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Planning For The Inevitable™



Swains Creek Pines Lot O.A.
Duck Creek Village, UT



Report #: 55282-0
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY
"Full"

October 30, 2025

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Swains Creek Pines Lot O.A.
Duck Creek Village, UT
Level of Service: "Full"

Report #: 55282-0
of Units: 687

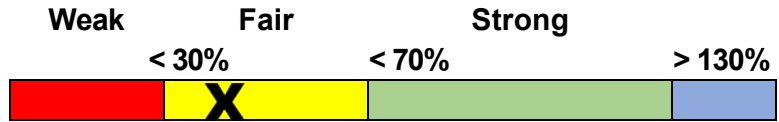
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Starting Reserve Balance	\$141,401
Fully Funded Reserve Balance	\$341,559
Annual Rate (Cost) of Deterioration	\$30,835
Percent Funded	41.4 %
Recommended 2026 Annual "Fully Funding" Reserve Transfers	\$41,500
Alternate/Baseline Annual Minimum Transfers to Keep Reserves Above \$0	\$27,000
Recommended 2026 Special Assessments for Reserves	\$0
Most Recent Annual Reserve Transfer Rate	\$10,000

Reserve Fund Strength: 41.4%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.50 %
Annual Inflation Rate	3.00 %

- This "Full", (original, created "from scratch"), is based on our site inspection on 9/12/2025.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 41.4 % Funded. This means the client's special assessment & deferred maintenance risk is currently Medium.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve transfers at \$41,500 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% "Full" transfer rates are designed to achieve these funding objectives by the end of our 30-year report scope.
- The goal of the Reserve Study is to help the client offset the inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve transfer rate that offsets the annual deterioration of the components and 'keeps pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See the appendix for component details; the basis of our assumptions.
- We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Clients that update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.
- Please watch this 5-minute video to understand the key results of a Reserve Study - <https://youtu.be/I5B24oNLTY>

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sites and Grounds				
21090	Concrete - Replace - 5%	5	1	\$2,151
21180	Gravel Parking Lot - Replenish	1	0	\$1,000
21360	Site Fence: Wood - Replace	30	0	\$7,050
21540	Pond - Dredge/Maintain	25	14	\$115,000
21610	Sign/Monument - Refurbish	30	28	\$43,300
21700	Site Furnishings - Replace	25	5	\$12,000
Grounds Equipment				
22010	Water Truck - Replace	15	5	\$75,000
22020	Lawn Mower - Replace	10	4	\$2,500
22030	Bush Hog - Replace	10	4	\$2,500
22040	ATV - Replace	10	6	\$1,500
22050	Roller - Replace	30	0	\$8,500
22060	Snow Blower - Replace	10	0	\$800
Building Interiors				
24010	Interior Surfaces - Repaint	10	0	\$1,897
24030	Interior Lights - Replace	25	6	\$525
24110	Vinyl/Resilient Flooring - Replace	20	1	\$2,001
24220	Furniture - Update	15	3	\$26,701
24230	IT Equipment – Update/Replace	10	4	\$1,250
24240	Speaker System – Update/Replace	10	9	\$2,000
24250	Kitchen Appliances - Replace	10	0	\$4,500
24280	Bathrooms - Remodel	20	3	\$14,000
Building Exteriors				
21490	Garage Car Doors - Replace	20	0	\$23,300
23070	Pavillion Wind Screens – Replace	10	2	\$2,160
23380	Fiber Cement Siding - Seal/Paint	7	4	\$4,446
23390	Fiber Cement Siding - Replace	50	47	\$31,148
23410	Metal Siding - Replace (Barn)	60	56	\$45,000
23411	Metal Siding - Replace (Storage Shed)	60	23	\$31,500
23430	Windows - Replace (Barn)	30	26	\$6,000
23431	Window - Replace (Storage Shed)	30	0	\$3,000
23600	Roof: Pro Panel - Replace (Barn)	30	26	\$14,596
23601	Roof: Standing Seam - Replace (Barn)	30	26	\$3,399
23602	Roof: Pro Panel - Replace	30	0	\$52,490
Mechanicals				
25330	Surveillance System - Upgrade	10	9	\$8,700
25460	Water Heater/Tank - Replace	15	10	\$2,000
Amenities				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
26030	Playground Cover - Refill/Replace	10	3	\$10,660
26050	Playground Equipment - Replace	20	9	\$64,688
26070	Grills/BBQs – Replace	10	3	\$12,000

36 Total Funded Components

Introduction



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

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



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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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



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

Site Inspection Notes

During our site visit on 9/12/2025 we visually inspected the common area assets and were able to see a majority of the common areas. Please see photo appendix for component details; the basis of our assumptions.



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 as defined by your Reserve Component List. A summary of these expenses are shown in the 30-Year Reserve Plan Summary Table, while details of the projects that make up these expenses are shown in the 30-Year Income/Expense Detail.

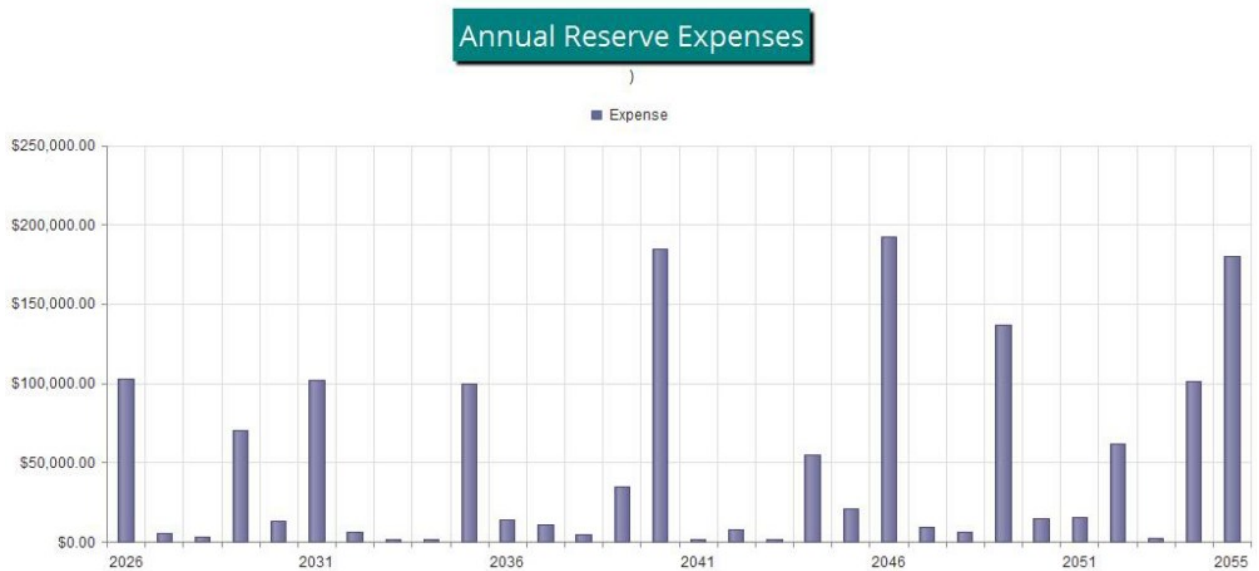


Figure 1

Reserve Fund Status

As of 1/1/2026 your Reserve Fund balance is projected to be \$141,401 and your Fully Funded Balance is computed to be \$341,559 (see the Fully Funded Balance Table). The Fully Funded Balance represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 41.4 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted transfers of \$41,500. The overall 30-Year Plan, in perspective, is shown below in the Annual Reserve Funding (Fig. 2). This same information is shown numerically in both the 30-Year Reserve Plan Summary Table and the 30-Year Income/Expense Detail.

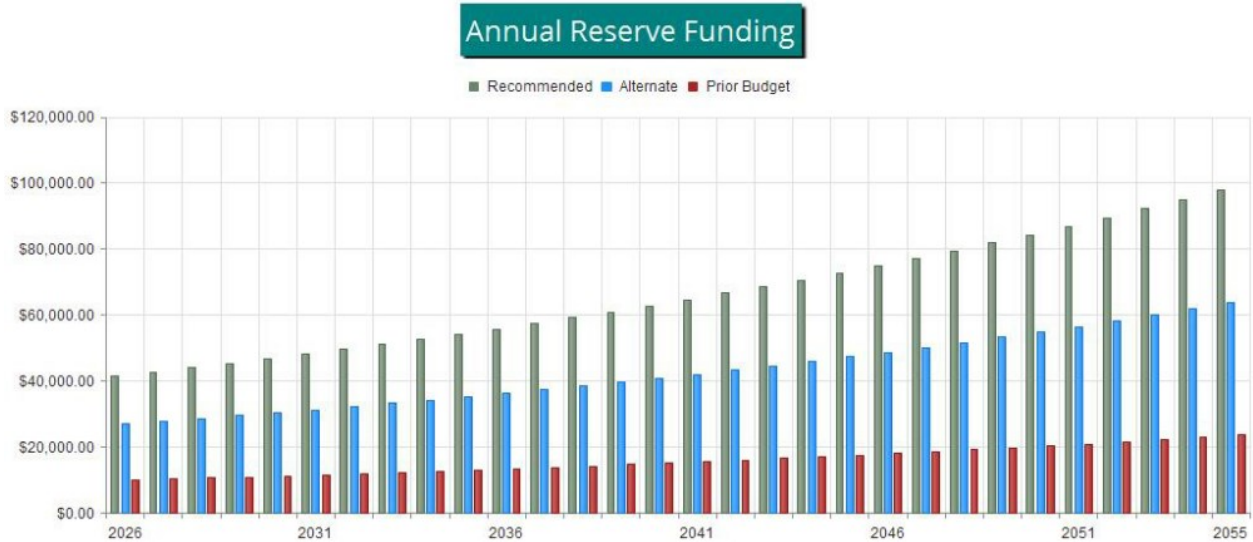


Figure 2

The reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted transfer rate, compared to your always—changing Fully Funded Balance target is shown in the 30-Yr Cash Flow (Fig. 3).

