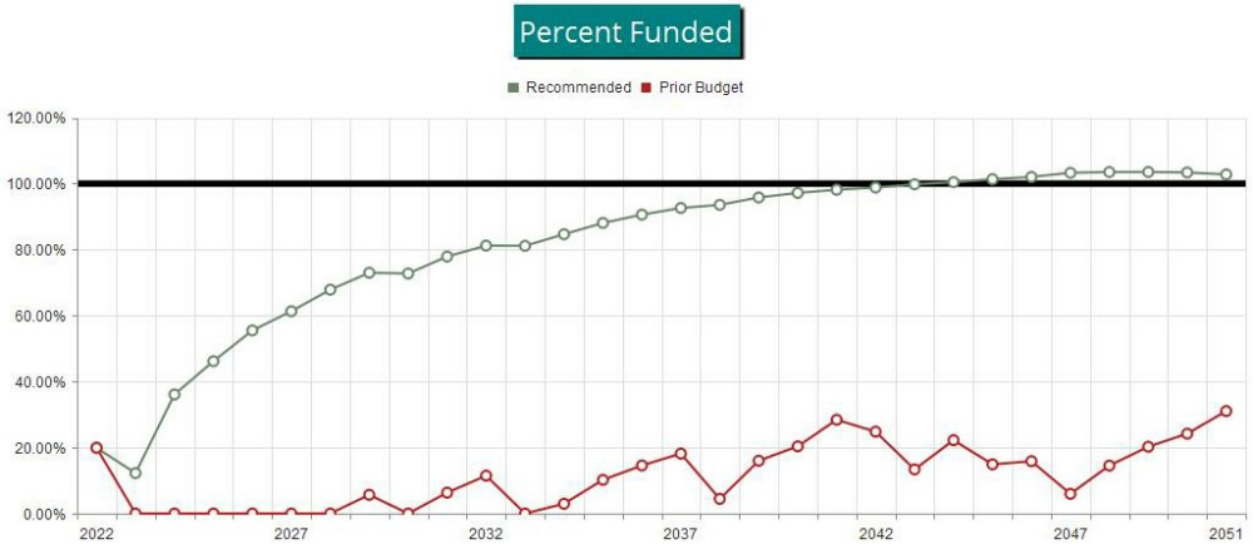


Figure 4

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.

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

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

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

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
Building Exteriors & Grounds						
104	Walkway Decks - Seal/Repair	Approx 4,200 GSF	4	3	\$7,400	\$9,900
105	Courtyard Walkway - Resurface	Approx 200 GSF	20	16	\$2,300	\$4,800
105	Walkway Decks - Resurface	Approx 4,200 GSF	20	19	\$30,000	\$38,000
106	Decking - Inspection (SB 326)	(69) Units	9	8	\$10,400	\$26,000
128	Balconies - Reseal	Extensive GSF	4	3	\$6,700	\$8,600
129	Balconies - Partial Resurface	Extensive GSF	4	3	\$12,700	\$19,100
201	Asphalt - Remove & Replace	Approx 17,300 GSF	30	0	\$49,000	\$68,000
202	Asphalt - Seal/Repair	Approx 17,300 GSF	5	0	\$3,000	\$4,000
305	Surveillance System - Modernize	(1) System	10	0	\$7,900	\$11,200
503	Metal Rail - Replace (A)	Approx 3,700 LF	25	23	\$32,000	\$37,000
503	Metal Rail - Replace (B)	Approx 3,700 LF	25	24	\$84,000	\$96,000
503	Perimeter Fence - Repair	Property Perimeter	10	1	\$5,100	\$7,000
603	Tile Floor - Repair	Approx 1,250 GSF	12	0	\$5,300	\$7,500
700	Vehicle Gates - Replace	(2) 15 LF Gates	30	2	\$11,200	\$13,500
704	Intercom - Replace	(1) Intercom	12	6	\$2,700	\$3,800
705	Gate Operators - Replace	(2) Units	10	0	\$10,200	\$11,100
710	Loop Detector - Replace (East)	(1) Unit	15	14	\$3,800	\$4,800
710	Loop Detector - Replace (West)	(1) Unit	15	0	\$3,800	\$4,800
1001	Backflow Device - Replace	Numerous Devices	10	9	\$3,000	\$4,600
1107	Block Wall Fence - Repaint	Approx 2,880 GSF	5	0	\$2,600	\$3,300
1107	Metal Rail - Repaint	Approx 3,700 LF	5	4	\$42,000	\$50,000
1115	Stucco - Repaint	Approx 66,700 GSF	10	0	\$71,000	\$106,000
1301	Asphalt/Gravel Roof - Replace	Approx 1,860 GSF	15	0	\$12,400	\$16,300
1302	Cap Sheet Roof - Replace (East)	Approx 10,860 GSF	15	0	\$73,000	\$96,000
1302	Cap Sheet Roof - Replace (West)	Approx 11,515 GSF	15	7	\$77,000	\$102,000
1308	Metal Carport Roofs - Replace	Approx 6,600 GSF	30	6	\$22,000	\$30,000
1402	Signage - Replace	(2) Signs	15	7	\$1,900	\$2,300
1808	Tree Trimming	Numerous Trees	3	2	\$6,200	\$7,300
Building Interiors						
106	Stairwells - Seal/Repair	Approx 2,680 GSF	5	2	\$4,500	\$6,000
327	Emergency Fixtures - Replace	Numerous Fixtures	20	17	\$15,100	\$22,000
403	Mailboxes - Replace	(70) Mailboxes	20	15	\$11,000	\$12,700
601	Carpet - Replace	Approx 900 GSY	10	0	\$29,000	\$39,000
602	Vinyl - Replace	Approx 220 GSF	15	6	\$1,500	\$1,700
707	Trash Chute Doors - Replace	(8) Doors	30	0	\$7,200	\$10,800
801	Boiler - Replace (East)	(1) Boiler	20	2	\$13,600	\$16,300
801	Boiler - Replace (West)	(1) Boiler	20	5	\$13,600	\$16,300
804	Boiler Tank - Replace (East)	(1) Tank 335 Ga.	10	2	\$9,000	\$11,200
804	Boiler Tank - Replace (West)	(1) American 119 Ga.	10	0	\$4,200	\$5,200
911	Lobbies - Refurbish	(2) Lobbies	15	7	\$11,200	\$18,000
1001	Backflow Device - Replace	(1) 2 1/2" Device	20	15	\$2,600	\$3,600
1101	Doors - Refinish	Approx 2,500 GSF	5	0	\$4,300	\$5,600
1110	Hallway Surfaces - Repaint	Approx 20,800 GSF	10	0	\$11,700	\$17,600

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
1110	Stairwell Surfaces - Repaint	Approx 7,500 GSF	12	9	\$2,100	\$3,100
1125	Stairwells - Renovate	Approx 7,500 GSF	25	22	\$11,700	\$13,700
1801	Elevators - Minor Modernize (West)	(2) 4-Stop Elevators	30	29	\$12,000	\$16,000
1801	Elevators - Modernize (East)	(2) 4-Stop Elevators	30	0	\$80,000	\$101,000
1801	Elevators - Modernize (West)	(2) 4-Stop Elevators	30	0	\$68,000	\$85,000
1802	Elevator Cabs - Remodel (East)	(2) Cabs	15	0	\$8,500	\$10,900
1802	Elevator Cabs - Remodel (West)	(2) Cabs	15	0	\$8,500	\$10,900
1803	Fire Alarm Panel - Replace	(1) Silent Knight	20	4	\$5,600	\$7,900
1809	Sump Pumps - Replace	(2) Pumps	15	12	\$3,100	\$4,600
Recreation						
404	Pool Furniture - Replace	(28) Assorted Pieces	8	4	\$5,000	\$6,600
407	BBQ's - Replace	(3) BBQ's	10	6	\$2,300	\$3,100
909	Bathrooms - Refurbish	(2) Bathrooms	15	11	\$3,400	\$5,600
910	Rec Room - Refurbish	(1) 18x25 Room	15	11	\$4,500	\$6,400
1202	Pool - Resurface	(1) 13x32 Pool	12	0	\$7,900	\$9,100
1204	Pool Deck - Seal/Repair	Approx 3,130 GSF	4	3	\$4,400	\$6,100
1205	Pool Deck - Resurface	Approx 3,130 GSF	20	13	\$50,000	\$60,000
1207	Pool Filter - Replace	(1) Purex	12	0	\$1,300	\$1,500

59 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Building Exteriors & Grounds								
104	Walkway Decks - Seal/Repair	\$8,650	X	1	/	4	=	\$2,163
105	Courtyard Walkway - Resurface	\$3,550	X	4	/	20	=	\$710
105	Walkway Decks - Resurface	\$34,000	X	1	/	20	=	\$1,700
106	Decking - Inspection (SB 326)	\$18,200	X	1	/	9	=	\$2,022
128	Balconies - Reseal	\$7,650	X	1	/	4	=	\$1,913
129	Balconies - Partial Resurface	\$15,900	X	1	/	4	=	\$3,975
201	Asphalt - Remove & Replace	\$58,500	X	30	/	30	=	\$58,500
202	Asphalt - Seal/Repair	\$3,500	X	5	/	5	=	\$3,500
305	Surveillance System - Modernize	\$9,550	X	10	/	10	=	\$9,550
503	Metal Rail - Replace (A)	\$34,500	X	2	/	25	=	\$2,760
503	Metal Rail - Replace (B)	\$90,000	X	1	/	25	=	\$3,600
503	Perimeter Fence - Repair	\$6,050	X	9	/	10	=	\$5,445
603	Tile Floor - Repair	\$6,400	X	12	/	12	=	\$6,400
700	Vehicle Gates - Replace	\$12,350	X	28	/	30	=	\$11,527
704	Intercom - Replace	\$3,250	X	6	/	12	=	\$1,625
705	Gate Operators - Replace	\$10,650	X	10	/	10	=	\$10,650
710	Loop Detector - Replace (East)	\$4,300	X	1	/	15	=	\$287
710	Loop Detector - Replace (West)	\$4,300	X	15	/	15	=	\$4,300
1001	Backflow Device - Replace	\$3,800	X	1	/	10	=	\$380
1107	Block Wall Fence - Repaint	\$2,950	X	5	/	5	=	\$2,950
1107	Metal Rail - Repaint	\$46,000	X	1	/	5	=	\$9,200
1115	Stucco - Repaint	\$88,500	X	10	/	10	=	\$88,500
1301	Asphalt/Gravel Roof - Replace	\$14,350	X	15	/	15	=	\$14,350
1302	Cap Sheet Roof - Replace (East)	\$84,500	X	15	/	15	=	\$84,500
1302	Cap Sheet Roof - Replace (West)	\$89,500	X	8	/	15	=	\$47,733
1308	Metal Carport Roofs - Replace	\$26,000	X	24	/	30	=	\$20,800
1402	Signage - Replace	\$2,100	X	8	/	15	=	\$1,120
1808	Tree Trimming	\$6,750	X	1	/	3	=	\$2,250
Building Interiors								
106	Stairwells - Seal/Repair	\$5,250	X	3	/	5	=	\$3,150
327	Emergency Fixtures - Replace	\$18,550	X	3	/	20	=	\$2,783
403	Mailboxes - Replace	\$11,850	X	5	/	20	=	\$2,963
601	Carpet - Replace	\$34,000	X	10	/	10	=	\$34,000
602	Vinyl - Replace	\$1,600	X	9	/	15	=	\$960
707	Trash Chute Doors - Replace	\$9,000	X	30	/	30	=	\$9,000
801	Boiler - Replace (East)	\$14,950	X	18	/	20	=	\$13,455
801	Boiler - Replace (West)	\$14,950	X	15	/	20	=	\$11,213
804	Boiler Tank - Replace (East)	\$10,100	X	8	/	10	=	\$8,080
804	Boiler Tank - Replace (West)	\$4,700	X	10	/	10	=	\$4,700
911	Lobbies - Refurbish	\$14,600	X	8	/	15	=	\$7,787
1001	Backflow Device - Replace	\$3,100	X	5	/	20	=	\$775
1101	Doors - Refinish	\$4,950	X	5	/	5	=	\$4,950
1110	Hallway Surfaces - Repaint	\$14,650	X	10	/	10	=	\$14,650
1110	Stairwell Surfaces - Repaint	\$2,600	X	3	/	12	=	\$650

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1125	Stairwells - Renovate	\$12,700	X	3	/	25	=	\$1,524
1801	Elevators - Minor Modernize (West)	\$14,000	X	1	/	30	=	\$467
1801	Elevators - Modernize (East)	\$90,500	X	30	/	30	=	\$90,500
1801	Elevators - Modernize (West)	\$76,500	X	30	/	30	=	\$76,500
1802	Elevator Cabs - Remodel (East)	\$9,700	X	15	/	15	=	\$9,700
1802	Elevator Cabs - Remodel (West)	\$9,700	X	15	/	15	=	\$9,700
1803	Fire Alarm Panel - Replace	\$6,750	X	16	/	20	=	\$5,400
1809	Sump Pumps - Replace	\$3,850	X	3	/	15	=	\$770
Recreation								
404	Pool Furniture - Replace	\$5,800	X	4	/	8	=	\$2,900
407	BBQ's - Replace	\$2,700	X	4	/	10	=	\$1,080
909	Bathrooms - Refurbish	\$4,500	X	4	/	15	=	\$1,200
910	Rec Room - Refurbish	\$5,450	X	4	/	15	=	\$1,453
1202	Pool - Resurface	\$8,500	X	12	/	12	=	\$8,500
1204	Pool Deck - Seal/Repair	\$5,250	X	1	/	4	=	\$1,313
1205	Pool Deck - Resurface	\$55,000	X	7	/	20	=	\$19,250
1207	Pool Filter - Replace	\$1,400	X	12	/	12	=	\$1,400
								\$753,180