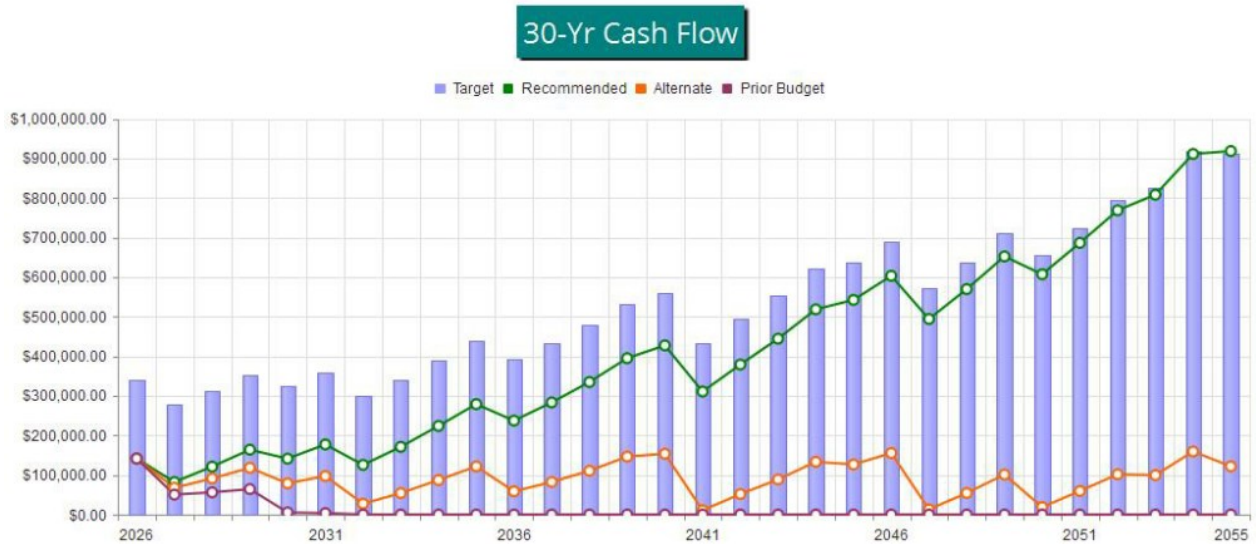


Figure 3

The information from Figure 3 is plotted on a Percent Funded scale in Figure 4. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan. A client that has a percent funded level of <30% may experience an ~ 20%-60% chance risk of special assessment. A client that is between 30% and 70% may experience an ~ 20%-5% chance risk of special assessment. A client that has a percent funded of >70% may experience an ~ <1% chance risk of special assessment.

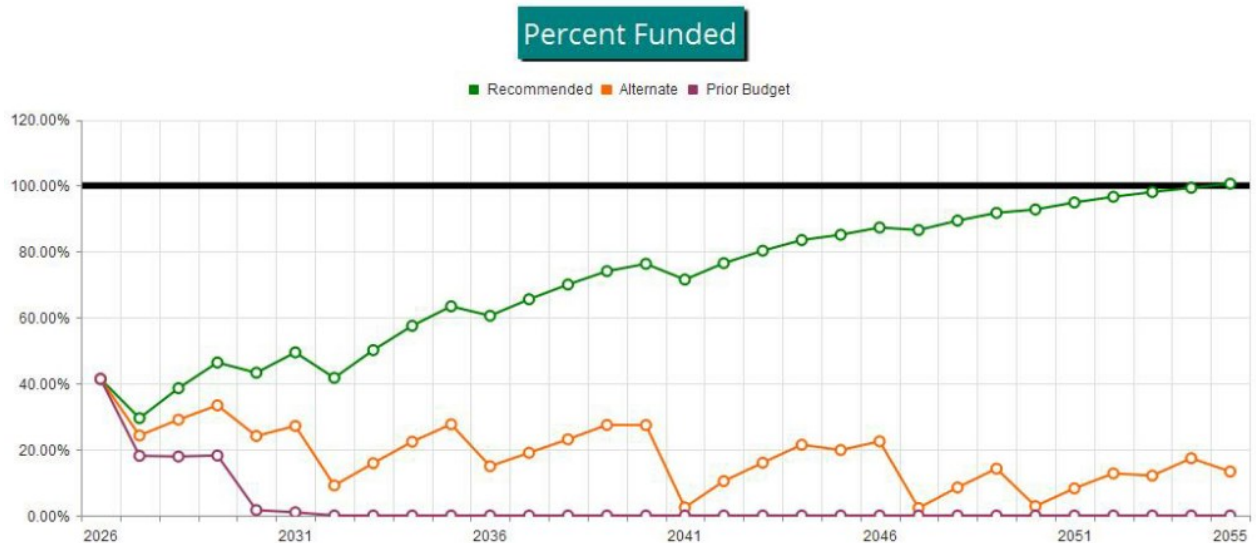


Figure 4



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

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

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	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Sites and Grounds							
21090	Concrete - Replace - 5%	2,300	GSF	5	1	\$1,940	\$2,370
21180	Gravel Parking Lot - Replenish	30,700	GSF	1	0	\$900	\$1,100
21360	Site Fence: Wood - Replace	230	LF	30	0	\$6,340	\$7,760
21540	Pond - Dredge/Maintain	1	Pond	25	14	\$104,000	\$126,000
21610	Sign/Monument - Refurbish	1	Monument	30	28	\$39,000	\$47,600
21700	Site Furnishings - Replace	18	Pieces	25	5	\$10,800	\$13,200
Grounds Equipment							
22010	Water Truck - Replace	1	Unit	15	5	\$67,500	\$82,500
22020	Lawn Mower - Replace	1	Unit	10	4	\$2,250	\$2,750
22030	Bush Hog - Replace	1	Unit	10	4	\$2,250	\$2,750
22040	ATV - Replace	1	Unit	10	6	\$1,350	\$1,650
22050	Roller - Replace	1	Unit	30	0	\$7,650	\$9,350
22060	Snow Blower - Replace	1	Unit	10	0	\$720	\$880
Building Interiors							
24010	Interior Surfaces - Repaint	620	GSF	10	0	\$1,710	\$2,090
24030	Interior Lights - Replace	2	Lights	25	6	\$472	\$578
24110	Vinyl/Resilient Flooring - Replace	140	GSF	20	1	\$1,800	\$2,200
24220	Furniture - Update	360	Pieces	15	3	\$24,000	\$29,400
24230	IT Equipment - Update/Replace	4	Pieces	10	4	\$1,120	\$1,380
24240	Speaker System - Update/Replace	7	Units	10	9	\$1,800	\$2,200
24250	Kitchen Appliances - Replace	3	Appliances	10	0	\$4,050	\$4,950
24280	Bathrooms - Remodel	2	Bathrooms	20	3	\$12,600	\$15,400
Building Exteriors							
21490	Garage Car Doors - Replace	3	Doors	20	0	\$21,000	\$25,600
23070	Pavillion Wind Screens - Replace	120	LF	10	2	\$1,940	\$2,380
23380	Fiber Cement Siding - Seal/Paint	1,300	GSF	7	4	\$4,000	\$4,890
23390	Fiber Cement Siding - Replace	1,300	GSF	50	47	\$28,000	\$34,300
23410	Metal Siding - Replace (Barn)	1,200	GSF	60	56	\$40,500	\$49,500
23411	Metal Siding - Replace (Storage Shed)	840	GSF	60	23	\$28,400	\$34,600
23430	Windows - Replace (Barn)	2	Windows	30	26	\$5,400	\$6,600
23431	Window - Replace (Storage Shed)	1	Window	30	0	\$2,700	\$3,300
23600	Roof: Pro Panel - Replace (Barn)	810	GSF	30	26	\$13,100	\$16,100
23601	Roof: Standing Seam - Replace (Barn)	190	GSF	30	26	\$3,060	\$3,740
23602	Roof: Pro Panel - Replace	2,900	GSF	30	0	\$47,200	\$57,700
Mechanicals							
25330	Surveillance System - Upgrade	6	Cameras	10	9	\$7,830	\$9,570
25460	Water Heater/Tank - Replace	1	Unit	15	10	\$1,800	\$2,200
Amenities							
26030	Playground Cover - Refill/Replace	4,100	GSF	10	3	\$9,590	\$11,700
26050	Playground Equipment - Replace	3	Pieces	20	9	\$58,200	\$71,200
26070	Grills/BBQs - Replace	1	Unit	10	3	\$10,800	\$13,200
36 Total Funded Components							

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Sites and Grounds								
21090	Concrete - Replace - 5%	\$2,151	X	4	/	5	=	\$1,721
21180	Gravel Parking Lot - Replenish	\$1,000	X	1	/	1	=	\$1,000
21360	Site Fence: Wood - Replace	\$7,050	X	30	/	30	=	\$7,050
21540	Pond - Dredge/Maintain	\$115,000	X	11	/	25	=	\$50,600
21610	Sign/Monument - Refurbish	\$43,300	X	2	/	30	=	\$2,887
21700	Site Furnishings - Replace	\$12,000	X	20	/	25	=	\$9,600
Grounds Equipment								
22010	Water Truck - Replace	\$75,000	X	10	/	15	=	\$50,000
22020	Lawn Mower - Replace	\$2,500	X	6	/	10	=	\$1,500
22030	Bush Hog - Replace	\$2,500	X	6	/	10	=	\$1,500
22040	ATV - Replace	\$1,500	X	4	/	10	=	\$600
22050	Roller - Replace	\$8,500	X	30	/	30	=	\$8,500
22060	Snow Blower - Replace	\$800	X	10	/	10	=	\$800
Building Interiors								
24010	Interior Surfaces - Repaint	\$1,897	X	10	/	10	=	\$1,897
24030	Interior Lights - Replace	\$525	X	19	/	25	=	\$399
24110	Vinyl/Resilient Flooring - Replace	\$2,001	X	19	/	20	=	\$1,901
24220	Furniture - Update	\$26,701	X	12	/	15	=	\$21,361
24230	IT Equipment - Update/Replace	\$1,250	X	6	/	10	=	\$750
24240	Speaker System - Update/Replace	\$2,000	X	1	/	10	=	\$200
24250	Kitchen Appliances - Replace	\$4,500	X	10	/	10	=	\$4,500
24280	Bathrooms - Remodel	\$14,000	X	17	/	20	=	\$11,900
Building Exteriors								
21490	Garage Car Doors - Replace	\$23,300	X	20	/	20	=	\$23,300
23070	Pavillion Wind Screens - Replace	\$2,160	X	8	/	10	=	\$1,728
23380	Fiber Cement Siding - Seal/Paint	\$4,446	X	3	/	7	=	\$1,905
23390	Fiber Cement Siding - Replace	\$31,148	X	3	/	50	=	\$1,869
23410	Metal Siding - Replace (Barn)	\$45,000	X	4	/	60	=	\$3,000
23411	Metal Siding - Replace (Storage Shed)	\$31,500	X	37	/	60	=	\$19,425
23430	Windows - Replace (Barn)	\$6,000	X	4	/	30	=	\$800
23431	Window - Replace (Storage Shed)	\$3,000	X	30	/	30	=	\$3,000
23600	Roof: Pro Panel - Replace (Barn)	\$14,596	X	4	/	30	=	\$1,946
23601	Roof: Standing Seam - Replace (Barn)	\$3,399	X	4	/	30	=	\$453
23602	Roof: Pro Panel - Replace	\$52,490	X	30	/	30	=	\$52,490
Mechanicals								
25330	Surveillance System - Upgrade	\$8,700	X	1	/	10	=	\$870
25460	Water Heater/Tank - Replace	\$2,000	X	5	/	15	=	\$667
Amenities								
26030	Playground Cover - Refill/Replace	\$10,660	X	7	/	10	=	\$7,462
26050	Playground Equipment - Replace	\$64,688	X	11	/	20	=	\$35,578
26070	Grills/BBQs - Replace	\$12,000	X	7	/	10	=	\$8,400
								\$341,559

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Sites and Grounds					
21090	Concrete - Replace - 5%	5	\$2,151	\$430	1.40 %
21180	Gravel Parking Lot - Replenish	1	\$1,000	\$1,000	3.24 %
21360	Site Fence: Wood - Replace	30	\$7,050	\$235	0.76 %
21540	Pond - Dredge/Maintain	25	\$115,000	\$4,600	14.92 %
21610	Sign/Monument - Refurbish	30	\$43,300	\$1,443	4.68 %
21700	Site Furnishings - Replace	25	\$12,000	\$480	1.56 %
Grounds Equipment					
22010	Water Truck - Replace	15	\$75,000	\$5,000	16.22 %
22020	Lawn Mower - Replace	10	\$2,500	\$250	0.81 %
22030	Bush Hog - Replace	10	\$2,500	\$250	0.81 %
22040	ATV - Replace	10	\$1,500	\$150	0.49 %
22050	Roller - Replace	30	\$8,500	\$283	0.92 %
22060	Snow Blower - Replace	10	\$800	\$80	0.26 %
Building Interiors					
24010	Interior Surfaces - Repaint	10	\$1,897	\$190	0.62 %
24030	Interior Lights - Replace	25	\$525	\$21	0.07 %
24110	Vinyl/Resilient Flooring - Replace	20	\$2,001	\$100	0.32 %
24220	Furniture - Update	15	\$26,701	\$1,780	5.77 %
24230	IT Equipment - Update/Replace	10	\$1,250	\$125	0.41 %
24240	Speaker System - Update/Replace	10	\$2,000	\$200	0.65 %
24250	Kitchen Appliances - Replace	10	\$4,500	\$450	1.46 %
24280	Bathrooms - Remodel	20	\$14,000	\$700	2.27 %
Building Exteriors					
21490	Garage Car Doors - Replace	20	\$23,300	\$1,165	3.78 %
23070	Pavillion Wind Screens - Replace	10	\$2,160	\$216	0.70 %
23380	Fiber Cement Siding - Seal/Paint	7	\$4,446	\$635	2.06 %
23390	Fiber Cement Siding - Replace	50	\$31,148	\$623	2.02 %
23410	Metal Siding - Replace (Barn)	60	\$45,000	\$750	2.43 %
23411	Metal Siding - Replace (Storage Shed)	60	\$31,500	\$525	1.70 %
23430	Windows - Replace (Barn)	30	\$6,000	\$200	0.65 %
23431	Window - Replace (Storage Shed)	30	\$3,000	\$100	0.32 %
23600	Roof: Pro Panel - Replace (Barn)	30	\$14,596	\$487	1.58 %
23601	Roof: Standing Seam - Replace (Barn)	30	\$3,399	\$113	0.37 %
23602	Roof: Pro Panel - Replace	30	\$52,490	\$1,750	5.67 %
Mechanicals					
25330	Surveillance System - Upgrade	10	\$8,700	\$870	2.82 %
25460	Water Heater/Tank - Replace	15	\$2,000	\$133	0.43 %
Amenities					
26030	Playground Cover - Refill/Replace	10	\$10,660	\$1,066	3.46 %
26050	Playground Equipment - Replace	20	\$64,688	\$3,234	10.49 %
26070	Grills/BBQs - Replace	10	\$12,000	\$1,200	3.89 %
36	Total Funded Components			\$30,835	100.00 %

Fiscal Year Start: 2026

Net After Tax Interest: 1.50 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$141,401	\$341,559	41.4 %	Medium	315.00 %	\$41,500	\$0	\$1,675	\$102,537
2027	\$82,039	\$277,953	29.5 %	High	3.00 %	\$42,745	\$0	\$1,522	\$5,307
2028	\$120,999	\$313,538	38.6 %	Medium	3.00 %	\$44,027	\$0	\$2,135	\$3,352
2029	\$163,809	\$353,186	46.4 %	Medium	3.00 %	\$45,348	\$0	\$2,285	\$70,329
2030	\$141,113	\$326,048	43.3 %	Medium	3.00 %	\$46,709	\$0	\$2,385	\$13,164
2031	\$177,042	\$358,016	49.5 %	Medium	3.00 %	\$48,110	\$0	\$2,267	\$102,016
2032	\$125,403	\$300,499	41.7 %	Medium	3.00 %	\$49,553	\$0	\$2,222	\$6,180
2033	\$170,997	\$341,071	50.1 %	Medium	3.00 %	\$51,040	\$0	\$2,959	\$1,230
2034	\$223,766	\$389,097	57.5 %	Medium	3.00 %	\$52,571	\$0	\$3,767	\$1,267
2035	\$278,837	\$439,698	63.4 %	Medium	3.00 %	\$54,148	\$0	\$3,868	\$99,669
2036	\$237,184	\$391,670	60.6 %	Medium	3.00 %	\$55,773	\$0	\$3,900	\$13,704
2037	\$283,153	\$431,988	65.5 %	Medium	3.00 %	\$57,446	\$0	\$4,631	\$10,516
2038	\$334,714	\$478,079	70.0 %	Low	3.00 %	\$59,169	\$0	\$5,468	\$4,505
2039	\$394,845	\$533,063	74.1 %	Low	3.00 %	\$60,944	\$0	\$6,161	\$34,746
2040	\$427,205	\$559,908	76.3 %	Low	3.00 %	\$62,772	\$0	\$5,530	\$184,914
2041	\$310,594	\$434,284	71.5 %	Low	3.00 %	\$64,656	\$0	\$5,168	\$1,558
2042	\$378,859	\$495,189	76.5 %	Low	3.00 %	\$66,595	\$0	\$6,169	\$7,463
2043	\$444,159	\$553,323	80.3 %	Low	3.00 %	\$68,593	\$0	\$7,214	\$1,653
2044	\$518,314	\$620,714	83.5 %	Low	3.00 %	\$70,651	\$0	\$7,949	\$54,728
2045	\$542,185	\$637,035	85.1 %	Low	3.00 %	\$72,771	\$0	\$8,584	\$20,516
2046	\$603,023	\$690,706	87.3 %	Low	3.00 %	\$74,954	\$0	\$8,221	\$192,345
2047	\$493,853	\$570,674	86.5 %	Low	3.00 %	\$77,202	\$0	\$7,970	\$9,584
2048	\$569,440	\$637,005	89.4 %	Low	3.00 %	\$79,518	\$0	\$9,155	\$6,055
2049	\$652,059	\$710,735	91.7 %	Low	3.00 %	\$81,904	\$0	\$9,436	\$136,493
2050	\$606,906	\$654,150	92.8 %	Low	3.00 %	\$84,361	\$0	\$9,692	\$14,738
2051	\$686,221	\$723,156	94.9 %	Low	3.00 %	\$86,892	\$0	\$10,903	\$15,590
2052	\$768,425	\$795,291	96.6 %	Low	3.00 %	\$89,499	\$0	\$11,815	\$61,778
2053	\$807,962	\$824,013	98.1 %	Low	3.00 %	\$92,183	\$0	\$12,882	\$2,221
2054	\$910,806	\$916,993	99.3 %	Low	3.00 %	\$94,949	\$0	\$13,708	\$101,355
2055	\$918,108	\$912,772	100.6 %	Low	3.00 %	\$97,797	\$0	\$13,246	\$180,013