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Building Exteriors & Grounds				
104 Walkway Decks - Seal/Repair	4	\$8,650	\$2,163	2.49 %
105 Courtyard Walkway - Resurface	20	\$3,550	\$178	0.20 %
105 Walkway Decks - Resurface	20	\$34,000	\$1,700	1.96 %
106 Decking - Inspection (SB 326)	9	\$18,200	\$2,022	2.33 %
128 Balconies - Reseal	4	\$7,650	\$1,913	2.20 %
129 Balconies - Partial Resurface	4	\$15,900	\$3,975	4.57 %
201 Asphalt - Remove & Replace	30	\$58,500	\$1,950	2.24 %
202 Asphalt - Seal/Repair	5	\$3,500	\$700	0.81 %
305 Surveillance System - Modernize	10	\$9,550	\$955	1.10 %
503 Metal Rail - Replace (A)	25	\$34,500	\$1,380	1.59 %
503 Metal Rail - Replace (B)	25	\$90,000	\$3,600	4.14 %
503 Perimeter Fence - Repair	10	\$6,050	\$605	0.70 %
603 Tile Floor - Repair	12	\$6,400	\$533	0.61 %
700 Vehicle Gates - Replace	30	\$12,350	\$412	0.47 %
704 Intercom - Replace	12	\$3,250	\$271	0.31 %
705 Gate Operators - Replace	10	\$10,650	\$1,065	1.22 %
710 Loop Detector - Replace (East)	15	\$4,300	\$287	0.33 %
710 Loop Detector - Replace (West)	15	\$4,300	\$287	0.33 %
1001 Backflow Device - Replace	10	\$3,800	\$380	0.44 %
1107 Block Wall Fence - Repaint	5	\$2,950	\$590	0.68 %
1107 Metal Rail - Repaint	5	\$46,000	\$9,200	10.58 %
1115 Stucco - Repaint	10	\$88,500	\$8,850	10.18 %
1301 Asphalt/Gravel Roof - Replace	15	\$14,350	\$957	1.10 %
1302 Cap Sheet Roof - Replace (East)	15	\$84,500	\$5,633	6.48 %
1302 Cap Sheet Roof - Replace (West)	15	\$89,500	\$5,967	6.86 %
1308 Metal Carport Roofs - Replace	30	\$26,000	\$867	1.00 %
1402 Signage - Replace	15	\$2,100	\$140	0.16 %
1808 Tree Trimming	3	\$6,750	\$2,250	2.59 %
Building Interiors				
106 Stairwells - Seal/Repair	5	\$5,250	\$1,050	1.21 %
327 Emergency Fixtures - Replace	20	\$18,550	\$928	1.07 %
403 Mailboxes - Replace	20	\$11,850	\$593	0.68 %
601 Carpet - Replace	10	\$34,000	\$3,400	3.91 %
602 Vinyl - Replace	15	\$1,600	\$107	0.12 %
707 Trash Chute Doors - Replace	30	\$9,000	\$300	0.35 %
801 Boiler - Replace (East)	20	\$14,950	\$748	0.86 %
801 Boiler - Replace (West)	20	\$14,950	\$748	0.86 %
804 Boiler Tank - Replace (East)	10	\$10,100	\$1,010	1.16 %
804 Boiler Tank - Replace (West)	10	\$4,700	\$470	0.54 %
911 Lobbies - Refurbish	15	\$14,600	\$973	1.12 %
1001 Backflow Device - Replace	20	\$3,100	\$155	0.18 %
1101 Doors - Refinish	5	\$4,950	\$990	1.14 %
1110 Hallway Surfaces - Repaint	10	\$14,650	\$1,465	1.68 %
1110 Stairwell Surfaces - Repaint	12	\$2,600	\$217	0.25 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1125	Stairwells - Renovate	25	\$12,700	\$508	0.58 %
1801	Elevators - Minor Modernize (West)	30	\$14,000	\$467	0.54 %
1801	Elevators - Modernize (East)	30	\$90,500	\$3,017	3.47 %
1801	Elevators - Modernize (West)	30	\$76,500	\$2,550	2.93 %
1802	Elevator Cabs - Remodel (East)	15	\$9,700	\$647	0.74 %
1802	Elevator Cabs - Remodel (West)	15	\$9,700	\$647	0.74 %
1803	Fire Alarm Panel - Replace	20	\$6,750	\$338	0.39 %
1809	Sump Pumps - Replace	15	\$3,850	\$257	0.30 %
Recreation					
404	Pool Furniture - Replace	8	\$5,800	\$725	0.83 %
407	BBQ's - Replace	10	\$2,700	\$270	0.31 %
909	Bathrooms - Refurbish	15	\$4,500	\$300	0.35 %
910	Rec Room - Refurbish	15	\$5,450	\$363	0.42 %
1202	Pool - Resurface	12	\$8,500	\$708	0.81 %
1204	Pool Deck - Seal/Repair	4	\$5,250	\$1,313	1.51 %
1205	Pool Deck - Resurface	20	\$55,000	\$2,750	3.16 %
1207	Pool Filter - Replace	12	\$1,400	\$117	0.13 %
59	Total Funded Components			\$86,954	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
Building Exteriors & Grounds							
104	Walkway Decks - Seal/Repair	4	3	\$8,650	\$2,163	\$0	\$224.45
105	Courtyard Walkway - Resurface	20	16	\$3,550	\$710	\$0	\$18.42
105	Walkway Decks - Resurface	20	19	\$34,000	\$1,700	\$0	\$176.44
106	Decking - Inspection (SB 326)	9	8	\$18,200	\$2,022	\$0	\$209.89
128	Balconies - Reseal	4	3	\$7,650	\$1,913	\$0	\$198.50
129	Balconies - Partial Resurface	4	3	\$15,900	\$3,975	\$0	\$412.57
201	Asphalt - Remove & Replace	30	0	\$58,500	\$58,500	\$0	\$202.39
202	Asphalt - Seal/Repair	5	0	\$3,500	\$3,500	\$3,500	\$72.65
305	Surveillance System - Modernize	10	0	\$9,550	\$9,550	\$9,550	\$99.12
503	Metal Rail - Replace (A)	25	23	\$34,500	\$2,760	\$0	\$143.23
503	Metal Rail - Replace (B)	25	24	\$90,000	\$3,600	\$0	\$373.65
503	Perimeter Fence - Repair	10	1	\$6,050	\$5,445	\$0	\$62.79
603	Tile Floor - Repair	12	0	\$6,400	\$6,400	\$0	\$55.36
700	Vehicle Gates - Replace	30	2	\$12,350	\$11,527	\$0	\$42.73
704	Intercom - Replace	12	6	\$3,250	\$1,625	\$0	\$28.11
705	Gate Operators - Replace	10	0	\$10,650	\$10,650	\$10,650	\$110.54
710	Loop Detector - Replace (East)	15	14	\$4,300	\$287	\$0	\$29.75
710	Loop Detector - Replace (West)	15	0	\$4,300	\$4,300	\$0	\$29.75
1001	Backflow Device - Replace	10	9	\$3,800	\$380	\$0	\$39.44
1107	Block Wall Fence - Repaint	5	0	\$2,950	\$2,950	\$2,950	\$61.24
1107	Metal Rail - Repaint	5	4	\$46,000	\$9,200	\$0	\$954.88
1115	Stucco - Repaint	10	0	\$88,500	\$88,500	\$65,050	\$918.55
1301	Asphalt/Gravel Roof - Replace	15	0	\$14,350	\$14,350	\$0	\$99.29
1302	Cap Sheet Roof - Replace (East)	15	0	\$84,500	\$84,500	\$0	\$584.69
1302	Cap Sheet Roof - Replace (West)	15	7	\$89,500	\$47,733	\$0	\$619.29
1308	Metal Carport Roofs - Replace	30	6	\$26,000	\$20,800	\$0	\$89.95
1402	Signage - Replace	15	7	\$2,100	\$1,120	\$0	\$14.53
1808	Tree Trimming	3	2	\$6,750	\$2,250	\$0	\$233.53
Building Interiors							
106	Stairwells - Seal/Repair	5	2	\$5,250	\$3,150	\$0	\$108.98
327	Emergency Fixtures - Replace	20	17	\$18,550	\$2,783	\$0	\$96.27
403	Mailboxes - Replace	20	15	\$11,850	\$2,963	\$0	\$61.50
601	Carpet - Replace	10	0	\$34,000	\$34,000	\$34,000	\$352.89
602	Vinyl - Replace	15	6	\$1,600	\$960	\$0	\$11.07
707	Trash Chute Doors - Replace	30	0	\$9,000	\$9,000	\$0	\$31.14
801	Boiler - Replace (East)	20	2	\$14,950	\$13,455	\$0	\$77.58
801	Boiler - Replace (West)	20	5	\$14,950	\$11,213	\$0	\$77.58
804	Boiler Tank - Replace (East)	10	2	\$10,100	\$8,080	\$0	\$104.83
804	Boiler Tank - Replace (West)	10	0	\$4,700	\$4,700	\$4,700	\$48.78
911	Lobbies - Refurbish	15	7	\$14,600	\$7,787	\$0	\$101.02
1001	Backflow Device - Replace	20	15	\$3,100	\$775	\$0	\$16.09
1101	Doors - Refinish	5	0	\$4,950	\$4,950	\$4,950	\$102.75
1110	Hallway Surfaces - Repaint	10	0	\$14,650	\$14,650	\$14,650	\$152.05

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
1110	Stairwell Surfaces - Repaint	12	9	\$2,600	\$650	\$0	\$22.49
1125	Stairwells - Renovate	25	22	\$12,700	\$1,524	\$0	\$52.73
1801	Elevators - Minor Modernize (West)	30	29	\$14,000	\$467	\$0	\$48.44
1801	Elevators - Modernize (East)	30	0	\$90,500	\$90,500	\$0	\$313.10
1801	Elevators - Modernize (West)	30	0	\$76,500	\$76,500	\$0	\$264.67
1802	Elevator Cabs - Remodel (East)	15	0	\$9,700	\$9,700	\$0	\$67.12
1802	Elevator Cabs - Remodel (West)	15	0	\$9,700	\$9,700	\$0	\$67.12
1803	Fire Alarm Panel - Replace	20	4	\$6,750	\$5,400	\$0	\$35.03
1809	Sump Pumps - Replace	15	12	\$3,850	\$770	\$0	\$26.64
Recreation							
404	Pool Furniture - Replace	8	4	\$5,800	\$2,900	\$0	\$75.25
407	BBQ's - Replace	10	6	\$2,700	\$1,080	\$0	\$28.02
909	Bathrooms - Refurbish	15	11	\$4,500	\$1,200	\$0	\$31.14
910	Rec Room - Refurbish	15	11	\$5,450	\$1,453	\$0	\$37.71
1202	Pool - Resurface	12	0	\$8,500	\$8,500	\$0	\$73.52
1204	Pool Deck - Seal/Repair	4	3	\$5,250	\$1,313	\$0	\$136.23
1205	Pool Deck - Resurface	20	13	\$55,000	\$19,250	\$0	\$285.43
1207	Pool Filter - Replace	12	0	\$1,400	\$1,400	\$0	\$12.11
59 Total Funded Components					\$753,180	\$150,000	\$9,025

30-Year Reserve Plan Summary

Report # 29182-3
No-Site-Visit

Fiscal Year Start: 2022

Interest:

0.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Contribs.	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2022	\$150,000	\$753,180	19.9 %	High	21.63 %	\$108,300	\$325,000	\$467	\$546,800
2023	\$36,967	\$302,133	12.2 %	High	3.50 %	\$112,091	\$0	\$451	\$6,232
2024	\$143,277	\$397,028	36.1 %	Medium	3.50 %	\$116,014	\$0	\$877	\$52,408
2025	\$207,759	\$449,974	46.2 %	Medium	3.50 %	\$120,074	\$0	\$1,240	\$40,923
2026	\$288,150	\$519,190	55.5 %	Medium	3.50 %	\$124,277	\$0	\$1,590	\$65,899
2027	\$348,119	\$567,693	61.3 %	Medium	3.50 %	\$128,626	\$0	\$1,971	\$38,372
2028	\$440,344	\$649,028	67.8 %	Medium	3.50 %	\$133,128	\$0	\$2,440	\$40,060
2029	\$535,852	\$734,179	73.0 %	Low	3.50 %	\$137,788	\$0	\$2,572	\$183,128
2030	\$493,084	\$677,732	72.8 %	Low	3.50 %	\$142,610	\$0	\$2,749	\$31,606
2031	\$606,837	\$778,965	77.9 %	Low	3.50 %	\$147,602	\$0	\$3,240	\$68,370
2032	\$689,309	\$848,771	81.2 %	Low	3.50 %	\$152,768	\$0	\$3,253	\$233,102
2033	\$612,227	\$754,503	81.1 %	Low	3.50 %	\$158,115	\$0	\$3,256	\$83,331
2034	\$690,267	\$815,282	84.7 %	Low	3.50 %	\$163,649	\$0	\$3,722	\$58,884
2035	\$798,753	\$906,784	88.1 %	Low	2.50 %	\$167,740	\$0	\$4,221	\$80,769
2036	\$889,945	\$982,320	90.6 %	Low	2.50 %	\$171,933	\$0	\$4,675	\$86,293
2037	\$980,259	\$1,058,379	92.6 %	Low	2.50 %	\$176,232	\$0	\$4,627	\$290,327
2038	\$870,791	\$930,628	93.6 %	Low	2.50 %	\$180,638	\$0	\$4,791	\$10,029
2039	\$1,046,190	\$1,091,937	95.8 %	Low	2.50 %	\$185,154	\$0	\$5,505	\$80,576
2040	\$1,156,272	\$1,189,734	97.2 %	Low	2.50 %	\$189,782	\$0	\$6,256	\$5,533
2041	\$1,346,778	\$1,372,201	98.1 %	Low	2.50 %	\$194,527	\$0	\$6,704	\$212,613
2042	\$1,335,397	\$1,351,424	98.8 %	Low	2.50 %	\$199,390	\$0	\$6,350	\$335,937
2043	\$1,205,200	\$1,207,711	99.8 %	Low	2.50 %	\$204,375	\$0	\$6,504	\$19,068
2044	\$1,397,011	\$1,390,914	100.4 %	Low	2.50 %	\$209,484	\$0	\$6,810	\$285,883
2045	\$1,327,422	\$1,309,793	101.3 %	Low	2.50 %	\$214,721	\$0	\$6,801	\$155,321
2046	\$1,393,624	\$1,365,865	102.0 %	Low	2.50 %	\$220,089	\$0	\$6,725	\$323,316
2047	\$1,297,123	\$1,255,887	103.3 %	Low	2.50 %	\$225,592	\$0	\$6,928	\$55,171
2048	\$1,474,471	\$1,424,260	103.5 %	Low	2.50 %	\$231,231	\$0	\$7,765	\$81,088
2049	\$1,632,380	\$1,576,617	103.5 %	Low	2.50 %	\$237,012	\$0	\$8,515	\$103,401
2050	\$1,774,506	\$1,716,356	103.4 %	Low	2.50 %	\$242,937	\$0	\$9,468	\$13,270
2051	\$2,013,642	\$1,959,090	102.8 %	Low	2.50 %	\$249,011	\$0	\$10,273	\$176,389

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$150,000	\$36,967	\$143,277	\$207,759	\$288,150
Annual Reserve Contribution	\$108,300	\$112,091	\$116,014	\$120,074	\$124,277
Recommended Special Assessments	\$325,000	\$0	\$0	\$0	\$0
Interest Earnings	\$467	\$451	\$877	\$1,240	\$1,590
Total Income	\$583,767	\$149,508	\$260,168	\$329,073	\$414,018
# Component					
Building Exteriors & Grounds					
104 Walkway Decks - Seal/Repair	\$0	\$0	\$0	\$9,452	\$0
105 Courtyard Walkway - Resurface	\$0	\$0	\$0	\$0	\$0
105 Walkway Decks - Resurface	\$0	\$0	\$0	\$0	\$0
106 Decking - Inspection (SB 326)	\$0	\$0	\$0	\$0	\$0
128 Balconies - Reseal	\$0	\$0	\$0	\$8,359	\$0
129 Balconies - Partial Resurface	\$0	\$0	\$0	\$17,374	\$0
201 Asphalt - Remove & Replace	\$58,500	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$3,500	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$9,550	\$0	\$0	\$0	\$0
503 Metal Rail - Replace (A)	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace (B)	\$0	\$0	\$0	\$0	\$0
503 Perimeter Fence - Repair	\$0	\$6,232	\$0	\$0	\$0
603 Tile Floor - Repair	\$6,400	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$13,102	\$0	\$0
704 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$10,650	\$0	\$0	\$0	\$0
710 Loop Detector - Replace (East)	\$0	\$0	\$0	\$0	\$0
710 Loop Detector - Replace (West)	\$4,300	\$0	\$0	\$0	\$0
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1107 Block Wall Fence - Repaint	\$2,950	\$0	\$0	\$0	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$0	\$0	\$51,773
1115 Stucco - Repaint	\$88,500	\$0	\$0	\$0	\$0
1301 Asphalt/Gravel Roof - Replace	\$14,350	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (East)	\$84,500	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (West)	\$0	\$0	\$0	\$0	\$0
1308 Metal Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1808 Tree Trimming	\$0	\$0	\$7,161	\$0	\$0
Building Interiors					
106 Stairwells - Seal/Repair	\$0	\$0	\$5,570	\$0	\$0
327 Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$34,000	\$0	\$0	\$0	\$0
602 Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
707 Trash Chute Doors - Replace	\$9,000	\$0	\$0	\$0	\$0
801 Boiler - Replace (East)	\$0	\$0	\$15,860	\$0	\$0
801 Boiler - Replace (West)	\$0	\$0	\$0	\$0	\$0
804 Boiler Tank - Replace (East)	\$0	\$0	\$10,715	\$0	\$0
804 Boiler Tank - Replace (West)	\$4,700	\$0	\$0	\$0	\$0
911 Lobbies - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1101 Doors - Refinish	\$4,950	\$0	\$0	\$0	\$0
1110 Hallway Surfaces - Repaint	\$14,650	\$0	\$0	\$0	\$0
1110 Stairwell Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1125 Stairwells - Renovate	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Minor Modernize (West)	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize (East)	\$90,500	\$0	\$0	\$0	\$0
1801 Elevators - Modernize (West)	\$76,500	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (East)	\$9,700	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (West)	\$9,700	\$0	\$0	\$0	\$0
1803 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$7,597
1809 Sump Pumps - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$6,528

Fiscal Year	2022	2023	2024	2025	2026
407 BBQ's - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Rec Room - Refurbish	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$8,500	\$0	\$0	\$0	\$0
1204 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$5,737	\$0
1205 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$1,400	\$0	\$0	\$0	\$0
Total Expenses	\$546,800	\$6,232	\$52,408	\$40,923	\$65,899
Ending Reserve Balance	\$36,967	\$143,277	\$207,759	\$288,150	\$348,119

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$348,119	\$440,344	\$535,852	\$493,084	\$606,837
Annual Reserve Contribution	\$128,626	\$133,128	\$137,788	\$142,610	\$147,602
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,971	\$2,440	\$2,572	\$2,749	\$3,240
Total Income	\$478,716	\$575,913	\$676,212	\$638,443	\$757,679
# Component					
Building Exteriors & Grounds					
104 Walkway Decks - Seal/Repair	\$0	\$0	\$10,638	\$0	\$0
105 Courtyard Walkway - Resurface	\$0	\$0	\$0	\$0	\$0
105 Walkway Decks - Resurface	\$0	\$0	\$0	\$0	\$0
106 Decking - Inspection (SB 326)	\$0	\$0	\$0	\$23,055	\$0
128 Balconies - Reseal	\$0	\$0	\$9,409	\$0	\$0
129 Balconies - Partial Resurface	\$0	\$0	\$19,555	\$0	\$0
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$4,057	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace (A)	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace (B)	\$0	\$0	\$0	\$0	\$0
503 Perimeter Fence - Repair	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Repair	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercom - Replace	\$0	\$3,881	\$0	\$0	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
710 Loop Detector - Replace (East)	\$0	\$0	\$0	\$0	\$0
710 Loop Detector - Replace (West)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$4,958
1107 Block Wall Fence - Repaint	\$3,420	\$0	\$0	\$0	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$0	\$0	\$60,020
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1301 Asphalt/Gravel Roof - Replace	\$0	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (East)	\$0	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (West)	\$0	\$0	\$110,074	\$0	\$0
1308 Metal Carport Roofs - Replace	\$0	\$31,045	\$0	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$2,583	\$0	\$0
1808 Tree Trimming	\$7,825	\$0	\$0	\$8,551	\$0
Building Interiors					
106 Stairwells - Seal/Repair	\$0	\$0	\$6,457	\$0	\$0
327 Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl - Replace	\$0	\$1,910	\$0	\$0	\$0
707 Trash Chute Doors - Replace	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (East)	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (West)	\$17,331	\$0	\$0	\$0	\$0
804 Boiler Tank - Replace (East)	\$0	\$0	\$0	\$0	\$0
804 Boiler Tank - Replace (West)	\$0	\$0	\$0	\$0	\$0
911 Lobbies - Refurbish	\$0	\$0	\$17,956	\$0	\$0
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1101 Doors - Refinish	\$5,738	\$0	\$0	\$0	\$0
1110 Hallway Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1110 Stairwell Surfaces - Repaint	\$0	\$0	\$0	\$0	\$3,392
1125 Stairwells - Renovate	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Minor Modernize (West)	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize (East)	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize (West)	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (East)	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (West)	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ's - Replace	\$0	\$3,224	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Rec Room - Refurbish	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Deck - Seal/Repair	\$0	\$0	\$6,457	\$0	\$0
1205 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
Total Expenses	\$38,372	\$40,060	\$183,128	\$31,606	\$68,370
Ending Reserve Balance	\$440,344	\$535,852	\$493,084	\$606,837	\$689,309

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$689,309	\$612,227	\$690,267	\$798,753	\$889,945
Annual Reserve Contribution	\$152,768	\$158,115	\$163,649	\$167,740	\$171,933
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,253	\$3,256	\$3,722	\$4,221	\$4,675
Total Income	\$845,330	\$773,598	\$857,637	\$970,714	\$1,066,553
# Component					
Building Exteriors & Grounds					
104 Walkway Decks - Seal/Repair	\$0	\$11,974	\$0	\$0	\$0
105 Courtyard Walkway - Resurface	\$0	\$0	\$0	\$0	\$0
105 Walkway Decks - Resurface	\$0	\$0	\$0	\$0	\$0
106 Decking - Inspection (SB 326)	\$0	\$0	\$0	\$0	\$0
128 Balconies - Reseal	\$0	\$10,589	\$0	\$0	\$0
129 Balconies - Partial Resurface	\$0	\$22,009	\$0	\$0	\$0
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$4,704	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$12,834	\$0	\$0	\$0	\$0
503 Metal Rail - Replace (A)	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace (B)	\$0	\$0	\$0	\$0	\$0
503 Perimeter Fence - Repair	\$0	\$8,375	\$0	\$0	\$0
603 Tile Floor - Repair	\$0	\$0	\$9,125	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$14,313	\$0	\$0	\$0	\$0
710 Loop Detector - Replace (East)	\$0	\$0	\$0	\$0	\$6,504
710 Loop Detector - Replace (West)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1107 Block Wall Fence - Repaint	\$3,965	\$0	\$0	\$0	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$0	\$0	\$69,579
1115 Stucco - Repaint	\$118,937	\$0	\$0	\$0	\$0
1301 Asphalt/Gravel Roof - Replace	\$0	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (East)	\$0	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (West)	\$0	\$0	\$0	\$0	\$0
1308 Metal Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1808 Tree Trimming	\$0	\$9,344	\$0	\$0	\$10,210
Building Interiors					
106 Stairwells - Seal/Repair	\$0	\$0	\$7,485	\$0	\$0
327 Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$45,693	\$0	\$0	\$0	\$0
602 Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
707 Trash Chute Doors - Replace	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (East)	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (West)	\$0	\$0	\$0	\$0	\$0
804 Boiler Tank - Replace (East)	\$0	\$0	\$14,400	\$0	\$0
804 Boiler Tank - Replace (West)	\$6,316	\$0	\$0	\$0	\$0
911 Lobbies - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1101 Doors - Refinish	\$6,652	\$0	\$0	\$0	\$0
1110 Hallway Surfaces - Repaint	\$19,688	\$0	\$0	\$0	\$0
1110 Stairwell Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1125 Stairwells - Renovate	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Minor Modernize (West)	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize (East)	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize (West)	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (East)	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (West)	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps - Replace	\$0	\$0	\$5,489	\$0	\$0
Recreation					
404 Pool Furniture - Replace	\$0	\$0	\$8,269	\$0	\$0
407 BBQ's - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$6,229	\$0	\$0	\$0
910 Rec Room - Refurbish	\$0	\$7,544	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$12,119	\$0	\$0
1204 Pool Deck - Seal/Repair	\$0	\$7,267	\$0	\$0	\$0
1205 Pool Deck - Resurface	\$0	\$0	\$0	\$80,769	\$0
1207 Pool Filter - Replace	\$0	\$0	\$1,996	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
Total Expenses	\$233,102	\$83,331	\$58,884	\$80,769	\$86,293
Ending Reserve Balance	\$612,227	\$690,267	\$798,753	\$889,945	\$980,259

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$980,259	\$870,791	\$1,046,190	\$1,156,272	\$1,346,778
Annual Reserve Contribution	\$176,232	\$180,638	\$185,154	\$189,782	\$194,527
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,627	\$4,791	\$5,505	\$6,256	\$6,704
Total Income	\$1,161,118	\$1,056,220	\$1,236,849	\$1,352,311	\$1,548,009
# Component					
Building Exteriors & Grounds					
104 Walkway Decks - Seal/Repair	\$13,476	\$0	\$0	\$0	\$15,168
105 Courtyard Walkway - Resurface	\$0	\$5,697	\$0	\$0	\$0
105 Walkway Decks - Resurface	\$0	\$0	\$0	\$0	\$59,619
106 Decking - Inspection (SB 326)	\$0	\$0	\$30,082	\$0	\$0
128 Balconies - Reseal	\$11,918	\$0	\$0	\$0	\$13,414
129 Balconies - Partial Resurface	\$24,772	\$0	\$0	\$0	\$27,881
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$5,453	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace (A)	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace (B)	\$0	\$0	\$0	\$0	\$0
503 Perimeter Fence - Repair	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Repair	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercom - Replace	\$0	\$0	\$0	\$5,533	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
710 Loop Detector - Replace (East)	\$0	\$0	\$0	\$0	\$0
710 Loop Detector - Replace (West)	\$6,699	\$0	\$0	\$0	\$0
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$6,663
1107 Block Wall Fence - Repaint	\$4,596	\$0	\$0	\$0	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$0	\$0	\$80,661
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1301 Asphalt/Gravel Roof - Replace	\$22,357	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (East)	\$131,648	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (West)	\$0	\$0	\$0	\$0	\$0
1308 Metal Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1808 Tree Trimming	\$0	\$0	\$11,157	\$0	\$0
Building Interiors					
106 Stairwells - Seal/Repair	\$0	\$0	\$8,677	\$0	\$0
327 Emergency Fixtures - Replace	\$0	\$0	\$30,660	\$0	\$0
403 Mailboxes - Replace	\$18,462	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
707 Trash Chute Doors - Replace	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (East)	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (West)	\$0	\$0	\$0	\$0	\$0
804 Boiler Tank - Replace (East)	\$0	\$0	\$0	\$0	\$0
804 Boiler Tank - Replace (West)	\$0	\$0	\$0	\$0	\$0
911 Lobbies - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Device - Replace	\$4,830	\$0	\$0	\$0	\$0
1101 Doors - Refinish	\$7,712	\$0	\$0	\$0	\$0
1110 Hallway Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1110 Stairwell Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1125 Stairwells - Renovate	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Minor Modernize (West)	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize (East)	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize (West)	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (East)	\$15,112	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (West)	\$15,112	\$0	\$0	\$0	\$0
1803 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ's - Replace	\$0	\$4,333	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Rec Room - Refurbish	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Deck - Seal/Repair	\$8,179	\$0	\$0	\$0	\$9,206
1205 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
Total Expenses	\$290,327	\$10,029	\$80,576	\$5,533	\$212,613
Ending Reserve Balance	\$870,791	\$1,046,190	\$1,156,272	\$1,346,778	\$1,335,397