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$141,401	\$82,039	\$120,999	\$163,809	\$141,113
Annual Reserve Funding	\$41,500	\$42,745	\$44,027	\$45,348	\$46,709
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,675	\$1,522	\$2,135	\$2,285	\$2,385
Total Income	\$184,576	\$126,306	\$167,161	\$211,442	\$190,206
# Component					
Sites and Grounds					
21090 Concrete - Replace - 5%	\$0	\$2,216	\$0	\$0	\$0
21180 Gravel Parking Lot - Replenish	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126
21360 Site Fence: Wood - Replace	\$7,050	\$0	\$0	\$0	\$0
21540 Pond - Dredge/Maintain	\$0	\$0	\$0	\$0	\$0
21610 Sign/Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
21700 Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
Grounds Equipment					
22010 Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
22020 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$2,814
22030 Bush Hog - Replace	\$0	\$0	\$0	\$0	\$2,814
22040 ATV - Replace	\$0	\$0	\$0	\$0	\$0
22050 Roller - Replace	\$8,500	\$0	\$0	\$0	\$0
22060 Snow Blower - Replace	\$800	\$0	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$1,897	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24110 Vinyl/Resilient Flooring - Replace	\$0	\$2,061	\$0	\$0	\$0
24220 Furniture - Update	\$0	\$0	\$0	\$29,177	\$0
24230 IT Equipment – Update/Replace	\$0	\$0	\$0	\$0	\$1,407
24240 Speaker System – Update/Replace	\$0	\$0	\$0	\$0	\$0
24250 Kitchen Appliances - Replace	\$4,500	\$0	\$0	\$0	\$0
24280 Bathrooms - Remodel	\$0	\$0	\$0	\$15,298	\$0
Building Exteriors					
21490 Garage Car Doors - Replace	\$23,300	\$0	\$0	\$0	\$0
23070 Pavillion Wind Screens – Replace	\$0	\$0	\$2,292	\$0	\$0
23380 Fiber Cement Siding - Seal/Paint	\$0	\$0	\$0	\$0	\$5,004
23390 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23410 Metal Siding - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23411 Metal Siding - Replace (Storage Shed)	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23431 Window - Replace (Storage Shed)	\$3,000	\$0	\$0	\$0	\$0
23600 Roof: Pro Panel - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23601 Roof: Standing Seam - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23602 Roof: Pro Panel - Replace	\$52,490	\$0	\$0	\$0	\$0
Mechanicals					
25330 Surveillance System - Upgrade	\$0	\$0	\$0	\$0	\$0
25460 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$0	\$0	\$11,648	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$0	\$0	\$0	\$13,113	\$0
Total Expenses	\$102,537	\$5,307	\$3,352	\$70,329	\$13,164
Ending Reserve Balance	\$82,039	\$120,999	\$163,809	\$141,113	\$177,042

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$177,042	\$125,403	\$170,997	\$223,766	\$278,837
Annual Reserve Funding	\$48,110	\$49,553	\$51,040	\$52,571	\$54,148
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,267	\$2,222	\$2,959	\$3,767	\$3,868
Total Income	\$227,419	\$177,178	\$224,996	\$280,104	\$336,853
# Component					
Sites and Grounds					
21090 Concrete - Replace - 5%	\$0	\$2,568	\$0	\$0	\$0
21180 Gravel Parking Lot - Replenish	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305
21360 Site Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
21540 Pond - Dredge/Maintain	\$0	\$0	\$0	\$0	\$0
21610 Sign/Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
21700 Site Furnishings - Replace	\$13,911	\$0	\$0	\$0	\$0
Grounds Equipment					
22010 Water Truck - Replace	\$86,946	\$0	\$0	\$0	\$0
22020 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
22030 Bush Hog - Replace	\$0	\$0	\$0	\$0	\$0
22040 ATV - Replace	\$0	\$1,791	\$0	\$0	\$0
22050 Roller - Replace	\$0	\$0	\$0	\$0	\$0
22060 Snow Blower - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$627	\$0	\$0	\$0
24110 Vinyl/Resilient Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furniture - Update	\$0	\$0	\$0	\$0	\$0
24230 IT Equipment – Update/Replace	\$0	\$0	\$0	\$0	\$0
24240 Speaker System – Update/Replace	\$0	\$0	\$0	\$0	\$2,610
24250 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
24280 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
21490 Garage Car Doors - Replace	\$0	\$0	\$0	\$0	\$0
23070 Pavillion Wind Screens – Replace	\$0	\$0	\$0	\$0	\$0
23380 Fiber Cement Siding - Seal/Paint	\$0	\$0	\$0	\$0	\$0
23390 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23410 Metal Siding - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23411 Metal Siding - Replace (Storage Shed)	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23431 Window - Replace (Storage Shed)	\$0	\$0	\$0	\$0	\$0
23600 Roof: Pro Panel - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23601 Roof: Standing Seam - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23602 Roof: Pro Panel - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25330 Surveillance System - Upgrade	\$0	\$0	\$0	\$0	\$11,352
25460 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$0	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$84,403
26070 Grills/BBQs – Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$102,016	\$6,180	\$1,230	\$1,267	\$99,669
Ending Reserve Balance	\$125,403	\$170,997	\$223,766	\$278,837	\$237,184

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$237,184	\$283,153	\$334,714	\$394,845	\$427,205
Annual Reserve Funding	\$55,773	\$57,446	\$59,169	\$60,944	\$62,772
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,900	\$4,631	\$5,468	\$6,161	\$5,530
Total Income	\$296,857	\$345,230	\$399,351	\$461,951	\$495,508
# Component					
Sites and Grounds					
21090 Concrete - Replace - 5%	\$0	\$2,977	\$0	\$0	\$0
21180 Gravel Parking Lot - Replenish	\$1,344	\$1,384	\$1,426	\$1,469	\$1,513
21360 Site Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
21540 Pond - Dredge/Maintain	\$0	\$0	\$0	\$0	\$173,948
21610 Sign/Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
21700 Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
Grounds Equipment					
22010 Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
22020 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$3,781
22030 Bush Hog - Replace	\$0	\$0	\$0	\$0	\$3,781
22040 ATV - Replace	\$0	\$0	\$0	\$0	\$0
22050 Roller - Replace	\$0	\$0	\$0	\$0	\$0
22060 Snow Blower - Replace	\$1,075	\$0	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$2,549	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24110 Vinyl/Resilient Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furniture - Update	\$0	\$0	\$0	\$0	\$0
24230 IT Equipment – Update/Replace	\$0	\$0	\$0	\$0	\$1,891
24240 Speaker System – Update/Replace	\$0	\$0	\$0	\$0	\$0
24250 Kitchen Appliances - Replace	\$6,048	\$0	\$0	\$0	\$0
24280 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
21490 Garage Car Doors - Replace	\$0	\$0	\$0	\$0	\$0
23070 Pavillion Wind Screens – Replace	\$0	\$0	\$3,080	\$0	\$0
23380 Fiber Cement Siding - Seal/Paint	\$0	\$6,154	\$0	\$0	\$0
23390 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23410 Metal Siding - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23411 Metal Siding - Replace (Storage Shed)	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23431 Window - Replace (Storage Shed)	\$0	\$0	\$0	\$0	\$0
23600 Roof: Pro Panel - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23601 Roof: Standing Seam - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23602 Roof: Pro Panel - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25330 Surveillance System - Upgrade	\$0	\$0	\$0	\$0	\$0
25460 Water Heater/Tank - Replace	\$2,688	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$0	\$0	\$15,655	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$0	\$0	\$0	\$17,622	\$0
Total Expenses	\$13,704	\$10,516	\$4,505	\$34,746	\$184,914
Ending Reserve Balance	\$283,153	\$334,714	\$394,845	\$427,205	\$310,594