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$1,335,397	\$1,205,200	\$1,397,011	\$1,327,422	\$1,393,624
Annual Reserve Contribution	\$199,390	\$204,375	\$209,484	\$214,721	\$220,089
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,350	\$6,504	\$6,810	\$6,801	\$6,725
Total Income	\$1,541,137	\$1,416,079	\$1,613,305	\$1,548,945	\$1,620,438
# Component					
Building Exteriors & Grounds					
104 Walkway Decks - Seal/Repair	\$0	\$0	\$0	\$17,072	\$0
105 Courtyard Walkway - Resurface	\$0	\$0	\$0	\$0	\$0
105 Walkway Decks - Resurface	\$0	\$0	\$0	\$0	\$0
106 Decking - Inspection (SB 326)	\$0	\$0	\$0	\$0	\$0
128 Balconies - Reseal	\$0	\$0	\$0	\$15,098	\$0
129 Balconies - Partial Resurface	\$0	\$0	\$0	\$31,380	\$0
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$6,321	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$17,248	\$0	\$0	\$0	\$0
503 Metal Rail - Replace (A)	\$0	\$0	\$0	\$68,089	\$0
503 Metal Rail - Replace (B)	\$0	\$0	\$0	\$0	\$182,951
503 Perimeter Fence - Repair	\$0	\$11,255	\$0	\$0	\$0
603 Tile Floor - Repair	\$0	\$0	\$0	\$0	\$13,010
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$19,235	\$0	\$0	\$0	\$0
710 Loop Detector - Replace (East)	\$0	\$0	\$0	\$0	\$0
710 Loop Detector - Replace (West)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1107 Block Wall Fence - Repaint	\$5,328	\$0	\$0	\$0	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$0	\$0	\$93,509
1115 Stucco - Repaint	\$159,841	\$0	\$0	\$0	\$0
1301 Asphalt/Gravel Roof - Replace	\$0	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (East)	\$0	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (West)	\$0	\$0	\$171,491	\$0	\$0
1308 Metal Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$4,024	\$0	\$0
1808 Tree Trimming	\$12,191	\$0	\$0	\$13,322	\$0
Building Interiors					
106 Stairwells - Seal/Repair	\$0	\$0	\$10,060	\$0	\$0
327 Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$61,408	\$0	\$0	\$0	\$0
602 Vinyl - Replace	\$0	\$2,976	\$0	\$0	\$0
707 Trash Chute Doors - Replace	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (East)	\$0	\$0	\$28,646	\$0	\$0
801 Boiler - Replace (West)	\$0	\$0	\$0	\$0	\$0
804 Boiler Tank - Replace (East)	\$0	\$0	\$19,353	\$0	\$0
804 Boiler Tank - Replace (West)	\$8,489	\$0	\$0	\$0	\$0
911 Lobbies - Refurbish	\$0	\$0	\$27,975	\$0	\$0
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1101 Doors - Refinish	\$8,940	\$0	\$0	\$0	\$0
1110 Hallway Surfaces - Repaint	\$26,460	\$0	\$0	\$0	\$0
1110 Stairwell Surfaces - Repaint	\$0	\$4,837	\$0	\$0	\$0
1125 Stairwells - Renovate	\$0	\$0	\$24,335	\$0	\$0
1801 Elevators - Minor Modernize (West)	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize (East)	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize (West)	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (East)	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (West)	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$13,721
1809 Sump Pumps - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
404 Pool Furniture - Replace	\$10,475	\$0	\$0	\$0	\$0
407 BBQ's - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Rec Room - Refurbish	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$17,279
1204 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$10,361	\$0
1205 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$2,846

Fiscal Year	2042	2043	2044	2045	2046
Total Expenses	\$335,937	\$19,068	\$285,883	\$155,321	\$323,316
Ending Reserve Balance	\$1,205,200	\$1,397,011	\$1,327,422	\$1,393,624	\$1,297,123

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$1,297,123	\$1,474,471	\$1,632,380	\$1,774,506	\$2,013,642
Annual Reserve Contribution	\$225,592	\$231,231	\$237,012	\$242,937	\$249,011
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,928	\$7,765	\$8,515	\$9,468	\$10,273
Total Income	\$1,529,642	\$1,713,467	\$1,877,907	\$2,026,912	\$2,272,926
# Component					
Building Exteriors & Grounds					
104 Walkway Decks - Seal/Repair	\$0	\$0	\$19,214	\$0	\$0
105 Courtyard Walkway - Resurface	\$0	\$0	\$0	\$0	\$0
105 Walkway Decks - Resurface	\$0	\$0	\$0	\$0	\$0
106 Decking - Inspection (SB 326)	\$0	\$39,250	\$0	\$0	\$0
128 Balconies - Reseal	\$0	\$0	\$16,993	\$0	\$0
129 Balconies - Partial Resurface	\$0	\$0	\$35,318	\$0	\$0
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$7,328	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace (A)	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace (B)	\$0	\$0	\$0	\$0	\$0
503 Perimeter Fence - Repair	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Repair	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
710 Loop Detector - Replace (East)	\$0	\$0	\$0	\$0	\$10,133
710 Loop Detector - Replace (West)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$8,955
1107 Block Wall Fence - Repaint	\$6,177	\$0	\$0	\$0	\$0
1107 Metal Rail - Repaint	\$0	\$0	\$0	\$0	\$108,402
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1301 Asphalt/Gravel Roof - Replace	\$0	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (East)	\$0	\$0	\$0	\$0	\$0
1302 Cap Sheet Roof - Replace (West)	\$0	\$0	\$0	\$0	\$0
1308 Metal Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1808 Tree Trimming	\$0	\$14,557	\$0	\$0	\$15,907
Building Interiors					
106 Stairwells - Seal/Repair	\$0	\$0	\$11,662	\$0	\$0
327 Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
602 Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
707 Trash Chute Doors - Replace	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (East)	\$0	\$0	\$0	\$0	\$0
801 Boiler - Replace (West)	\$31,302	\$0	\$0	\$0	\$0
804 Boiler Tank - Replace (East)	\$0	\$0	\$0	\$0	\$0
804 Boiler Tank - Replace (West)	\$0	\$0	\$0	\$0	\$0
911 Lobbies - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1101 Doors - Refinish	\$10,364	\$0	\$0	\$0	\$0
1110 Hallway Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1110 Stairwell Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1125 Stairwells - Renovate	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Minor Modernize (West)	\$0	\$0	\$0	\$0	\$32,992
1801 Elevators - Modernize (East)	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize (West)	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (East)	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel (West)	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps - Replace	\$0	\$0	\$8,552	\$0	\$0
Recreation					
404 Pool Furniture - Replace	\$0	\$0	\$0	\$13,270	\$0
407 BBQ's - Replace	\$0	\$5,823	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$9,705	\$0	\$0	\$0
910 Rec Room - Refurbish	\$0	\$11,753	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Deck - Seal/Repair	\$0	\$0	\$11,662	\$0	\$0
1205 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
Total Expenses	\$55,171	\$81,088	\$103,401	\$13,270	\$176,389
Ending Reserve Balance	\$1,474,471	\$1,632,380	\$1,774,506	\$2,013,642	\$2,096,537



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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



Terms and Definitions

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



Component Details

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

- 1) Common area repair & replacement responsibility
- 2) 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.

Building Exteriors & Grounds

Comp #: 104 Courtyard Walkway - Seal/Repair

Quantity: Approx 200 GSF

Location: Units 109-110 walkway
 Funded?: No.
 History:
 Comments:
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 104 Walkway Decks - Seal/Repair

Quantity: Approx 4,200 GSF

Location: Upper level exterior walkways
 Funded?: Yes.
 History: 2021
 Comments:
 Useful Life: 4 years
 Best Case: \$ 7,400
 Cost Source: ARI Cost Database

Remaining Life: 3 years
 Worst Case: \$9,900

Comp #: 105 Courtyard Walkway - Resurface

Quantity: Approx 200 GSF

Location: Units 109-110 walkway
 Funded?: Yes.
 History:
 Comments:
 Useful Life: 20 years
 Best Case: \$ 2,300
 Cost Source: ARI Cost Database

Remaining Life: 16 years
 Worst Case: \$4,800

Comp #: 105 Walkway Decks - Resurface

Quantity: Approx 4,200 GSF

Location: Upper level exterior walkways
 Funded?: Yes.
 History: 2021
 Comments:
 Useful Life: 20 years
 Best Case: \$ 30,000
 Cost Source: ARI Cost Database

Remaining Life: 19 years
 Worst Case: \$38,000

Comp #: 106 Decking - Inspection (SB 326)

Quantity: (69) Units

Location:
 Funded?: Yes.
 History: 2021
 Comments:
 Useful Life: 9 years
 Best Case: \$ 10,400
 Cost Source: ARI Cost Database

Remaining Life: 8 years
 Worst Case: \$26,000

Comp #: 128 Balconies - Reseal

Quantity: Extensive GSF

Location: Unit balconies
 Funded?: Yes.
 History: 2021
 Comments:
 Useful Life: 4 years
 Best Case: \$ 6,700
 Cost Source: ARI Cost Database

Remaining Life: 3 years
 Worst Case: \$8,600

Comp #: 129 Balconies - Partial Resurface

Quantity: Extensive GSF

Location: Unit balconies
 Funded?: Yes.
 History: 2021
 Comments:
 Useful Life: 4 years
 Best Case: \$ 12,700
 Cost Source: ARI Cost Database

Remaining Life: 3 years
 Worst Case: \$19,100

Comp #: 201 Asphalt - Remove & Replace **Quantity: Approx 17,300 GSF**
Location: Parking lot
Funded?: Yes.
History:
Comments:
Useful Life: 30 years Remaining Life: 0 years
Best Case: \$ 49,000 Worst Case: \$68,000
Cost Source: ARI Cost Database

Comp #: 202 Asphalt - Seal/Repair **Quantity: Approx 17,300 GSF**
Location: Parking lot
Funded?: Yes.
History:
Comments:
Useful Life: 5 years Remaining Life: 0 years
Best Case: \$ 3,000 Worst Case: \$4,000
Cost Source: ARI Cost Database

Comp #: 205 Concrete Drive - Repair **Quantity: Extensive GSF**
Location: Parking structure
Funded?: No.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 305 Surveillance System - Modernize **Quantity: (1) System**
Location: Throughout common areas
Funded?: Yes.
History: Installed in 2010.
Comments:
Useful Life: 10 years Remaining Life: 0 years
Best Case: \$ 7,900 Worst Case: \$11,200
Cost Source: Client Cost History, Plus Inflation

Comp #: 324 Exterior Lights - Replace **Quantity: Assorted Fixtures**
Location: Exterior walls
Funded?: No.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 501 Block Wall - Repair **Quantity: Approx 2,880 GSF**
Location: Perimeter of association
Funded?: No.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 503 Metal Rail - Replace (A) **Quantity: Approx 3,700 LF**
Location: Handrails, fencing and balconies
Funded?: Yes.
History: Replaced in 2020.
Comments: Two-year retrofit project. This component represents the first of two years.
Useful Life: 25 years Remaining Life: 23 years
Best Case: \$ 32,000 Worst Case: \$37,000
Cost Source: Client Cost History, Plus Inflation

Comp #: 503 Metal Rail - Replace (B)**Quantity: Approx 3,700 LF**

Location: Handrails, fencing and balconies

Funded?: Yes.

History: 2021

Comments: Two-year retrofit project. This component represents the second of two years.

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 84,000

Worst Case: \$96,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 503 Perimeter Fence - Repair**Quantity: Property Perimeter**

Location: Handrails, fencing and balconies

Funded?: Yes.

History: 2021

Comments: The fencing is intact and stable. Regular repainting projects will help extend the fencing's useful life (refer to #1107). No expectation for the need to replace all at once, funding for periodic repair projects.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 5,100

Worst Case: \$7,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 603 Tile Floor - Repair**Quantity: Approx 1,250 GSF**

Location: Main entry and courtyard

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 5,300

Worst Case: \$7,500

Cost Source: ARI Cost Database

Comp #: 700 Vehicle Gates - Replace**Quantity: (2) 15 LF Gates**

Location: Entry/exit to property

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 11,200

Worst Case: \$13,500

Cost Source: ARI Cost Database

Comp #: 704 Intercom - Replace**Quantity: (1) Intercom**

Location: Main entry

Funded?: Yes.

History: Replaced in 2016.

Comments:

Useful Life: 12 years

Remaining Life: 6 years

Best Case: \$ 2,700

Worst Case: \$3,800

Cost Source: ARI Cost Database

Comp #: 705 Gate Operators - Replace**Quantity: (2) Units**

Location: Driveway entry/exit

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 10,200

Worst Case: \$11,100

Cost Source: ARI Cost Database

Comp #: 710 Loop Detector - Replace (East)**Quantity: (1) Unit**

Location: Driveway entry/exit

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 3,800

Worst Case: \$4,800

Cost Source: ARI Cost Database

Comp #: 710 Loop Detector - Replace (West)**Quantity: (1) Unit**

Location: Driveway entry/exit

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 3,800

Worst Case: \$4,800

Cost Source: ARI Cost Database

Comp #: 1001 Backflow Device - Replace**Quantity: Numerous Devices**

Location: Adjacent to sidewalks/slopes

Funded?: Yes.

History:

Comments: The backflow was not tested during inspection. Best to have the device inspected and maintained on a regular basis by a certified plumbing vendor. These devices prevent harmful chemicals from backwashing into your drinking water supply.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 3,000

Worst Case: \$4,600

Cost Source: ARI Cost Database

Comp #: 1003 Irrigation Controllers - Replace**Quantity: (3) Controllers**

Location: Attached to buildings and in chiller room

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1107 Block Wall Fence - Repaint**Quantity: Approx 2,880 GSF**

Location: Perimeter walls of property

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 2,600

Worst Case: \$3,300

Cost Source: ARI Cost Database

Comp #: 1107 Metal Rail - Repaint**Quantity: Approx 3,700 LF**

Location: Handrails and fencing throughout property

Funded?: Yes.

History: 2021

Comments:

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 42,000

Worst Case: \$50,000

Cost Source: ARI Cost Database

Comp #: 1115 Stucco - Repaint**Quantity: Approx 66,700 GSF**

Location: Exterior building surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 71,000

Worst Case: \$106,000

Cost Source: ARI Cost Database

Comp #: 1301 Asphalt/Gravel Roof - Replace**Quantity: Approx 1,860 GSF**

Location: Northeast Building

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 12,400

Worst Case: \$16,300

Cost Source: ARI Cost Database

Comp #: 1302 Cap Sheet Roof - Replace (East) **Quantity: Approx 10,860 GSF**
Location: Rooftop of east building
Funded?: Yes.
History:
Comments:
Useful Life: 15 years Remaining Life: 0 years
Best Case: \$ 73,000 Worst Case: \$96,000
Cost Source: ARI Cost Database

Comp #: 1302 Cap Sheet Roof - Replace (West) **Quantity: Approx 11,515 GSF**
Location: Rooftop of west building
Funded?: Yes.
History: Replaced in 2014.
Comments:
Useful Life: 15 years Remaining Life: 7 years
Best Case: \$ 77,000 Worst Case: \$102,000
Cost Source: Client Cost History, Plus Inflation

Comp #: 1308 Metal Carport Roofs - Replace **Quantity: Approx 6,600 GSF**
Location: Carport rooftops
Funded?: Yes.
History:
Comments:
Useful Life: 30 years Remaining Life: 6 years
Best Case: \$ 22,000 Worst Case: \$30,000
Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspouts - Replace **Quantity: Extensive LF**
Location: Perimeter roofs, exterior walls
Funded?: No.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 1402 Signage - Replace **Quantity: (2) Signs**
Location: Main entrance to property
Funded?: Yes.
History:
Comments:
Useful Life: 15 years Remaining Life: 7 years
Best Case: \$ 1,900 Worst Case: \$2,300
Cost Source: ARI Cost Database

Comp #: 1808 Tree Trimming **Quantity: Numerous Trees**
Location:
Funded?: Yes.
History: 2021
Comments: Trees have been recently trimmed.
Useful Life: 3 years Remaining Life: 2 years
Best Case: \$ 6,200 Worst Case: \$7,300
Cost Source: Client Cost History, Plus Inflation

Building Interiors

Comp #: 106 Stairwells - Seal/Repair**Quantity: Approx 2,680 GSF**

Location: Stairwells

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 4,500

Worst Case: \$6,000

Cost Source: ARI Cost Database

Comp #: 107 Stairwells - Resurface**Quantity: Approx 2,680 GSF**

Location: Stairwells

Funded?: No.

History:

Comments: Stairwell resurfacing included with #1125 Stairwell - Renovation.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 325 Interior Lights - Replace**Quantity: Assorted Fixtures**

Location: Throughout corridors

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 327 Emergency Fixtures - Replace**Quantity: Numerous Fixtures**

Location: Throughout property

Funded?: Yes.

History:

Comments: These fixture are intended to provide illumination to the common areas during power outages. The fixtures and batteries should be serviced on a regular basis as an Operating expense. Funding for periodic complete replacement projects to ensure reliability, and to maintain a uniform appearance.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 15,100

Worst Case: \$22,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 403 Mailboxes - Replace**Quantity: (70) Mailboxes**

Location: Lobby/main entry areas

Funded?: Yes.

History: Replaced in 2017.