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$310,594	\$378,859	\$444,159	\$518,314	\$542,185
Annual Reserve Funding	\$64,656	\$66,595	\$68,593	\$70,651	\$72,771
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,168	\$6,169	\$7,214	\$7,949	\$8,584
Total Income	\$380,417	\$451,623	\$519,967	\$596,913	\$623,539
# Component					
Sites and Grounds					
21090 Concrete - Replace - 5%	\$0	\$3,452	\$0	\$0	\$0
21180 Gravel Parking Lot - Replenish	\$1,558	\$1,605	\$1,653	\$1,702	\$1,754
21360 Site Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
21540 Pond - Dredge/Maintain	\$0	\$0	\$0	\$0	\$0
21610 Sign/Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
21700 Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
Grounds Equipment					
22010 Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
22020 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
22030 Bush Hog - Replace	\$0	\$0	\$0	\$0	\$0
22040 ATV - Replace	\$0	\$2,407	\$0	\$0	\$0
22050 Roller - Replace	\$0	\$0	\$0	\$0	\$0
22060 Snow Blower - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24110 Vinyl/Resilient Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furniture - Update	\$0	\$0	\$0	\$45,457	\$0
24230 IT Equipment – Update/Replace	\$0	\$0	\$0	\$0	\$0
24240 Speaker System – Update/Replace	\$0	\$0	\$0	\$0	\$3,507
24250 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
24280 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
21490 Garage Car Doors - Replace	\$0	\$0	\$0	\$0	\$0
23070 Pavillion Wind Screens – Replace	\$0	\$0	\$0	\$0	\$0
23380 Fiber Cement Siding - Seal/Paint	\$0	\$0	\$0	\$7,569	\$0
23390 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23410 Metal Siding - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23411 Metal Siding - Replace (Storage Shed)	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23431 Window - Replace (Storage Shed)	\$0	\$0	\$0	\$0	\$0
23600 Roof: Pro Panel - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23601 Roof: Standing Seam - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23602 Roof: Pro Panel - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25330 Surveillance System - Upgrade	\$0	\$0	\$0	\$0	\$15,256
25460 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$0	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,558	\$7,463	\$1,653	\$54,728	\$20,516
Ending Reserve Balance	\$378,859	\$444,159	\$518,314	\$542,185	\$603,023

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$603,023	\$493,853	\$569,440	\$652,059	\$606,906
Annual Reserve Funding	\$74,954	\$77,202	\$79,518	\$81,904	\$84,361
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,221	\$7,970	\$9,155	\$9,436	\$9,692
Total Income	\$686,198	\$579,024	\$658,114	\$743,399	\$700,959
# Component					
Sites and Grounds					
21090 Concrete - Replace - 5%	\$0	\$4,001	\$0	\$0	\$0
21180 Gravel Parking Lot - Replenish	\$1,806	\$1,860	\$1,916	\$1,974	\$2,033
21360 Site Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
21540 Pond - Dredge/Maintain	\$0	\$0	\$0	\$0	\$0
21610 Sign/Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
21700 Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
Grounds Equipment					
22010 Water Truck - Replace	\$135,458	\$0	\$0	\$0	\$0
22020 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$5,082
22030 Bush Hog - Replace	\$0	\$0	\$0	\$0	\$5,082
22040 ATV - Replace	\$0	\$0	\$0	\$0	\$0
22050 Roller - Replace	\$0	\$0	\$0	\$0	\$0
22060 Snow Blower - Replace	\$1,445	\$0	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$3,426	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24110 Vinyl/Resilient Flooring - Replace	\$0	\$3,722	\$0	\$0	\$0
24220 Furniture - Update	\$0	\$0	\$0	\$0	\$0
24230 IT Equipment – Update/Replace	\$0	\$0	\$0	\$0	\$2,541
24240 Speaker System – Update/Replace	\$0	\$0	\$0	\$0	\$0
24250 Kitchen Appliances - Replace	\$8,128	\$0	\$0	\$0	\$0
24280 Bathrooms - Remodel	\$0	\$0	\$0	\$27,630	\$0
Building Exteriors					
21490 Garage Car Doors - Replace	\$42,082	\$0	\$0	\$0	\$0
23070 Pavillion Wind Screens – Replace	\$0	\$0	\$4,139	\$0	\$0
23380 Fiber Cement Siding - Seal/Paint	\$0	\$0	\$0	\$0	\$0
23390 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23410 Metal Siding - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23411 Metal Siding - Replace (Storage Shed)	\$0	\$0	\$0	\$62,168	\$0
23430 Windows - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23431 Window - Replace (Storage Shed)	\$0	\$0	\$0	\$0	\$0
23600 Roof: Pro Panel - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23601 Roof: Standing Seam - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23602 Roof: Pro Panel - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25330 Surveillance System - Upgrade	\$0	\$0	\$0	\$0	\$0
25460 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$0	\$0	\$21,038	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$0	\$0	\$0	\$23,683	\$0
Total Expenses	\$192,345	\$9,584	\$6,055	\$136,493	\$14,738
Ending Reserve Balance	\$493,853	\$569,440	\$652,059	\$606,906	\$686,221

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$686,221	\$768,425	\$807,962	\$910,806	\$918,108
Annual Reserve Funding	\$86,892	\$89,499	\$92,183	\$94,949	\$97,797
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,903	\$11,815	\$12,882	\$13,708	\$13,246
Total Income	\$784,016	\$869,739	\$913,028	\$1,019,463	\$1,029,151
# Component					
Sites and Grounds					
21090 Concrete - Replace - 5%	\$0	\$4,639	\$0	\$0	\$0
21180 Gravel Parking Lot - Replenish	\$2,094	\$2,157	\$2,221	\$2,288	\$2,357
21360 Site Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
21540 Pond - Dredge/Maintain	\$0	\$0	\$0	\$0	\$0
21610 Sign/Monument - Refurbish	\$0	\$0	\$0	\$99,067	\$0
21700 Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
Grounds Equipment					
22010 Water Truck - Replace	\$0	\$0	\$0	\$0	\$0
22020 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
22030 Bush Hog - Replace	\$0	\$0	\$0	\$0	\$0
22040 ATV - Replace	\$0	\$3,235	\$0	\$0	\$0
22050 Roller - Replace	\$0	\$0	\$0	\$0	\$0
22060 Snow Blower - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24110 Vinyl/Resilient Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furniture - Update	\$0	\$0	\$0	\$0	\$0
24230 IT Equipment - Update/Replace	\$0	\$0	\$0	\$0	\$0
24240 Speaker System - Update/Replace	\$0	\$0	\$0	\$0	\$4,713
24250 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
24280 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
21490 Garage Car Doors - Replace	\$0	\$0	\$0	\$0	\$0
23070 Pavillion Wind Screens - Replace	\$0	\$0	\$0	\$0	\$0
23380 Fiber Cement Siding - Seal/Paint	\$9,309	\$0	\$0	\$0	\$0
23390 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23410 Metal Siding - Replace (Barn)	\$0	\$0	\$0	\$0	\$0
23411 Metal Siding - Replace (Storage Shed)	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (Barn)	\$0	\$12,940	\$0	\$0	\$0
23431 Window - Replace (Storage Shed)	\$0	\$0	\$0	\$0	\$0
23600 Roof: Pro Panel - Replace (Barn)	\$0	\$31,478	\$0	\$0	\$0
23601 Roof: Standing Seam - Replace (Barn)	\$0	\$7,330	\$0	\$0	\$0
23602 Roof: Pro Panel - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25330 Surveillance System - Upgrade	\$0	\$0	\$0	\$0	\$20,502
25460 Water Heater/Tank - Replace	\$4,188	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$0	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$152,442
26070 Grills/BBQs - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$15,590	\$61,778	\$2,221	\$101,355	\$180,013
Ending Reserve Balance	\$768,425	\$807,962	\$910,806	\$918,108	\$849,138

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Bryan Farley, R.S., president of the Colorado LLC, is a credentialed Reserve Specialist (#260). 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.



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



Component Details

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

- Client's obligation to maintain/replace existing elements.

- Schedule/need for projects can be reasonably anticipated. A component must have a “reasonably anticipated” limited useful life (this includes a component with an estimated life of greater than 30 years). The useful life limit does not have to be due to physical deterioration but may reach the end of its useful life due to esthetics (out of style), economic obsolescence (no longer energy efficient), or other reasons.

- The total cost for the project is material to the association, can be reasonably estimated, and includes direct/related costs. The next occurrence of the expense must be above a minimum threshold, reasonably estimated, and include all related costs. Material to the association because typically an expense less than ~1%-.5% of the total annual budget is best categorized by expensing the cost to the operating account. Reasonable estimated because unsupported “guesses” are inappropriate (it is random or unknowable), estimating what the expense will be can be valid if the estimate is provided by a qualified outside expert, based on the association’s history (i.e., historical frequency or patterns of repairs), manufacture recommendations, etc.

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

Sites and Grounds

Comp #: 21090 Concrete - Replace - 5%

Approx Quantity: 2,300 GSF

Location: Common Areas

Funded?: Yes.

History: Installed in ~2022, per the client.

Comments: Concrete sidewalks determined to be in fair condition typically exhibit minor changes in slope and a moderate percentage of cracking and surface wear. Trip hazards may be increasing in frequency and severity and should be closely monitored to prevent further risks. The Rocky Mountain Region is home to expansive soils. One of the causes of concrete damage in this type of climate is soil moisture. Expansive soils tend to swell in size when wet and contract as they dry out. As the soil expands and contracts it can create enough force to cause major damage to sidewalks. Repair any trip and fall hazards immediately to ensure safety. As routine maintenance inspect regularly pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience larger repair/replacement expenses emerge as the community ages. Although difficult to predict timing cost and scope we suggest a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs. Adjust as conditions actual expense patterns dictate within future reserve study updates.

Useful Life:

5 years

Remaining Life:

1 years



Lower Estimate:

\$ 1,940

Higher Estimate:

\$ 2,370

Cost Source: Allowance

Comp #: 21110 Airplane Runway - Maintain

Approx Quantity: 268,600 GSF

Location: Common Areas

Funded?: No. Handle as an Operational Expense.

History:

Comments: Runways should be inspected regularly for hazards and any other safety concerns (ponding water, potholes, etc.) in order to limit liability exposure. Replenishing will eventually be required, but costs for this project are expected to be included in the client's Operating budget, not as a Reserve expense. This component may be re-evaluated during future Reserve Study updates based on conditions observed and any new information provided.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 21180 Gravel Parking Lot - Replenish

Approx Quantity: 30,700 GSF

Location: Common Areas

Funded?: Yes.

History: Costs and schedule provided by the client.

Comments: Trail surface determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate surface wear. Coverage is normal for the age of the surface and not extreme and there are no signs of advanced deterioration Overall appears to be aging normally and still up to an appropriate aesthetic standard. Paths should be inspected regularly for trip hazards and any other safety concerns (ponding water potholes etc.) in order to limit liability exposure. Paths are not subjected to the same vehicle traffic loads but are exposed to sunlight weather etc. which will reduce useful life in the same fashion as a roadway. Should be maintained to a good aesthetic standard to preserve path as an amenity of the client.

Useful Life:

1 years

Remaining Life:

0 years



Lower Estimate:

\$ 900

Higher Estimate:

\$ 1,100

Cost Source: Estimate Provided by Client

Comp #: 21340 Site Fence: Barbed Wire - Repair

Approx Quantity: 37,000 LF

Location: Common Areas

Funded?: No. Handle as an Operational Expense.

History:

Comments: Per the client, there is ~7 miles of barbed wire fencing.

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 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:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 21350 Electric Fence - Repair

Approx Quantity: 1 Property

Location: Common Areas

Funded?: No. Handle as an Operational Expense.

History:

Comments: 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:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 21360 Site Fence: Wood - Replace

Approx Quantity: 230 LF

Location: Common Areas

Funded?: Yes.

History:

Comments: Wood fencing determined to be in older condition typically exhibits more advanced or extensive surface wear and other signs of age which may include damaged or vandalized sections loose or missing hardware and other obvious concerns. At this stage fencing is often an eyesore and replacement from an aesthetic standpoint should be considered even if fencing is still technically upright and intact. 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 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:

30 years

Remaining Life:

0 years



Lower Estimate:

\$ 6,350

Higher Estimate:

\$ 7,760

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21540 Pond - Dredge/Maintain

Approx Quantity: 1 Pond

Location: Common Areas

Funded?: Yes.

History: Costs and schedule provided by the client.

Comments: 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 weed abatement or dredging may be required but the scope and frequency of such projects is very unpredictable. As a precaution the Client may want to budget an "allowance" for repairs to the ponds. The Client should consult with pond service vendor on a regular basis to identify any necessary projects which may be included within future Reserve Study updates as needed.

Useful Life:
25 years

Remaining Life:
14 years



Lower Estimate:

\$ 104,000

Higher Estimate:

\$ 127,000

Cost Source: Estimate Provided by Client

Comp #: 21610 Sign/Monument - Refurbish

Approx Quantity: 1 Monument

Location: Common Areas

Funded?: Yes.

History: Replaced in ~2024, per the client.

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 clients 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:

28 years



Lower Estimate:

\$ 39,000

Higher Estimate:

\$ 47,600

Cost Source: Client Cost History + Inflation

Comp #: 21630 Windsocks - Replace

Approx Quantity: 2 Units

Location: Common Areas

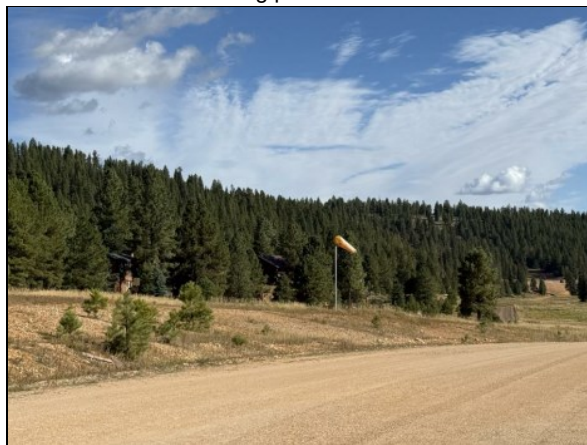
Funded?: No. Handle as an Operational Expense.

History:

Comments: Flag poles should have a very long useful life with minimal maintenance required. 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:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 21640 Informational/Street Signs - Replace

Approx Quantity: 1 Property

Location: Common Areas

Funded?: No. Per the client, this component is treated as an operating expense.

History: Per the client, this component is treated as an operating expense.

Comments: Cost to replace signs is not expected to meet threshold for Reserve funding. Maintain repair and replace as needed as an Operating expense. 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:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 21700 Site Furnishings - Replace

Approx Quantity: 18 Pieces

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (12) Picnic Tables, (2) Horseshoe Sets, and (4) Benches.

Furnishings determined to be in fair condition typically exhibit somewhat moderately worn finishes or coatings. Appearance is generally consistent but diminishing. Still serviceable but showing more signs of age.

Useful Life:

25 years

Remaining Life:

5 years



Lower Estimate:

\$ 10,800

Higher Estimate:

\$ 13,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25020 Door Keypads - Replace

Approx Quantity: 4 Units

Location: Common Area

Funded?: No. Handle as an Operational Expense.

History:

Comments: 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. 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:



Lower Estimate:

Higher Estimate:

Cost Source:

Grounds Equipment

Comp #: 22010 Water Truck - Replace

Approx Quantity: 1 Unit

Location: Common Areas

Funded?: Yes.

History:

Comments: No issues reported with the truck at the time of the site visit. 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. 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:

15 years

Remaining Life:

5 years



Lower Estimate:

\$ 67,500

Higher Estimate:

\$ 82,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22020 Lawn Mower - Replace

Approx Quantity: 1 Unit

Location: Common Areas

Funded?: Yes.

History: Purchased in ~2020, per the client.

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. 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:
10 years

Remaining Life:
4 years



Lower Estimate:

\$ 2,250

Higher Estimate:

\$ 2,750

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22030 Bush Hog - Replace

Approx Quantity: 1 Unit

Location: Common Areas

Funded?: Yes.

History: Purchased in ~2020, per the client.

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. 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:
10 years

Remaining Life:
4 years



Lower Estimate:

\$ 2,250

Higher Estimate:

\$ 2,750

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22040 ATV - Replace

Approx Quantity: 1 Unit

Location: Common Areas

Funded?: Yes.

History: Purchased in ~2022, per the client.

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. 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:
10 years

Remaining Life:
6 years



Lower Estimate:

\$ 1,350

Higher Estimate:

\$ 1,650

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22050 Roller - Replace

Approx Quantity: 1 Unit

Location: Common Areas

Funded?: Yes.

History:

Comments: Unit is reportedly functional, however, the unit is observed to have reached the end of its expected life. 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. 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:
30 years

Remaining Life:
0 years



Lower Estimate:

\$ 7,650

Higher Estimate:

\$ 9,350

Cost Source: Estimating Guidebook(s)

Comp #: 22060 Snow Blower - Replace

Approx Quantity: 1 Unit

Location: Common Areas

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. 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:
10 years

Remaining Life:
0 years



Lower Estimate:

\$ 720

Higher Estimate:

\$ 880

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22070 Weed Wacker - Replace

Approx Quantity: 1 Unit

Location: Common Areas

Funded?: No.

History:

Comments: 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:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 22080 Misc. Equipment - Replace

Approx Quantity: 1 Unit

Location: Common Areas

Funded?: No. Handle as an Operational Expense.

History:

Comments: All structure repair and maintenance projects typically are not expected to meet minimum threshold for Reserve funding. Maintain as needed as an Operating expense. This component may warrant Reserve funding in the future depending on actual cost history or new estimates obtained by the client.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Building Interiors

Comp #: 24010 Interior Surfaces - Repaint

Approx Quantity: 620 GSF

Location: Building Interiors

Funded?: Yes.

History: Installed in ~2007, per the client.

Comments: Interior areas determined to be in poor condition typically exhibit concerns such as physical deterioration (peeling, cracking, etc) or are no longer upholding aesthetic standards. Even if appearance is still fair, repainting may be warranted/recommended due to timing of other interior projects. 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.

Useful Life:

10 years

Remaining Life:

0 years



Lower Estimate:

\$ 1,710

Higher Estimate:

\$ 2,090

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24030 Interior Lights - Replace

Approx Quantity: 2 Lights

Location: Building Interiors

Funded?: Yes.

History: Installed in ~2007, per the client.

Comments: Interior wall lights were noted to be in fair condition with no significant damage/deterioration observed or reported to us. As routine maintenance inspect repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available funding recommendations are based on replacement with comparable quality fixtures.

Useful Life:
25 years

Remaining Life:
6 years



Lower Estimate:

\$ 473

Higher Estimate:

\$ 578

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24110 Vinyl/Resilient Flooring - Replace

Approx Quantity: 140 GSF

Location: Building Interiors

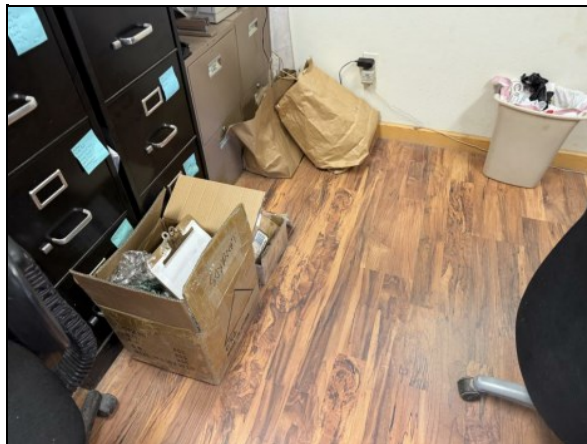
Funded?: Yes.

History: Installed in ~2007, per the client.

Comments: Floors were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration. Inspect regularly repair any damaged areas and clean using operating/maintenance budget. Although this flooring should have a very long useful life in this application comprehensive replacement should eventually be expected to maintain good aesthetic standards in the common areas. Costs can vary based on quality and style of flooring selected.

Useful Life:
20 years

Remaining Life:
1 years



Lower Estimate:

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24220 Furniture - Update

Approx Quantity: 360 Pieces

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (34) Tables, (300) Chairs, (4) Desk Chairs, (13) Pavilion Picnic Tables, and (6) Pavilion Trash Cans. Based on physical inspection, the remaining useful life has been slightly extended.

The furniture and decor appeared in fair condition. No damage fading or outdated appearances of the furniture was observed. This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture artwork window treatments misc. decorative items etc. in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement painting etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:

15 years

Remaining Life:

3 years



Lower Estimate:

\$ 24,000

Higher Estimate:

\$ 29,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24230 IT Equipment – Update/Replace

Approx Quantity: 4 Pieces

Location: Building Interiors

Funded?: Yes.

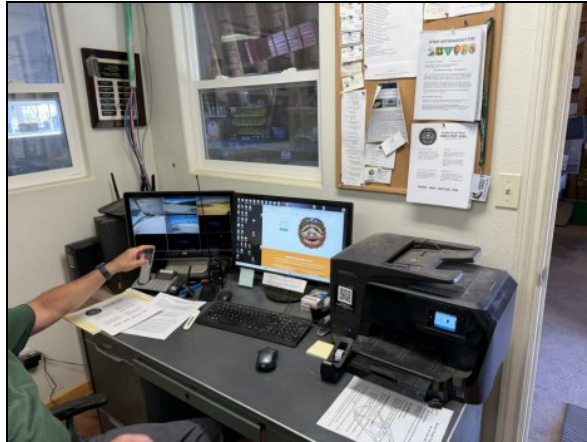
History: Replaced in ~2020, per the client.

Comments: Includes (2) Monitors, (1) Computer, and (1) Printer.

Minimal or no subjective/aesthetic value for steam generators. 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.

Useful Life:
10 years

Remaining Life:
4 years



Lower Estimate:

\$ 1,130

Higher Estimate:

\$ 1,380

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24240 Speaker System – Update/Replace

Approx Quantity: 7 Units

Location: Building Interiors

Funded?: Yes.

History: Replaced in ~2025, per the client.

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.

Useful Life:
10 years

Remaining Life:
9 years



Lower Estimate:

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24250 Kitchen Appliances - Replace

Approx Quantity: 3 Appliances

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (1) Office Fridge and (2) Storage Shed Fridges.

Individual appliances were not tested during inspection and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use quality care and maintenance etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances. Costs shown here include replacement of all appliances at one time. 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.

Useful Life:
10 years

Remaining Life:
0 years



Lower Estimate:

\$ 4,050

Higher Estimate:

\$ 4,950

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24280 Bathrooms - Remodel

Approx Quantity: 2 Bathrooms

Location: Building Interiors

Funded?: Yes.

History:

Comments: Based on physical inspection, the remaining useful life has been slightly extended.

Bathrooms were determined to be in fair to poor condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition, but no major issues observed. 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, decor, etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:
20 years

Remaining Life:
3 years



Lower Estimate:

\$ 12,600

Higher Estimate:

\$ 15,400

Cost Source: ARI Cost Database: Similar Project Cost History

Building Exteriors

Comp #: 21490 Garage Car Doors - Replace

Approx Quantity: 3 Doors

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (2) Barn and (1) Storage Shed.

Garage doors determined to be in poor condition typically exhibit signs of moderate to advanced physical wear, including splintering/cracking of the door, especially in lower sections in contact with the ground, or more exposed areas. Surface wear is more pronounced at this stage and replacement with a new design may sometimes be warranted based on local aesthetic standards. 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:
20 years

Remaining Life:
0 years



Lower Estimate:

\$ 21,000

Higher Estimate:

\$ 25,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23020 Ext. Lights - Replace

Approx Quantity: 3 Lights

Location: Building Exteriors

Funded?: No. Handle as an Operational Expense.

History:

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



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 23070 Pavillion Wind Screens – Replace

Approx Quantity: 120 LF

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Based on physical condition, the remaining useful life has been slightly extended.

Shade or canopy structures determined to be in fair condition typically exhibit more moderate signs of age including noticeable color fading loose/sagging material or other aesthetic problems. Attachments and hardware remain in serviceable condition.

Useful Life:

10 years

Remaining Life:

2 years



Lower Estimate:

\$ 1,940

Higher Estimate:

\$ 2,380

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23360 Brick Siding - Re-Point

Approx Quantity: 1 Building

Location: Building Exteriors

Funded?: No. Handle as an Operational Expense.

History:

Comments: Brick or other masonry siding is typically a low maintenance surface that requires minimal infrequent repair. However in some cases (usually after several decades or more) the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves raking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. In our experience there is not a well-defined predictable timeline for repointing work usually making this project inappropriate for Reserve funding. If re-pointing is a concern we strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a scope of work. If warranted the Reserve Study can be adjusted to include funding recommendations going forward.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 23370 Stone Veneer - Maintain/Repair

Approx Quantity: 1 Building

Location: Building Exteriors

Funded?: No. Handle as an Operational Expense.

History:

Comments: Brick or other masonry siding is typically a low maintenance surface that requires minimal infrequent repair. However in some cases (usually after several decades or more) the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves raking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. In our experience there is not a well-defined predictable timeline for repointing work usually making this project inappropriate for Reserve funding. If re-pointing is a concern we strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a scope of work. If warranted the Reserve Study can be adjusted to include funding recommendations going forward.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 23380 Fiber Cement Siding - Seal/Paint

Approx Quantity: 1,300 GSF

Location: Building Exteriors

Funded?: Yes.

History: Installed in ~2023. per the client.

Comments: Includes (192) Pavilion and (1080) Barn.

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) is an informative resource for proper care and maintenance of fiber cement siding. Their Best Practices guidelines recommend the use of primers and topcoats that are designed and recommended for cement-based building materials such as fiber cement masonry brick or stucco. Two finish coats of high-quality exterior-grade acrylic paint are recommended. Their guidelines also recommend the use of elastomeric joint sealants complying with ASTM C920 Grade NS Class 25 or higher or latex joint sealants complying with ASTM C834. We recommend that the client consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding. Plan for such projects at the interval shown here.

Useful Life:
7 years

Remaining Life:
4 years



Lower Estimate:

\$ 4,000

Higher Estimate:

\$ 4,890

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23390 Fiber Cement Siding - Replace

Approx Quantity: 1,300 GSF

Location: Building Exteriors

Funded?: Yes.

History: Installed in ~2023. per the client.

Comments: The surfaces appeared in fair condition. No broken or missing sections observed. Minimal evidence of cracking fading and peeling observed. Surface was painted. Actual material of siding was not confirmed since we conducted only a limited visual review. Siding is believed to be fiber cement. The largest manufacturer of fiber cement siding is James Hardie Building Products Inc. and www.jameshardie.com is a good source of information for best practices related to installation care and maintenance of the product. At this time there is no well-defined limit to the useful life of fiber cement siding. The client should review any available warranty documents to ensure proper steps are taken to maintain applicable warranties. As the product ages the client should conduct more detailed inspections beyond the scope of the visual inspection conducted during this engagement. Currently Hardie offers the choice of a 30-year non-prorated. James Hardie recommended maintenance tips include: • Patching - Dents chips and cracks can be filled using a good quality cement patching compound (acrylic mortar patch) which can be found at your local Home Center or Hardware Store. • Mold/Mildew - Remove using a commercial mold/mildew remover. Consult your paint manufacturer's recommendations before applying any mold or mildew remover. • Loose Siding or Soffit- Re-nail using a properly-sized corrosion-resistant fastener. • Caulk Replacement - When sealant is in need of replacing carefully remove existing caulk and replace with a high quality paintable latex caulk. For best results use a latex caulk that complies with ASTM-C- 834 ASTM C920 or better. Caulking should be applied in accordance with the caulking manufacturer's written installation instructions. • Paint Maintenance - Remove any damaged chipped or cracked paint. Prior to repainting make sure that the surface area is properly cleaned and prepared. Repaint immediately using 100% acrylic paint. • Note: For best results please refer to your paint manufacturer's written specifications for application rates and required topcoats or refer to James Hardie's Technical Bulletin No. S-100. The underlying waterproofing will degrade over time and may require replacement. No view of underlying waterproofing was part of our limited visual review. The client should plan for eventual replacement at roughly the time-frame below. Inspect and repair as needed using operating and maintenance funds.

Useful Life:
50 years

Remaining Life:
47 years



Lower Estimate:

\$ 28,000

Higher Estimate:

\$ 34,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23410 Metal Siding - Replace (Barn)

Approx Quantity: 1,200 GSF

Location: Barn Exteriors

Funded?: Yes.

History: Replaced in ~2022, per the client.

Comments: Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life including exposure to (or protection from) wind driven rain and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust remaining useful life as dictated by the evaluation. Align with other exterior replacements for cost efficiencies and building envelope integrity when practical. Inspect annually and repair locally as needed using general maintenance funds. Metal panel can have a finish that is either field applied or factory applied. Most have factory applied finish which can last much longer than a field-applied finish. We assume that it is long lasting factory finish. Many factors influence the useful life including exposure to (or protection from) wind driven rain quality of the siding material and quality of the waterproofing and flashing beneath the siding. Almost all waterproofing systems will degrade over time (years or decades) as it ages. Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define scope timing and costs including plan for some margin of contingency.

Useful Life:
60 years

Remaining Life:
56 years



Lower Estimate:

\$ 40,500

Higher Estimate:

\$ 49,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23411 Metal Siding - Replace (Storage Shed)

Approx Quantity: 840 GSF

Location: Storage Shed Exteriors

Funded?: Yes.

History: Installed in ~1989, per the client.

Comments: Metal surfaces were observed to be in fair condition. No broken or missing sections observed. No Minor rust and corrosion was observed. Slight fading and weathering noted. Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life including exposure to (or protection from) wind driven rain and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust remaining useful life as dictated by the evaluation. Align with other exterior replacements for cost efficiencies and building envelope integrity when practical. Inspect annually and repair locally as needed using general maintenance funds. Metal panel can have a finish that is either field applied or factory applied. Most have factory applied finish which can last much longer than a field-applied finish. We assume that it is long lasting factory finish. Many factors influence the useful life including exposure to (or protection from) wind driven rain quality of the siding material and quality of the waterproofing and flashing beneath the siding. Almost all waterproofing systems will degrade over time (years or decades) as it ages. Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define scope timing and costs including plan for some margin of contingency.

Useful Life:
60 years

Remaining Life:
23 years



Lower Estimate:

\$ 28,400

Higher Estimate:

\$ 34,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23430 Windows - Replace (Barn)

Approx Quantity: 2 Windows

Location: Barn Exteriors

Funded?: Yes.

History: Installed in ~2022, per the client.

Comments: Includes (2) Barn.

Windows determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available. Inspect regularly, including sealant, if any, and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. With ordinary care and maintenance, useful life is long but difficult to predict. Many factors affect useful life including quality of window installed, waterproofing flashing details, exposure to wind driven rain. In many cases, windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop, and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:
30 years

Remaining Life:
26 years



Lower Estimate:

\$ 5,400

Higher Estimate:

\$ 6,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23431 Window - Replace (Storage Shed)

Approx Quantity: 1 Window

Location: Storage Shed Exteriors

Funded?: Yes.

History:

Comments: Includes (1) Storage Shed.

Windows determined to be in poor condition typically exhibit moderate to advanced wear to the frames and hardware. In the case of dual-pane windows, seals may have failed allowing for fogging between the panes. Even if windows and doors are still in serviceable physical condition, replacement may be warranted with modern replacements for better storm protection and energy efficiency. Inspect regularly, including sealant, if any, and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. With ordinary care and maintenance, useful life is long but difficult to predict. Many factors affect useful life including quality of window installed, waterproofing flashing details, exposure to wind driven rain. In many cases, windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop, and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:
30 years

Remaining Life:
0 years



Lower Estimate:

\$ 2,700

Higher Estimate:

\$ 3,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23600 Roof: Pro Panel - Replace (Barn)

Approx Quantity: 810 GSF

Location: Barn Exteriors

Funded?: Yes.

History: Repalced in ~2022, per the client.

Comments: Includes (810) Barn.

Roofing consists of Pro Panel metal roof. Typically metal roofs are either Pro-Panel seamed roofs or Standing Seam roofs. Pro Panel roofs are installed with exposed metal screws and fasteners while Standing Seam will snap lock panels over the mechanical seam with no penetrations to the underlayment. 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 (once in the fall before the rainy season and again in the spring) 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 client (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:
30 years

Remaining Life:
26 years



Lower Estimate:

\$ 13,100

Higher Estimate:

\$ 16,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23601 Roof: Standing Seam - Replace (Barn)

Approx Quantity: 190 GSF

Location: Barn Exteriors

Funded?: Yes.

History: Installed in ~2022, per the client.

Comments: Includes (189) Barn.

Roofing consists of Standing Seam metal roof. Typically metal roofs are either Pro-Panel seamed roofs or Standing Seam roofs. Pro Panel roofs are installed with exposed metal screws and fasteners while Standing Seam will snap lock panels over the mechanical seam with no penetrations to the underlayment. 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 (once in the fall before the rainy season and again in the spring) 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 client (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:
30 years

Remaining Life:
26 years



Lower Estimate:

\$ 3,060

Higher Estimate:

\$ 3,740

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23602 Roof: Pro Panel - Replace

Approx Quantity: 2,900 GSF

Location: Bathroom Building, Pavilion, and Storage Shed

Funded?: Yes.

History:

Comments: Includes (210) Detached Bathrooms, (2304) Pavilion, and (432) Storage Shed.

Roofing consists of Pro Panel metal roof. Typically metal roofs are either Pro-Panel seamed roofs or Standing Seam roofs. Pro Panel roofs are installed with exposed metal screws and fasteners while Standing Seam will snap lock panels over the mechanical seam with no penetrations to the underlayment. 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 (once in the fall before the rainy season and again in the spring) 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 client (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:
30 years

Remaining Life:
0 years



Lower Estimate:

\$ 47,200

Higher Estimate:

\$ 57,700

Cost Source: ARI Cost Database: Similar Project Cost History

Mechanicals

Comp #: 25330 Surveillance System - Upgrade

Approx Quantity: 6 Cameras

Location: Common Areas

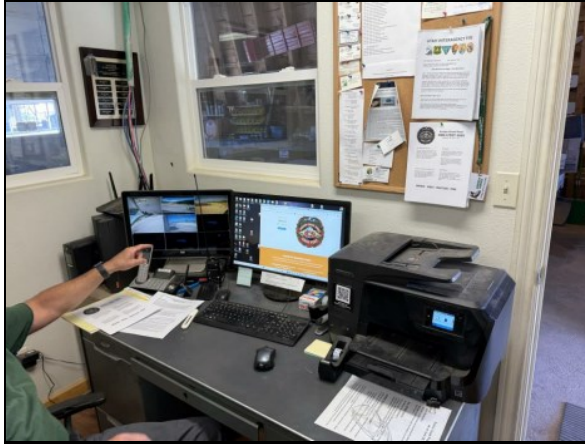
Funded?: Yes.

History: Replaced in ~2025, per the client.

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. 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. Unless otherwise noted costs assume that existing wiring can be re-used and only the actual cameras and other 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:
10 years

Remaining Life:
9 years



Lower Estimate:

\$ 7,830

Higher Estimate:

\$ 9,570

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25460 Water Heater/Tank - Replace

Approx Quantity: 1 Unit

Location: Mechanical Room

Funded?: Yes.

History: Installed in ~2021, per the date code on the unit.

Comments: Includes (1) Rheem M/N: ECO180XELP-3, S/N: W212411941.

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 heater life expectancies can vary greatly depending on level of use type of technology amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted expected to be functional. Plan to replace at the approximate interval shown below. 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:
10 years



Lower Estimate:

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: ARI Cost Database: Similar Project Cost History

Amenities

Comp #: 26030 Playground Cover - Refill/Replace

Approx Quantity: 4,100 GSF

Location: Common Areas

Funded?: Yes.

History: Replenished in ~2019, per the client.

Comments: Coverage was generally sufficient but small areas of heavy use were noted. Playground surfaces should be inspected regularly for hazards slip and fall risks etc. Plan to replace at the approximate interval shown here for aesthetic and functional reasons. When evaluating replacement options the client should consult with vendors to ensure adequate protection from falls. Costs shown are based on replacement with same surface type unless otherwise noted. Natural playground bases (mulch sand etc.) should be inspected regularly to ensure adequate coverage in all areas. Should be cleaned and refilled in sections as a maintenance expense but in some cases complete replacement/re-filling is required.

Useful Life:

10 years

Remaining Life:

3 years



Lower Estimate:

\$ 9,590

Higher Estimate:

\$ 11,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26050 Playground Equipment - Replace

Approx Quantity: 3 Pieces

Location: Common Areas

Funded?: Yes.

History: Installed in ~2015, per the client.

Comments: Includes (1) Swingset, (1) Climbing Toy, and (1) Equipment w/ Slide.

The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:

20 years

Remaining Life:

9 years



Lower Estimate:

\$ 58,200

Higher Estimate:

\$ 71,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26070 Grills/BBQs – Replace

Approx Quantity: 1 Unit

Location: Common Areas

Funded?: Yes.

History:

Comments: Based on physical inspection, the remaining useful life has been slightly extended.

BBQ was observed to be in fair condition. No major cracking or missing observed. Barbecues were not tested during site inspection and are assumed to be functional. Should be cleaned after each use and covered when not in use in order to prolong life expectancy. Unless otherwise noted funding recommendation assumes that barbecues would be replaced with comparable types. Schedule for replacement is subject to the client's preferences and standards in the local area. Life estimates shown here are based on our experience with similar properties.

Useful Life:
10 years

Remaining Life:
3 years



Lower Estimate:

\$ 10,800

Higher Estimate:

\$ 13,200

Cost Source: ARI Cost Database: Similar Project Cost History