Comments:

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 11,000

Worst Case: \$12,700

Cost Source: Client Cost History, Plus Inflation

Comp #: 601 Carpet - Replace**Quantity: Approx 900 GSY**

Location: Hallways, lobbies and rec room

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 29,000

Worst Case: \$39,000

Cost Source: ARI Cost Database

Comp #: 602 Vinyl - Replace **Quantity: Approx 220 GSF**
Location: Elevator lobby areas
Funded?: Yes.
History:
Comments:
Useful Life: 15 years Remaining Life: 6 years
Best Case: \$ 1,500 Worst Case: \$1,700
Cost Source: ARI Cost Database

Comp #: 707 Trash Chute Doors - Replace **Quantity: (8) Doors**
Location: Central location at each floor
Funded?: Yes.
History:
Comments:
Useful Life: 30 years Remaining Life: 0 years
Best Case: \$ 7,200 Worst Case: \$10,800
Cost Source: ARI Cost Database

Comp #: 801 Boiler - Replace (East) **Quantity: (1) Boiler**
Location: Mechanical room
Funded?: Yes.
History: Internal piping was replaced in 2015.
Comments:
Useful Life: 20 years Remaining Life: 2 years
Best Case: \$ 13,600 Worst Case: \$16,300
Cost Source: ARI Cost Database

Comp #: 801 Boiler - Replace (West) **Quantity: (1) Boiler**
Location: Mechanical room
Funded?: Yes.
History:
Comments:
Useful Life: 20 years Remaining Life: 5 years
Best Case: \$ 13,600 Worst Case: \$16,300
Cost Source: ARI Cost Database

Comp #: 804 Boiler Tank - Replace (East) **Quantity: (1) Tank 335 Ga.**
Location: Mechanical room
Funded?: Yes.
History: Replaced in 2014.
Comments:
Useful Life: 10 years Remaining Life: 2 years
Best Case: \$ 9,000 Worst Case: \$11,200
Cost Source: ARI Cost Database

Comp #: 804 Boiler Tank - Replace (West) **Quantity: (1) American 119 Ga.**
Location: Mechanical room
Funded?: Yes.
History: Replaced in 2012.
Comments:
Useful Life: 10 years Remaining Life: 0 years
Best Case: \$ 4,200 Worst Case: \$5,200
Cost Source: ARI Cost Database

Comp #: 911 Lobbies - Refurbish **Quantity: (2) Lobbies**
Location: Main entry areas to each building
Funded?: Yes.
History: Refurbished in 2014.
Comments:
Useful Life: 15 years Remaining Life: 7 years
Best Case: \$ 11,200 Worst Case: \$18,000
Cost Source: ARI Cost Database

Comp #: 915 Laundry Appliances - Replace**Quantity: Assorted Washers/Dryers**

Location: Laundry rooms

Funded?: No.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 1001 Backflow Device - Replace**Quantity: (1) 2 1/2" Device**

Location: Garage

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 2,600

Cost Source: ARI Cost Database

Remaining Life: 15 years

Worst Case: \$3,600

Comp #: 1101 Doors - Refinish**Quantity: Approx 2,500 GSF**

Location: Entry to each unit and common doors

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Best Case: \$ 4,300

Cost Source: ARI Cost Database

Remaining Life: 0 years

Worst Case: \$5,600

Comp #: 1110 Hallway Surfaces - Repaint**Quantity: Approx 20,800 GSF**

Location: Hallways

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 11,700

Cost Source: ARI Cost Database

Remaining Life: 0 years

Worst Case: \$17,600

Comp #: 1110 Stairwell Surfaces - Repaint**Quantity: Approx 7,500 GSF**

Location: Stairwells

Funded?: Yes.

History:

Comments: Stairwells have been repainted and lights and windows have been replaced. Expect a full useful life.

Useful Life: 12 years

Best Case: \$ 2,100

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$3,100

Comp #: 1125 Stairwells - Renovate**Quantity: Approx 7,500 GSF**

Location: Stairwells

Funded?: Yes.

History:

Comments: Stairwells have been repainted and lights and windows have been replaced. Expect a full useful life.

Useful Life: 25 years

Best Case: \$ 11,700

Cost Source: ARI Cost Database

Remaining Life: 22 years

Worst Case: \$13,700

Comp #: 1800 Elevator Cylinders - Replace**Quantity: (2) Cylinders**

Location: Underground

Funded?: No.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 1801 Elevators - Minor Modernize (West) **Quantity: (2) 4-Stop Elevators**
Location: Main lobbies
Funded?: Yes.
History: Hydraulic line replaced in 2021
Comments: This component represents the hydraulic line replaced in 2021.
Useful Life: 30 years Remaining Life: 29 years
Best Case: \$ 12,000 Worst Case: \$16,000
Cost Source: Research with Local
Vendor/Contractor

Comp #: 1801 Elevators - Modernize (East) **Quantity: (2) 4-Stop Elevators**
Location: Main lobbies
Funded?: Yes.
History:
Comments:
Useful Life: 30 years Remaining Life: 0 years
Best Case: \$ 80,000 Worst Case: \$101,000
Cost Source: Research with Local
Vendor/Contractor

Comp #: 1801 Elevators - Modernize (West) **Quantity: (2) 4-Stop Elevators**
Location: Main lobbies
Funded?: Yes.
History:
Comments:
Useful Life: 30 years Remaining Life: 0 years
Best Case: \$ 68,000 Worst Case: \$85,000
Cost Source: Research with Local
Vendor/Contractor

Comp #: 1802 Elevator Cabs - Remodel (East) **Quantity: (2) Cabs**
Location: Elevator interiors
Funded?: Yes.
History:
Comments:
Useful Life: 15 years Remaining Life: 0 years
Best Case: \$ 8,500 Worst Case: \$10,900
Cost Source: ARI Cost Database

Comp #: 1802 Elevator Cabs - Remodel (West) **Quantity: (2) Cabs**
Location: Elevator interiors
Funded?: Yes.
History:
Comments:
Useful Life: 15 years Remaining Life: 0 years
Best Case: \$ 8,500 Worst Case: \$10,900
Cost Source: ARI Cost Database

Comp #: 1803 Fire Alarm Panel - Replace **Quantity: (1) Silent Knight**
Location: West chiller room
Funded?: Yes.
History:
Comments:
Useful Life: 20 years Remaining Life: 4 years
Best Case: \$ 5,600 Worst Case: \$7,900
Cost Source: ARI Cost Database

Comp #: 1809 Sump Pumps - Replace **Quantity: (2) Pumps**
Location: Driveway area
Funded?: Yes.
History: Replaced in 2019
Comments:
Useful Life: 15 years Remaining Life: 12 years
Best Case: \$ 3,100 Worst Case: \$4,600
Cost Source: ARI Cost Database

Comp #: 1811 Plumbing - Repair

Quantity: (69) Units

Location: Building interior walls

Funded?: No.

History:

Comments: The association requested removal of funding for 2022 study as expenses are handled as an operating expense.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Recreation

Comp #: 404 Pool Furniture - Replace **Quantity: (28) Assorted Pieces**

Location: Adjacent to pool
 Funded?: Yes.

History: Replaced in 2018.

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 5,000

Worst Case: \$6,600

Cost Source: ARI Cost Database

Comp #: 407 BBQ's - Replace **Quantity: (3) BBQ's**

Location: Adjacent to pool area

Funded?: Yes.

History: Replaced in 2018.

Comments:

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 2,300

Worst Case: \$3,100

Cost Source: ARI Cost Database

Comp #: 909 Bathrooms - Refurbish **Quantity: (2) Bathrooms**

Location: Pool area

Funded?: Yes.

History: Refurbished in 2018.

Comments:

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 3,400

Worst Case: \$5,600

Cost Source: ARI Cost Database

Comp #: 910 Rec Room - Refurbish **Quantity: (1) 18x25 Room**

Location: Adjacent to pool

Funded?: Yes.

History: Remodeled in 2018.

Comments:

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 4,500

Worst Case: \$6,400

Cost Source: ARI Cost Database

Comp #: 1202 Pool - Resurface **Quantity: (1) 13x32 Pool**

Location: Recreation area

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 7,900

Worst Case: \$9,100

Cost Source: ARI Cost Database

Comp #: 1204 Pool Deck - Seal/Repair **Quantity: Approx 3,130 GSF**

Location: Recreation area

Funded?: Yes.

History: 2021

Comments:

Useful Life: 4 years

Remaining Life: 3 years

Best Case: \$ 4,400

Worst Case: \$6,100

Cost Source: ARI Cost Database

Comp #: 1205 Pool Deck - Resurface **Quantity: Approx 3,130 GSF**

Location: Recreation area

Funded?: Yes.

History: Replaced in 2015.

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 50,000

Worst Case: \$60,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 1207 Pool Filter - Replace

Quantity: (1) Purex

Location: Adjacent to pool area, enclosed

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 1,300

Worst Case: \$1,500

Cost Source: ARI Cost Database

Comp #: 1210 Pool Pump - Replace

Quantity: (1) Whisper Flo

Location: Adjacent to pool area, enclosed

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:
