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Sundance Crossing OA

Grand Junction, CO

BRYAN FARLEY
CAI-RS
00260
DESIGNATION
RESERVE SPECIALIST

Report #: 48495-0
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY
"Full"

August 30, 2023

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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Table of Contents

Reserve Study Executive Summary — Full

Sundance Crossing HOA
Grand Junction, CO
Level of Service: **"Full"**
Findings & Recommendations

Report #: **48495-0**
# of Units: 105
January 1, 2024 through **December 31, 2024**

as of January 1, 2024

Starting Reserve Balance	**$13,000**
Fully Funded Reserve Balance	**$528,310**
Annual Rate (Cost) of Deterioration	**$95,065**
Percent Funded	**2.5 %**
Recommended 2024 Annual "Fully Funding" Contributions	**$127,800**
Alternate/Baseline Annual Minimum Contributions to Keep Reserves Above $0	**$102,000**
Recommended 2024 Special Assessments for Reserves	**$0**
Most Recent Annual Reserve Contribution Rate	**$7,000**

Reserve Fund Strength: 2.5%

Weak	Fair	Strong
	< 30%	< 70% > 130%
X		

Risk of Special Assessment: **High** **Medium** **Low**

Economic Assumptions:

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

• This "Full", (original, created “from scratch”), is based on our site inspection on 8/3/2023.
• The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
• Your Reserve Fund is currently 2.5 % Funded. This means the client’s special assessment & deferred maintenance risk is currently High.
• Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve contributions at $127,800 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% “Full” contribution 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 inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and 'keep pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See 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/u83t4BRRIRE

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Sites & Grounds			
21050	Concrete Streets - Repair - 5%	5	1	$38,500
21050	Driveway Concrete - Repair - 5%	5	0	$23,300
21070	Concrete Curb/Gutters - Repair - 5%	5	2	$3,050
21080	Concrete Swales/Pans - Repair - 5%	5	2	$2,550
21090	Concrete Back Patios - Repair - 5%	5	2	$8,550
21090	Walks and Front Porch - Repair - 5%	5	2	$12,300
21100	Site Drainage - Repair	0	0	$4,500
21190	Asphalt - Seal/Repair	4	0	$6,300
21200	Asphalt - Resurface	25	9	$26,600
21350	Site Fencing: Vinyl - Replace	30	26	$142,200
21350	Site Fencing: Vinyl -Replace (2008)	30	14	$25,050
21600	Mailbox Kiosks - Replace	30	26	$17,100
21600	Mailbox Kiosks - Replace (2008)	30	14	$3,800
21620	Pet Waste Stations - Replace	20	15	$1,200
	Building Exteriors			
23020	Ext. Lights - Replace (2008)	25	9	$6,250
23020	Ext. Lights - Replace (2019)	25	20	$8,250
23020	Ext. Lights - Replace (2020)	25	21	$6,750
23020	Ext. Lights - Replace (2021)	25	22	$15,500
23330	Stucco/EIFS - Seal/Paint (2008)	15	0	$79,350
23330	Stucco/EIFS - Seal/Paint (2020)	15	11	$83,200
23330	Stucco/EIFS - Seal/Paint (2021)	15	12	$200,050
23400	Vinyl Siding - Replace	40	35	$239,900
23570	Roof: Comp Shingle - Replace (2008)	25	9	$138,850
23570	Roof: Comp Shingle - Replace (2019)	25	20	$189,550
23570	Roof: Comp Shingle - Replace (2020)	25	21	$155,350
23570	Roof: Comp Shingle - Replace (2021)	25	22	$343,750
23600	Roof: Metal - Replace	30	27	$9,250
23650	Gutters/Downspouts - Replace (2008)	30	14	$14,950
23650	Gutters/Downspouts - Replace (2019)	30	25	$16,650
23650	Gutters/Downspouts - Replace (2020)	30	26	$15,200
23650	Gutters/Downspouts - Replace (2021)	30	27	$34,850
	Mechanicals			
25560	Irrigation Pump - Repair/Replace	15	5	$2,500
25570	Irrigation Clocks - Replace	15	13	$2,200
25570	Irrigation Nodes - Replace	5	1	$1,800
34	**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 STUDY RESULTS

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

Methodology

For this Full Reserve Study, we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

RESERVE COMPONENT "FOUR-PART TEST"

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we contribute?

RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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

FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on 8/3/2023 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.

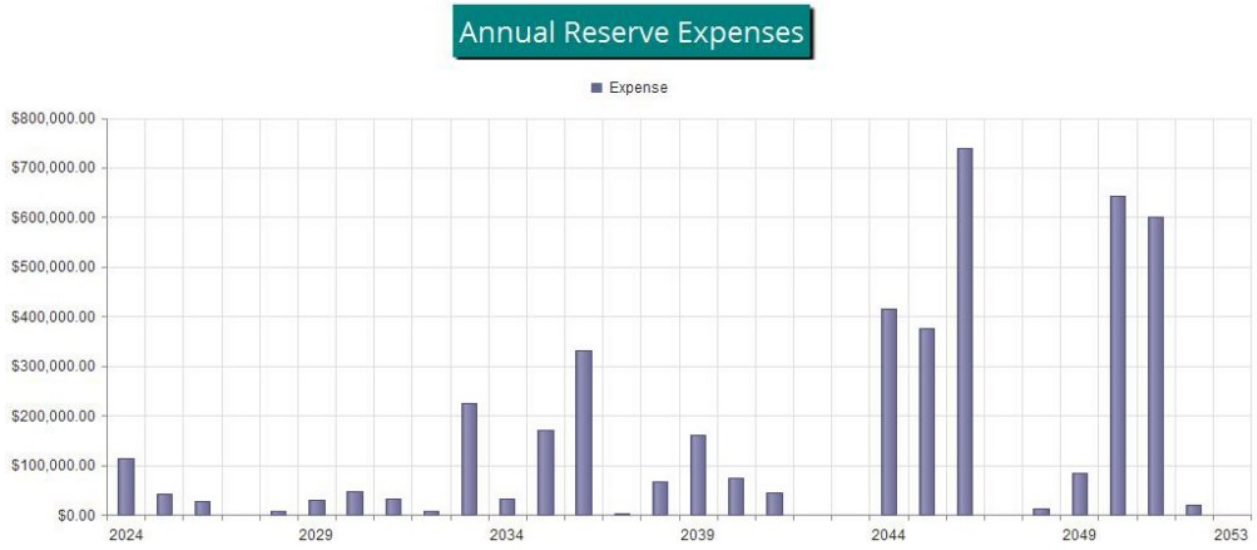


Figure 1

Reserve Fund Status

As of 1/1/2024 your Reserve Fund balance is projected to be $13,000 and your Fully Funded Balance is computed to be $528,310 (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 2.5 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted contributions of $127,800. 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.

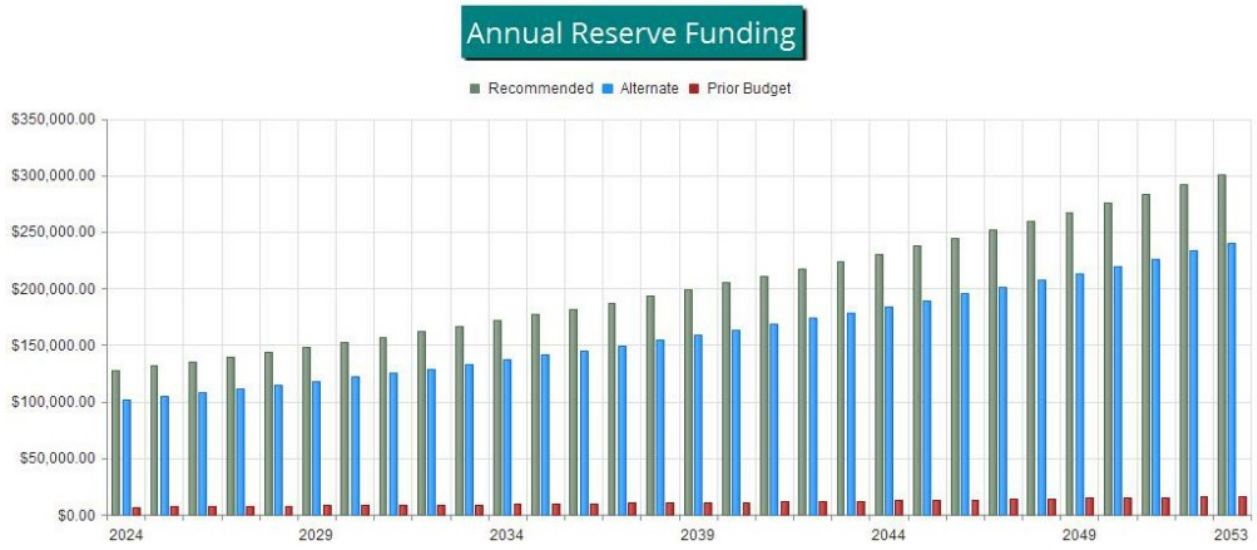


Figure 2

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

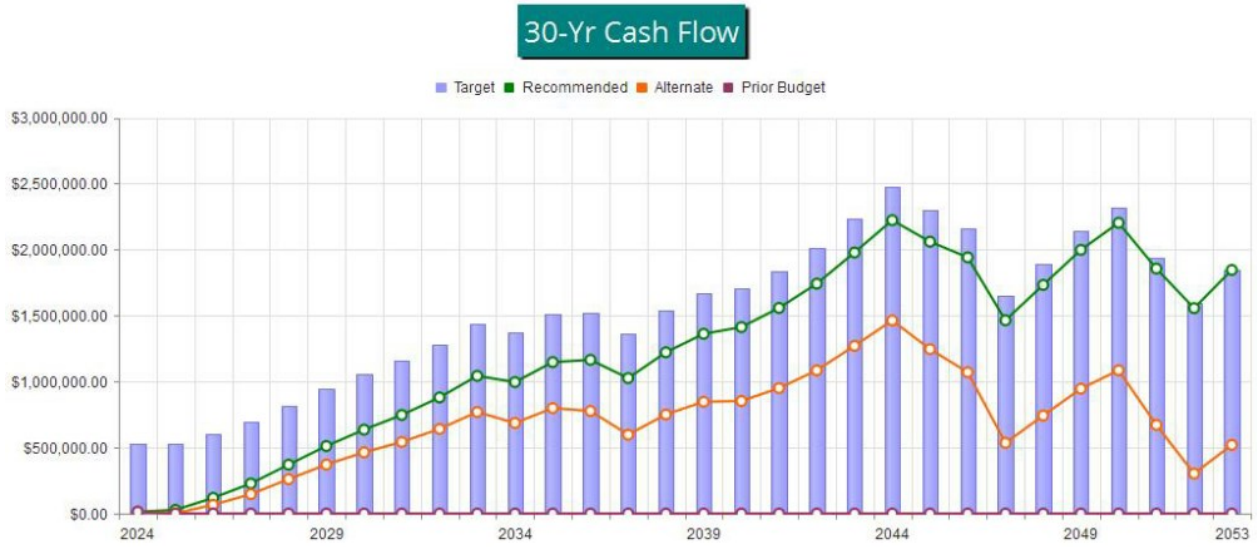


Figure 3

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.

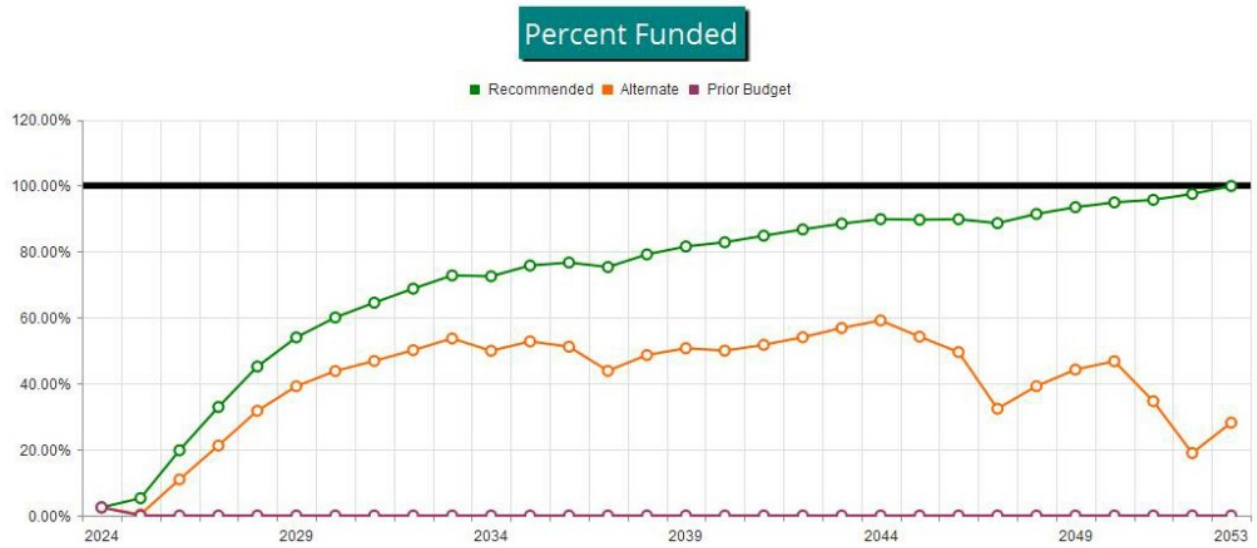


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
	Sites & Grounds					
21050	Concrete Streets - Repair - 5%	5% of ~ 44000 GSF	5	1	$33,000	$44,000
21050	Driveway Concrete - Repair - 5%	5% of ~ 26600 GSF	5	0	$20,000	$26,600
21070	Concrete Curb/Gutters - Repair - 5%	5% of ~ 1900 LF	5	2	$2,800	$3,300
21080	Concrete Swales/Pans - Repair - 5%	5% of ~ 1800 GSF	5	2	$2,300	$2,800
21090	Concrete Back Patios - Repair - 5%	5% of ~ 9800 GSF	5	2	$7,300	$9,800
21090	Walks and Front Porch - Repair - 5%	5% of ~ 14100 GSF	5	2	$10,500	$14,100
21100	Site Drainage - Repair	~ (1) System	0	0	$4,000	$5,000
21190	Asphalt - Seal/Repair	~ 9700 GSF	4	0	$5,300	$7,300
21200	Asphalt - Resurface	~ 9700 GSF	25	9	$24,200	$29,000
21350	Site Fencing: Vinyl - Replace	~ 2100 LF	30	26	$131,600	$152,800
21350	Site Fencing: Vinyl -Replace (2008)	~ 370 LF	30	14	$23,200	$26,900
21600	Mailbox Kiosks - Replace	~ (9) CBUs	30	26	$14,400	$19,800
21600	Mailbox Kiosks - Replace (2008)	~ (2) CBUs	30	14	$3,200	$4,400
21620	Pet Waste Stations - Replace	~ (4) Poles	20	15	$1,000	$1,400
	Building Exteriors					
23020	Ext. Lights - Replace (2008)	~ (50) Lights	25	9	$5,000	$7,500
23020	Ext. Lights - Replace (2019)	~ (66) Lights	25	20	$6,600	$9,900
23020	Ext. Lights - Replace (2020)	~ (54) Lights	25	21	$5,400	$8,100
23020	Ext. Lights - Replace (2021)	~ (120) Lights	25	22	$12,400	$18,600
23330	Stucco/EIFS - Seal/Paint (2008)	~ 19800 GSF	15	0	$59,500	$99,200
23330	Stucco/EIFS - Seal/Paint (2020)	~ 20800 GSF	15	11	$62,400	$104,000
23330	Stucco/EIFS - Seal/Paint (2021)	~ 50000 GSF	15	12	$150,000	$250,100
23400	Vinyl Siding - Replace	~ 24000 GSF	40	35	$191,900	$287,900
23570	Roof: Comp Shingle - Replace (2008)	~ 21800 GSF	25	9	$136,100	$141,600
23570	Roof: Comp Shingle - Replace (2019)	~ 29700 GSF	25	20	$185,800	$193,300
23570	Roof: Comp Shingle - Replace (2020)	~ 24400 GSF	25	21	$152,300	$158,400
23570	Roof: Comp Shingle - Replace (2021)	~ 53900 GSF	25	22	$337,000	$350,500
23600	Roof: Metal - Replace	~ 770 GSF	30	27	$7,700	$10,800
23650	Gutters/Downspouts - Replace (2008)	~ 1700 LF	30	14	$13,300	$16,600
23650	Gutters/Downspouts - Replace (2019)	~ 1900 LF	30	25	$14,800	$18,500
23650	Gutters/Downspouts - Replace (2020)	~ 1700 LF	30	26	$13,500	$16,900
23650	Gutters/Downspouts - Replace (2021)	~ 3900 LF	30	27	$31,000	$38,700
	Mechanicals					
25560	Irrigation Pump - Repair/Replace	~ (1) Pump	15	5	$2,000	$3,000
25570	Irrigation Clocks - Replace	~ (2) Controllers	15	13	$1,400	$3,000
25570	Irrigation Nodes - Replace	~ (12) Controllers	5	1	$1,400	$2,200

34 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Sites & Grounds							
21050	Concrete Streets - Repair - 5%	$38,500	X	4	/	5	=	$30,800
21050	Driveway Concrete - Repair - 5%	$23,300	X	5	/	5	=	$23,300
21070	Concrete Curb/Gutters - Repair - 5%	$3,050	X	3	/	5	=	$1,830
21080	Concrete Swales/Pans - Repair - 5%	$2,550	X	3	/	5	=	$1,530
21090	Concrete Back Patios - Repair - 5%	$8,550	X	3	/	5	=	$5,130
21090	Walks and Front Porch - Repair - 5%	$12,300	X	3	/	5	=	$7,380
21100	Site Drainage - Repair	$4,500	X	0	/	0	=	$4,500
21190	Asphalt - Seal/Repair	$6,300	X	4	/	4	=	$6,300
21200	Asphalt - Resurface	$26,600	X	16	/	25	=	$17,024
21350	Site Fencing: Vinyl - Replace	$142,200	X	4	/	30	=	$18,960
21350	Site Fencing: Vinyl -Replace (2008)	$25,050	X	16	/	30	=	$13,360
21600	Mailbox Kiosks - Replace	$17,100	X	4	/	30	=	$2,280
21600	Mailbox Kiosks - Replace (2008)	$3,800	X	16	/	30	=	$2,027
21620	Pet Waste Stations - Replace	$1,200	X	5	/	20	=	$300
	Building Exteriors							
23020	Ext. Lights - Replace (2008)	$6,250	X	16	/	25	=	$4,000
23020	Ext. Lights - Replace (2019)	$8,250	X	5	/	25	=	$1,650
23020	Ext. Lights - Replace (2020)	$6,750	X	4	/	25	=	$1,080
23020	Ext. Lights - Replace (2021)	$15,500	X	3	/	25	=	$1,860
23330	Stucco/EIFS - Seal/Paint (2008)	$79,350	X	15	/	15	=	$79,350
23330	Stucco/EIFS - Seal/Paint (2020)	$83,200	X	4	/	15	=	$22,187
23330	Stucco/EIFS - Seal/Paint (2021)	$200,050	X	3	/	15	=	$40,010
23400	Vinyl Siding - Replace	$239,900	X	5	/	40	=	$29,988
23570	Roof: Comp Shingle - Replace (2008)	$138,850	X	16	/	25	=	$88,864
23570	Roof: Comp Shingle - Replace (2019)	$189,550	X	5	/	25	=	$37,910
23570	Roof: Comp Shingle - Replace (2020)	$155,350	X	4	/	25	=	$24,856
23570	Roof: Comp Shingle - Replace (2021)	$343,750	X	3	/	25	=	$41,250
23600	Roof: Metal - Replace	$9,250	X	3	/	30	=	$925
23650	Gutters/Downspouts - Replace (2008)	$14,950	X	16	/	30	=	$7,973
23650	Gutters/Downspouts - Replace (2019)	$16,650	X	5	/	30	=	$2,775
23650	Gutters/Downspouts - Replace (2020)	$15,200	X	4	/	30	=	$2,027
23650	Gutters/Downspouts - Replace (2021)	$34,850	X	3	/	30	=	$3,485
	Mechanicals							
25560	Irrigation Pump - Repair/Replace	$2,500	X	10	/	15	=	$1,667
25570	Irrigation Clocks - Replace	$2,200	X	2	/	15	=	$293
25570	Irrigation Nodes - Replace	$1,800	X	4	/	5	=	$1,440
								$528,310

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Sites & Grounds				
21050	Concrete Streets - Repair - 5%	5	$38,500	$7,700	8.10 %
21050	Driveway Concrete - Repair - 5%	5	$23,300	$4,660	4.90 %
21070	Concrete Curb/Gutters - Repair - 5%	5	$3,050	$610	0.64 %
21080	Concrete Swales/Pans - Repair - 5%	5	$2,550	$510	0.54 %
21090	Concrete Back Patios - Repair - 5%	5	$8,550	$1,710	1.80 %
21090	Walks and Front Porch - Repair - 5%	5	$12,300	$2,460	2.59 %
21100	Site Drainage - Repair	0	$4,500	$0	0.00 %
21190	Asphalt - Seal/Repair	4	$6,300	$1,575	1.66 %
21200	Asphalt - Resurface	25	$26,600	$1,064	1.12 %
21350	Site Fencing: Vinyl - Replace	30	$142,200	$4,740	4.99 %
21350	Site Fencing: Vinyl -Replace (2008)	30	$25,050	$835	0.88 %
21600	Mailbox Kiosks - Replace	30	$17,100	$570	0.60 %
21600	Mailbox Kiosks - Replace (2008)	30	$3,800	$127	0.13 %
21620	Pet Waste Stations - Replace	20	$1,200	$60	0.06 %
	Building Exteriors				
23020	Ext. Lights - Replace (2008)	25	$6,250	$250	0.26 %
23020	Ext. Lights - Replace (2019)	25	$8,250	$330	0.35 %
23020	Ext. Lights - Replace (2020)	25	$6,750	$270	0.28 %
23020	Ext. Lights - Replace (2021)	25	$15,500	$620	0.65 %
23330	Stucco/EIFS - Seal/Paint (2008)	15	$79,350	$5,290	5.56 %
23330	Stucco/EIFS - Seal/Paint (2020)	15	$83,200	$5,547	5.83 %
23330	Stucco/EIFS - Seal/Paint (2021)	15	$200,050	$13,337	14.03 %
23400	Vinyl Siding - Replace	40	$239,900	$5,998	6.31 %
23570	Roof: Comp Shingle - Replace (2008)	25	$138,850	$5,554	5.84 %
23570	Roof: Comp Shingle - Replace (2019)	25	$189,550	$7,582	7.98 %
23570	Roof: Comp Shingle - Replace (2020)	25	$155,350	$6,214	6.54 %
23570	Roof: Comp Shingle - Replace (2021)	25	$343,750	$13,750	14.46 %
23600	Roof: Metal - Replace	30	$9,250	$308	0.32 %
23650	Gutters/Downspouts - Replace (2008)	30	$14,950	$498	0.52 %
23650	Gutters/Downspouts - Replace (2019)	30	$16,650	$555	0.58 %
23650	Gutters/Downspouts - Replace (2020)	30	$15,200	$507	0.53 %
23650	Gutters/Downspouts - Replace (2021)	30	$34,850	$1,162	1.22 %
	Mechanicals				
25560	Irrigation Pump - Repair/Replace	15	$2,500	$167	0.18 %
25570	Irrigation Clocks - Replace	15	$2,200	$147	0.15 %
25570	Irrigation Nodes - Replace	5	$1,800	$360	0.38 %
34	Total Funded Components			$95,065	100.00 %

30-Year Reserve Plan Summary

Report # 48495-0
Full

Fiscal Year Start: 2024	Interest: 1.00 %	Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	$13,000	$528,310	2.5 %	High	1,725.71 %	$127,800	$0	$203	$113,450
2025	$27,553	$525,222	5.2 %	High	3.00 %	$131,634	$0	$729	$41,509
2026	$118,407	$599,079	19.8 %	High	3.00 %	$135,583	$0	$1,730	$28,061
2027	$227,659	$692,029	32.9 %	Medium	3.00 %	$139,651	$0	$2,989	$0
2028	$370,298	$819,786	45.2 %	Medium	3.00 %	$143,840	$0	$4,407	$7,091
2029	$511,454	$947,282	54.0 %	Medium	3.00 %	$148,155	$0	$5,732	$29,909
2030	$635,432	$1,058,407	60.0 %	Medium	3.00 %	$152,600	$0	$6,908	$48,120
2031	$746,820	$1,157,513	64.5 %	Medium	3.00 %	$157,178	$0	$8,129	$32,530
2032	$879,596	$1,279,157	68.8 %	Medium	3.00 %	$161,893	$0	$9,609	$7,981
2033	$1,043,118	$1,433,350	72.8 %	Low	3.00 %	$166,750	$0	$10,191	$224,030
2034	$996,030	$1,373,359	72.5 %	Low	3.00 %	$171,753	$0	$10,712	$31,313
2035	$1,147,181	$1,513,899	75.8 %	Low	3.00 %	$176,905	$0	$11,554	$170,953
2036	$1,164,688	$1,518,774	76.7 %	Low	3.00 %	$182,212	$0	$10,948	$331,917
2037	$1,025,931	$1,362,069	75.3 %	Low	3.00 %	$187,679	$0	$11,233	$3,231
2038	$1,221,612	$1,543,397	79.2 %	Low	3.00 %	$193,309	$0	$12,910	$66,251
2039	$1,361,580	$1,669,568	81.6 %	Low	3.00 %	$199,108	$0	$13,866	$161,795
2040	$1,412,759	$1,705,558	82.8 %	Low	3.00 %	$205,081	$0	$14,847	$74,779
2041	$1,557,908	$1,836,829	84.8 %	Low	3.00 %	$211,234	$0	$16,492	$43,718
2042	$1,741,917	$2,008,746	86.7 %	Low	3.00 %	$217,571	$0	$18,592	$0
2043	$1,978,080	$2,235,706	88.5 %	Low	3.00 %	$224,098	$0	$20,997	$0
2044	$2,223,175	$2,474,474	89.8 %	Low	3.00 %	$230,821	$0	$21,408	$415,225
2045	$2,060,179	$2,297,876	89.7 %	Low	3.00 %	$237,746	$0	$19,999	$376,524
2046	$1,941,400	$2,161,147	89.8 %	Low	3.00 %	$244,878	$0	$17,021	$739,041
2047	$1,464,258	$1,652,387	88.6 %	Low	3.00 %	$252,224	$0	$15,977	$0
2048	$1,732,459	$1,895,206	91.4 %	Low	3.00 %	$259,791	$0	$18,645	$12,807
2049	$1,998,089	$2,137,916	93.5 %	Low	3.00 %	$267,585	$0	$20,997	$83,646
2050	$2,203,024	$2,320,914	94.9 %	Low	3.00 %	$275,612	$0	$20,288	$642,664
2051	$1,856,260	$1,939,764	95.7 %	Low	3.00 %	$283,881	$0	$17,055	$601,081
2052	$1,556,114	$1,596,345	97.5 %	Low	3.00 %	$292,397	$0	$17,004	$19,447
2053	$1,846,068	$1,848,231	99.9 %	Low	3.00 %	$301,169	$0	$20,058	$0

	Fiscal Year	2024	2025	2026	2027	2028
	Starting Reserve Balance	$13,000	$27,553	$118,407	$227,659	$370,298
	Annual Reserve Funding	$127,800	$131,634	$135,583	$139,651	$143,840
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$203	$729	$1,730	$2,989	$4,407
	Total Income	$141,003	$159,916	$255,720	$370,298	$518,545
#	Component					
	Sites & Grounds					
21050	Concrete Streets - Repair - 5%	$0	$39,655	$0	$0	$0
21050	Driveway Concrete - Repair - 5%	$23,300	$0	$0	$0	$0
21070	Concrete Curb/Gutters - Repair - 5%	$0	$0	$3,236	$0	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$2,705	$0	$0
21090	Concrete Back Patios - Repair - 5%	$0	$0	$9,071	$0	$0
21090	Walks and Front Porch - Repair - 5%	$0	$0	$13,049	$0	$0
21100	Site Drainage - Repair	$4,500	$0	$0	$0	$0
21190	Asphalt - Seal/Repair	$6,300	$0	$0	$0	$7,091
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21350	Site Fencing: Vinyl - Replace	$0	$0	$0	$0	$0
21350	Site Fencing: Vinyl -Replace (2008)	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace (2008)	$0	$0	$0	$0	$0
21620	Pet Waste Stations - Replace	$0	$0	$0	$0	$0
	Building Exteriors					
23020	Ext. Lights - Replace (2008)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2019)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2020)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2021)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2008)	$79,350	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2020)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2021)	$0	$0	$0	$0	$0
23400	Vinyl Siding - Replace	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2008)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2019)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2020)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2021)	$0	$0	$0	$0	$0
23600	Roof: Metal - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2008)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2019)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2020)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2021)	$0	$0	$0	$0	$0
	Mechanicals					
25560	Irrigation Pump - Repair/Replace	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace	$0	$0	$0	$0	$0
25570	Irrigation Nodes - Replace	$0	$1,854	$0	$0	$0
	Total Expenses	$113,450	$41,509	$28,061	$0	$7,091
	Ending Reserve Balance	$27,553	$118,407	$227,659	$370,298	$511,454

	Fiscal Year	2029	2030	2031	2032	2033
	Starting Reserve Balance	$511,454	$635,432	$746,820	$879,596	$1,043,118
	Annual Reserve Funding	$148,155	$152,600	$157,178	$161,893	$166,750
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,732	$6,908	$8,129	$9,609	$10,191
	Total Income	$665,341	$794,940	$912,127	$1,051,099	$1,220,060
#	Component					
	Sites & Grounds					
21050	Concrete Streets - Repair - 5%	$0	$45,971	$0	$0	$0
21050	Driveway Concrete - Repair - 5%	$27,011	$0	$0	$0	$0
21070	Concrete Curb/Gutters - Repair - 5%	$0	$0	$3,751	$0	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$3,136	$0	$0
21090	Concrete Back Patios - Repair - 5%	$0	$0	$10,515	$0	$0
21090	Walks and Front Porch - Repair - 5%	$0	$0	$15,127	$0	$0
21100	Site Drainage - Repair	$0	$0	$0	$0	$0
21190	Asphalt - Seal/Repair	$0	$0	$0	$7,981	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$34,707
21350	Site Fencing: Vinyl - Replace	$0	$0	$0	$0	$0
21350	Site Fencing: Vinyl -Replace (2008)	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace (2008)	$0	$0	$0	$0	$0
21620	Pet Waste Stations - Replace	$0	$0	$0	$0	$0
	Building Exteriors					
23020	Ext. Lights - Replace (2008)	$0	$0	$0	$0	$8,155
23020	Ext. Lights - Replace (2019)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2020)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2021)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2008)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2020)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2021)	$0	$0	$0	$0	$0
23400	Vinyl Siding - Replace	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2008)	$0	$0	$0	$0	$181,168
23570	Roof: Comp Shingle - Replace (2019)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2020)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2021)	$0	$0	$0	$0	$0
23600	Roof: Metal - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2008)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2019)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2020)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2021)	$0	$0	$0	$0	$0
	Mechanicals					
25560	Irrigation Pump - Repair/Replace	$2,898	$0	$0	$0	$0
25570	Irrigation Clocks - Replace	$0	$0	$0	$0	$0
25570	Irrigation Nodes - Replace	$0	$2,149	$0	$0	$0
	Total Expenses	$29,909	$48,120	$32,530	$7,981	$224,030
	Ending Reserve Balance	$635,432	$746,820	$879,596	$1,043,118	$996,030

	Fiscal Year	2034	2035	2036	2037	2038
	Starting Reserve Balance	$996,030	$1,147,181	$1,164,688	$1,025,931	$1,221,612
	Annual Reserve Funding	$171,753	$176,905	$182,212	$187,679	$193,309
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$10,712	$11,554	$10,948	$11,233	$12,910
	Total Income	$1,178,494	$1,335,641	$1,357,848	$1,224,843	$1,427,832
#	Component					
	Sites & Grounds					
21050	Concrete Streets - Repair - 5%	$0	$53,293	$0	$0	$0
21050	Driveway Concrete - Repair - 5%	$31,313	$0	$0	$0	$0
21070	Concrete Curb/Gutters - Repair - 5%	$0	$0	$4,349	$0	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$3,636	$0	$0
21090	Concrete Back Patios - Repair - 5%	$0	$0	$12,190	$0	$0
21090	Walks and Front Porch - Repair - 5%	$0	$0	$17,537	$0	$0
21100	Site Drainage - Repair	$0	$0	$0	$0	$0
21190	Asphalt - Seal/Repair	$0	$0	$8,982	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21350	Site Fencing: Vinyl - Replace	$0	$0	$0	$0	$0
21350	Site Fencing: Vinyl -Replace (2008)	$0	$0	$0	$0	$37,890
21600	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace (2008)	$0	$0	$0	$0	$5,748
21620	Pet Waste Stations - Replace	$0	$0	$0	$0	$0
	Building Exteriors					
23020	Ext. Lights - Replace (2008)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2019)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2020)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2021)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2008)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2020)	$0	$115,168	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2021)	$0	$0	$285,223	$0	$0
23400	Vinyl Siding - Replace	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2008)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2019)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2020)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2021)	$0	$0	$0	$0	$0
23600	Roof: Metal - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2008)	$0	$0	$0	$0	$22,613
23650	Gutters/Downspouts - Replace (2019)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2020)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2021)	$0	$0	$0	$0	$0
	Mechanicals					
25560	Irrigation Pump - Repair/Replace	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace	$0	$0	$0	$3,231	$0
25570	Irrigation Nodes - Replace	$0	$2,492	$0	$0	$0
	Total Expenses	$31,313	$170,953	$331,917	$3,231	$66,251
	Ending Reserve Balance	$1,147,181	$1,164,688	$1,025,931	$1,221,612	$1,361,580

	Fiscal Year	2039	2040	2041	2042	2043
	Starting Reserve Balance	$1,361,580	$1,412,759	$1,557,908	$1,741,917	$1,978,080
	Annual Reserve Funding	$199,108	$205,081	$211,234	$217,571	$224,098
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$13,866	$14,847	$16,492	$18,592	$20,997
	Total Income	$1,574,554	$1,632,688	$1,785,634	$1,978,080	$2,223,175
#	Component					
	Sites & Grounds					
21050	Concrete Streets - Repair - 5%	$0	$61,781	$0	$0	$0
21050	Driveway Concrete - Repair - 5%	$36,301	$0	$0	$0	$0
21070	Concrete Curb/Gutters - Repair - 5%	$0	$0	$5,041	$0	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$4,215	$0	$0
21090	Concrete Back Patios - Repair - 5%	$0	$0	$14,132	$0	$0
21090	Walks and Front Porch - Repair - 5%	$0	$0	$20,330	$0	$0
21100	Site Drainage - Repair	$0	$0	$0	$0	$0
21190	Asphalt - Seal/Repair	$0	$10,110	$0	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21350	Site Fencing: Vinyl - Replace	$0	$0	$0	$0	$0
21350	Site Fencing: Vinyl -Replace (2008)	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace (2008)	$0	$0	$0	$0	$0
21620	Pet Waste Stations - Replace	$1,870	$0	$0	$0	$0
	Building Exteriors					
23020	Ext. Lights - Replace (2008)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2019)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2020)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2021)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2008)	$123,625	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2020)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2021)	$0	$0	$0	$0	$0
23400	Vinyl Siding - Replace	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2008)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2019)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2020)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2021)	$0	$0	$0	$0	$0
23600	Roof: Metal - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2008)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2019)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2020)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2021)	$0	$0	$0	$0	$0
	Mechanicals					
25560	Irrigation Pump - Repair/Replace	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace	$0	$0	$0	$0	$0
25570	Irrigation Nodes - Replace	$0	$2,888	$0	$0	$0
	Total Expenses	$161,795	$74,779	$43,718	$0	$0
	Ending Reserve Balance	$1,412,759	$1,557,908	$1,741,917	$1,978,080	$2,223,175

	Fiscal Year	2044	2045	2046	2047	2048
	Starting Reserve Balance	$2,223,175	$2,060,179	$1,941,400	$1,464,258	$1,732,459
	Annual Reserve Funding	$230,821	$237,746	$244,878	$252,224	$259,791
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$21,408	$19,999	$17,021	$15,977	$18,645
	Total Income	$2,475,404	$2,317,924	$2,203,299	$1,732,459	$2,010,895
#	Component					
	Sites & Grounds					
21050	Concrete Streets - Repair - 5%	$0	$71,621	$0	$0	$0
21050	Driveway Concrete - Repair - 5%	$42,082	$0	$0	$0	$0
21070	Concrete Curb/Gutters - Repair - 5%	$0	$0	$5,844	$0	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$4,886	$0	$0
21090	Concrete Back Patios - Repair - 5%	$0	$0	$16,383	$0	$0
21090	Walks and Front Porch - Repair - 5%	$0	$0	$23,568	$0	$0
21100	Site Drainage - Repair	$0	$0	$0	$0	$0
21190	Asphalt - Seal/Repair	$11,379	$0	$0	$0	$12,807
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21350	Site Fencing: Vinyl - Replace	$0	$0	$0	$0	$0
21350	Site Fencing: Vinyl -Replace (2008)	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace (2008)	$0	$0	$0	$0	$0
21620	Pet Waste Stations - Replace	$0	$0	$0	$0	$0
	Building Exteriors					
23020	Ext. Lights - Replace (2008)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2019)	$14,900	$0	$0	$0	$0
23020	Ext. Lights - Replace (2020)	$0	$12,557	$0	$0	$0
23020	Ext. Lights - Replace (2021)	$0	$0	$29,700	$0	$0
23330	Stucco/EIFS - Seal/Paint (2008)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2020)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2021)	$0	$0	$0	$0	$0
23400	Vinyl Siding - Replace	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2008)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2019)	$342,348	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2020)	$0	$288,997	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2021)	$0	$0	$658,661	$0	$0
23600	Roof: Metal - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2008)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2019)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2020)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2021)	$0	$0	$0	$0	$0
	Mechanicals					
25560	Irrigation Pump - Repair/Replace	$4,515	$0	$0	$0	$0
25570	Irrigation Clocks - Replace	$0	$0	$0	$0	$0
25570	Irrigation Nodes - Replace	$0	$3,349	$0	$0	$0
	Total Expenses	$415,225	$376,524	$739,041	$0	$12,807
	Ending Reserve Balance	$2,060,179	$1,941,400	$1,464,258	$1,732,459	$1,998,089

	Fiscal Year	2049	2050	2051	2052	2053
	Starting Reserve Balance	$1,998,089	$2,203,024	$1,856,260	$1,556,114	$1,846,068
	Annual Reserve Funding	$267,585	$275,612	$283,881	$292,397	$301,169
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$20,997	$20,288	$17,055	$17,004	$20,058
	Total Income	$2,286,670	$2,498,924	$2,157,195	$1,865,515	$2,167,295
#	Component					
	Sites & Grounds					
21050	Concrete Streets - Repair - 5%	$0	$83,029	$0	$0	$0
21050	Driveway Concrete - Repair - 5%	$48,785	$0	$0	$0	$0
21070	Concrete Curb/Gutters - Repair - 5%	$0	$0	$6,775	$0	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$5,664	$0	$0
21090	Concrete Back Patios - Repair - 5%	$0	$0	$18,992	$0	$0
21090	Walks and Front Porch - Repair - 5%	$0	$0	$27,322	$0	$0
21100	Site Drainage - Repair	$0	$0	$0	$0	$0
21190	Asphalt - Seal/Repair	$0	$0	$0	$14,414	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21350	Site Fencing: Vinyl - Replace	$0	$306,667	$0	$0	$0
21350	Site Fencing: Vinyl -Replace (2008)	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace	$0	$36,878	$0	$0	$0
21600	Mailbox Kiosks - Replace (2008)	$0	$0	$0	$0	$0
21620	Pet Waste Stations - Replace	$0	$0	$0	$0	$0
	Building Exteriors					
23020	Ext. Lights - Replace (2008)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2019)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2020)	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace (2021)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2008)	$0	$0	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2020)	$0	$179,428	$0	$0	$0
23330	Stucco/EIFS - Seal/Paint (2021)	$0	$0	$444,369	$0	$0
23400	Vinyl Siding - Replace	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2008)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2019)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2020)	$0	$0	$0	$0	$0
23570	Roof: Comp Shingle - Replace (2021)	$0	$0	$0	$0	$0
23600	Roof: Metal - Replace	$0	$0	$20,547	$0	$0
23650	Gutters/Downspouts - Replace (2008)	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2019)	$34,861	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace (2020)	$0	$32,780	$0	$0	$0
23650	Gutters/Downspouts - Replace (2021)	$0	$0	$77,412	$0	$0
	Mechanicals					
25560	Irrigation Pump - Repair/Replace	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace	$0	$0	$0	$5,033	$0
25570	Irrigation Nodes - Replace	$0	$3,882	$0	$0	$0
	Total Expenses	$83,646	$642,664	$601,081	$19,447	$0
	Ending Reserve Balance	$2,203,024	$1,856,260	$1,556,114	$1,846,068	$2,167,295

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. 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)
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:

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

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair or replacement cycles 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 Cost" and "Worst Cost" below the photo. There are many factors that can result in a wide variety of potential cost; 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 deemed inappropriate for Reserve Funding.

Comp #: 21050 Concrete Streets - Repair - 5% **Quantity: 5% of ~ 44000 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes Mesa Canyon Lane, Canyon Vista Way, and part of Thunder Mountain Drive (and parking areas along these streets).. Concrete driveways in poor condition typically exhibit un-even and broken surfaces with wide shrinkage and settlement cracks possibly resulting in water entry to the base which can ultimately lead to trip hazards. Poor condition may also be determined based on overall appearance and aesthetic standards in the local area. Driveways are reported to be the maintenance and repair responsibility of the client. Although complete replacement of all areas together should not be required conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Exposure to sunlight weather and frequent vehicle traffic can lead to larger more frequent repairs especially for older properties. Inspect all areas periodically to identify trip hazards or other safety issues. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 33,000 Worst Case: $ 44,000

Cost Source: Allowance

Comp #: 21050 Driveway Concrete - Repair - 5% **Quantity: 5% of ~ 26600 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Concrete driveways for buildings 2473 and 2477 were showing lots of spalling while all of the newer driveways appeared to be in good condition. Concrete driveways in poor condition typically exhibit un-even and broken surfaces with wide shrinkage and settlement cracks possibly resulting in water entry to the base which can ultimately lead to trip hazards. Poor condition may also be determined based on overall appearance and aesthetic standards in the local area. Driveways are reported to be the maintenance and repair responsibility of the client. Although complete replacement of all areas together should not be required conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Exposure to sunlight weather and frequent vehicle traffic can lead to larger more frequent repairs especially for older properties. Inspect all areas periodically to identify trip hazards or other safety issues. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 20,000 Worst Case: $ 26,600

Cost Source: Allowance

Comp #: 21070 Concrete Curb/Gutters - Repair - 5% **Quantity: 5% of ~ 1900 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Concrete curbs and gutters determined to be in fair condition typically may start to exhibit minor hair-line cracks and minimal vehicle damage particularly in high-traffic areas. Although there is no predictable expectation for total replacement within the scope of this study we suggest a rotating funding allowance to supplement the operating budget for periodic larger scale repair/replacement. Best to time larger repairs with asphalt seal coat cycles when possible for cost efficiency paint any curbs and fire lanes at that time as well.

Useful Life:
5 years

Remaining Life:
2 years

Best Case: $ 2,800 Worst Case: $ 3,300

Cost Source: Allowance

Comp #: 21080 Concrete Swales/Pans - Repair - 5% **Quantity: 5% of ~ 1800 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes detention pond and some on Thurnder Mountain Drive. The concrete swales and pans were observed to be in good condition. No major cracking was noted at the time of the inspection. No heavy damage was seen. Concrete swales are important elements of the site drainage system. Should be inspected periodically to ensure that drainage is not interrupted and any significant cracks or damaged sections repaired in order to maintain a smooth surface. Plan on replacing the swales at the same time as the asphalt removal.

Useful Life:
5 years

Remaining Life:
2 years

Best Case: $ 2,300 Worst Case: $ 2,800

Cost Source: Allowance

Comp #: 21090 Concrete Back Patios - Repair - 5% **Quantity: 5% of ~ 9800 GSF**

Location: Common areas

Funded?: Yes.

History:

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

Best Case: $ 7,300 Worst Case: $ 9,800

Cost Source: Allowance

Comp #: 21090 Walks and Front Porch - Repair - 5% **Quantity: 5% of ~ 14100 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes all sidewalks, walkways to units, and front porch concrete. 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:
2 years

Best Case: $ 10,500 Worst Case: $ 14,100

Cost Source: Allowance

Comp #: 21100 Site Drainage - Repair **Quantity: ~ (1) System**

Location: Common Areas

Funded?: Yes. Included at the request of the client

History: Reportedly, a verbal estimate was given to the client for $4-$5K for regrading and drainage one-time repair

Comments: Includes some drainage issues From building 615 over towards 2478. One verbal estimate for $4-$5K for regrading and drainage one-time repair. Site drainage systems determined to be in poor condition may routinely cause flooding and leave standing water for extended periods after normal rainfall. Based on observed conditions and/or reports by the client, we recommend further investigation to document and identify existing conditions. Some clients consult with civil and/or geotechnical engineers in order to develop scopes of work for repair/replacement. If more comprehensive analysis becomes available, findings should be incorporated into Reserve Study updates as appropriate. An allowance for repairs is recommended here.

Useful Life:
0 years

Remaining Life:
0 years

Best Case: $ 4,000 Worst Case: $ 5,000

Cost Source: Estimate Provided by Client

Comp #: 21180 Trails - Refurbish **Quantity: ~ 2600 GSF**

Location: Common Areas

Funded?: No.

History:

Comments: Located between East Buildings. Paths should be inspected regularly for trip 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:

Best Case: Worst Case:

Cost Source:

Comp #: 21190 Asphalt - Seal/Repair **Quantity: ~ 9700 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Asphalt seal was observed to be in poor condition at the time of the inspection. The seal appeared to be weathered and faded. Exposed aggregate and a gravely texture was noted. Plan to seal the asphalt soon. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed the asphalt oxidizes or hardens which causes the pavement to become more brittle. As a result the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane which not only slows down the oxidation process but also helps the pavement to shed water preventing it from entering the base material. Seal coat also provides uniform appearance concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt postponing the asphalt resurfacing which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather during and following application is key to lasting performance. The ideal conditions are a warm sunny day with low humidity rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application the areas will be cleaned with push blowers and wire brooms.Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
4 years

Remaining Life:
0 years

Best Case: $ 5,300 Worst Case: $ 7,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21200 Asphalt - Resurface **Quantity: ~ 9700 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. If present crack patterns are normal for the age of the asphalt and not extreme and there are no signs of advanced deterioration such as large block cracking patterns “alligatoring” or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt’s useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years consult with geotechnical engineer for recommendations specifications / scope of work and project oversight. As routine maintenance keep surfaces clean and free of debris ensure that drains are free flowing repair cracks and clean oil stains promptly. Assuming proactive maintenance plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2" client may need to consider a remove and replacement project which can increase costs by 50% or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. http://co-asphalt.com/resources/maintenance-and-preservation/

Useful Life:
25 years

Remaining Life:
9 years

Best Case: $ 24,200 Worst Case: $ 29,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21350 Site Fencing: Vinyl - Replace **Quantity: ~ 2100 LF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Fencing determined to be in fair condition typically exhibits some surface wear warping fading and/or chalking. May also exhibit some loose or missing panels and possibly minor leaning or damage. Overall appearance is consistent but declining. As routine maintenance inspect regularly for any damage and repair as needed from Operating budget pressure-clean as a general maintenance item or along with larger building projects not as separate Reserve item. Even with proactive maintenance plan to replace at roughly the time frame below due to damage/deterioration that will result from constant exposure.

Useful Life:
30 years

Remaining Life:
26 years

Best Case: $ 131,600 Worst Case: $ 152,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21350 Site Fencing: Vinyl -Replace (2008) **Quantity: ~ 370 LF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Fencing determined to be in fair condition typically exhibits some surface wear warping fading and/or chalking. May also exhibit some loose or missing panels and possibly minor leaning or damage. Overall appearance is consistent but declining. As routine maintenance inspect regularly for any damage and repair as needed from Operating budget pressure-clean as a general maintenance item or along with larger building projects not as separate Reserve item. Even with proactive maintenance plan to replace at roughly the time frame below due to damage/deterioration that will result from constant exposure.

Useful Life:
30 years

Remaining Life:
14 years

Best Case: $ 23,200 Worst Case: $ 26,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21400 Retaining Walls – Inspect **Quantity: Numerous GSF**
Location: Common Areas
Funded?: No.
History:
Comments: Our limited Analysis of a retaining wall is beyond the scope of a reserve study. If problems including shifting leaning or cracking are observed or suspected consult with an engineer (structural civil and/or geo-technical) for an evaluation and repair recommendations. There were no reported problems at this time.

No information was provided to us concerning how the retaining wall was designed or constructed. Observation of drainage was not possible. Proper drainage on the uphill side prevents a backlog of water (water if present can add substantial weight and pressure to the wall). A backlog of water if left unchecked could damage or break the wall. The interior of drainage lines (or pipes) can be viewed by video using a remote miniature camera. Clean out the drain lines as often as needed to prevent decreased drainage. Utilize a mobile evacuator service if needed. Inspect regularly and repair as needed using operating funds. Comprehensive inspection is not included within the scope of this engagement. We recommend periodic professional inspections by specialized engineering firms to identify any unusual problems. Due to potentially unlimited useful life and unpredictable remaining useful life this project is considered inappropriate for Reserve funding at this time. If a pattern of repair expenses emerges over time the Reserve Study should be updated to reflect appropriate funding recommendations as needed.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21540 Detention Pond - Maintain **Quantity: (1) Pond**

Location: Common Areas

Funded?: No.

History:

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

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21600 Mailbox Kiosks - Replace **Quantity: ~ (9) CBUs**

Location: Common Areas

Funded?: Yes.

History:

Comments: Mailbox kiosks determined to be in good condition typically exhibit a uniform appearance without much surface wear. Hardware appears to be in good condition and boxes/panels appear to close and lock properly. Appearance and style are consistent with the aesthetic standards of the development. Inspect regularly and clean by wiping down exterior surfaces. If necessary change lock cylinders lubricate hinges and repair as an Operating expense. Best to plan for total replacement at roughly the time frame below due to constant exposure usage and wear over time. Note USPS has a limited budget for replacement and should not be relied upon for purposes of long term planning.

Useful Life:
30 years

Remaining Life:
26 years

Best Case: $ 14,400 Worst Case: $ 19,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21600 Mailbox Kiosks - Replace (2008) **Quantity: ~ (2) CBUs**
Location: Common Areas
Funded?: Yes.
History:
Comments: Mailbox kiosks determined to be in fair condition typically exhibit minor to moderate surface wear at this stage. All components and hardware appear to function properly but appearance is diminishing. Inspect regularly and clean by wiping down exterior surfaces. If necessary change lock cylinders lubricate hinges and repair as an Operating expense. Best to plan for total replacement at roughly the time frame below due to constant exposure usage and wear over time. Note USPS has a limited budget for replacement and should not be relied upon for purposes of long term planning.

Useful Life:
30 years

Remaining Life:
14 years

Best Case: $ 3,200 Worst Case: $ 4,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21620 Pet Waste Stations - Replace **Quantity: ~ (4) Poles**
Location: Common Areas
Funded?: Yes.
History:
Comments: Stations determined to be in good condition typically exhibit good surface finish and have straight and firm supports. Panels are clean and have good reflective and contrasting message lettering or symbols. Stations and posts are generally replaced at longer intervals due to weathering or style changes or to coincide with other exterior projects such as replacement of entry signage street lighting etc. Stations should be inspected regularly to make sure visibility is adequate including at night. Repair any damaged or leaning posts as needed. Costs for replacement can vary greatly depending on style selected unless otherwise noted costs shown here are based on replacement with a comparable type as are currently in place.

Useful Life:
20 years

Remaining Life:
15 years

Best Case: $ 1,000 Worst Case: $ 1,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21720 Landscaping - Refurbish **Quantity: Common Areas**

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:

Best Case: Worst Case:

Cost Source:

Comp #: 23020 Ext. Lights - Replace (2008) **Quantity: ~ (50) Lights**

Location: Building Exteriors

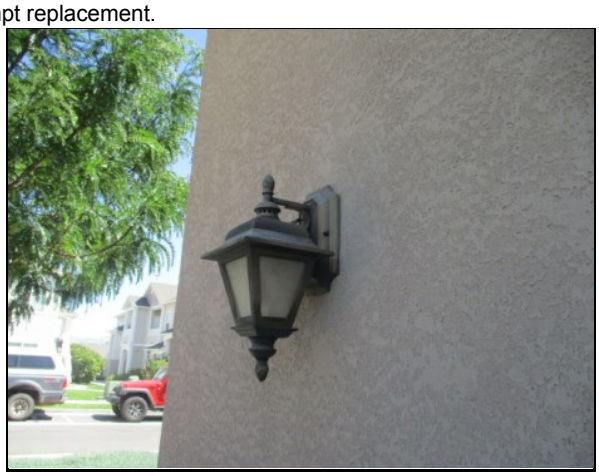
Funded?: Yes.

History:

Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age but are generally believed to be aging normally with no unusual conditions noted. 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. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
9 years



Best Case: $ 5,000 Worst Case: $ 7,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23020 Ext. Lights - Replace (2019) **Quantity: ~ (66) Lights**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Exterior lights determined to be in good condition typically exhibit only minor signs of normal wear and tear and are consistent with local aesthetic standards for the development. Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance clean by wiping down with an appropriate cleaner change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
20 years

Best Case: $ 6,600 Worst Case: $ 9,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23020 Ext. Lights - Replace (2020) **Quantity: ~ (54) Lights**

Location: Building Exteriors

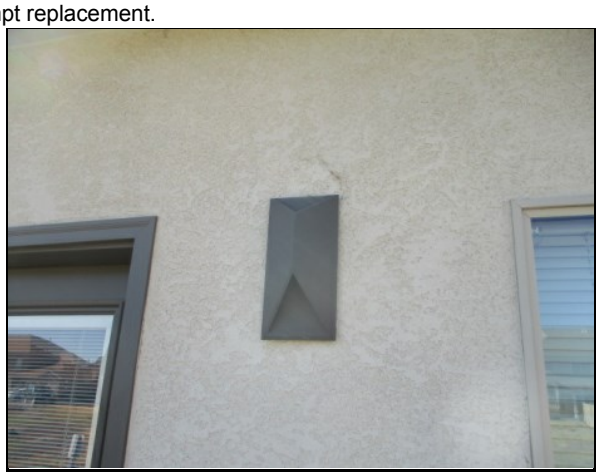
Funded?: Yes.

History:

Comments: Exterior lights determined to be in good condition typically exhibit only minor signs of normal wear and tear and are consistent with local aesthetic standards for the development. Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance clean by wiping down with an appropriate cleaner change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: $ 5,400 Worst Case: $ 8,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23020 Ext. Lights - Replace (2021) **Quantity: ~ (120) Lights**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Exterior lights determined to be in good condition typically exhibit only minor signs of normal wear and tear and are consistent with local aesthetic standards for the development. Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance clean by wiping down with an appropriate cleaner change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
22 years

Best Case: $ 12,400 Worst Case: $ 18,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23330 Stucco/EIFS - Seal/Paint (2008) **Quantity: ~ 19800 GSF**

Location: Building Exteriors

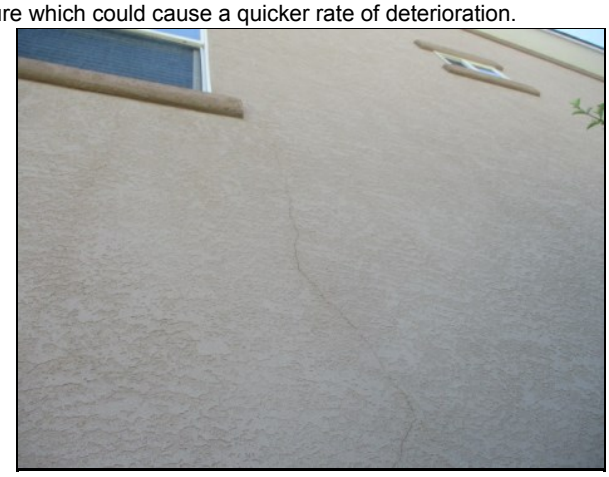
Funded?: Yes.

History:

Comments: Includes buildings 2473, 2477, and 2481. Painted exterior surfaces determined to be in poor condition typically exhibit clearly noticeable aesthetic concerns such as staining fading inconsistent color and texture etc. Physically paint/coatings in poor condition may be peeling and cracking in many locations may no longer be adhering properly to the painted surface or otherwise are otherwise no longer providing effective protection to the structure. Minor hairline cracks in the stucco were noted. Minor cracking is expected in stucco . No large- scale cracking of stucco was observed. The sealant material is unknown. Stucco is a relatively low maintenance material although sealants require more maintenance. As annual maintenance inspect stucco and sealants for any visible problems. Replacing sealants is an important part of maintaining stucco's waterproofing. Sealants are typically located at the intersections of the stucco and other material such as windows door and vents. We have assumed the sealants are silicone which under good conditions may have a useful life of approximately 15 to 20 years. Urethane sealants would have a useful life of 8-12 years. At time of sealant replacement we recommend recoating the stucco to minimize water penetration and for appearance. Stucco can be recoated to help limited the amount of water penetrating into the stucco. There are three general options for recoating stucco. The least expensive option is applying a new acrylic topcoat the second option is coating with an elastomeric finish preferably permeable (~50% more expensive than acrylic) and a third option is a skim coat of stucco (about three times as expensive as acrylic). Generally the more expensive option has the longest useful life and the least expensive has the shortest useful life. Additional information on Stucco is available at the Portland Cement client's website http//www.cement.org/stucco/index.asp Stucco is not an impermeable material and allows moisture to penetrate the surface become captured by the water resistive barrier (WRB) beneath (typically Tyvek felt or similar material) and either evaporate back through to the exterior or drain down and out the base of the wall assembly through a weep screed. Typically north facing sides will typically retain more moisture which could cause a quicker rate of deterioration.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: $ 59,500 Worst Case: $ 99,200

Cost Source: Research with Local Vendor/Contractor

Comp #: 23330 Stucco/EIFS - Seal/Paint (2020) **Quantity: ~ 20800 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes buildings 2468, 2472, and 2478. Painted exterior surfaces determined to be in good condition typically exhibit minimal signs of wear and age such as chalking peeling blistering etc. Hairline cracks should not be present at this stage. Overall appearance is attractive. Minor cracking is expected in stucco. No large- scale cracking of stucco was observed. The sealant material is unknown. Stucco is a relatively low maintenance material although sealants require more maintenance. As annual maintenance inspect stucco and sealants for any visible problems. Replacing sealants is an important part of maintaining stucco's waterproofing. Sealants are typically located at the intersections of the stucco and other material such as windows door and vents. We have assumed the sealants are silicone which under good conditions may have a useful life of approximately 15 to 20 years. Urethane sealants would have a useful life of 8-12 years. At time of sealant replacement we recommend recoating the stucco to minimize water penetration and for appearance. Stucco can be recoated to help limited the amount of water penetrating into the stucco. There are three general options for recoating stucco. The least expensive option is applying a new acrylic topcoat the second option is coating with an elastomeric finish preferably permeable (~50% more expensive than acrylic) and a third option is a skim coat of stucco (about three times as expensive as acrylic). Generally the more expensive option has the longest useful life and the least expensive has the shortest useful life. Additional information on Stucco is available at the Portland Cement client's website http//www.cement.org/stucco/index.asp Stucco is not an impermeable material and allows moisture to penetrate the surface become captured by the water resistive barrier (WRB) beneath (typically Tyvek felt or similar material) and either evaporate back through to the exterior or drain down and out the base of the wall assembly through a weep screed. Typically north facing sides will typically retain more moisture which could cause a quicker rate of deterioration.

Useful Life:
15 years

Remaining Life:
11 years

Best Case: $ 62,400 Worst Case: $ 104,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 23330 Stucco/EIFS - Seal/Paint (2021) **Quantity: ~ 50000 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes buildings 615 (531-540), 612, 614, 612 (Mesa), 616, and 620. Painted exterior surfaces determined to be in good condition typically exhibit minimal signs of wear and age such as chalking peeling blistering etc. Hairline cracks should not be present at this stage. Overall appearance is attractive. Minor cracking is expected in stucco. No large- scale cracking of stucco was observed. The sealant material is unknown. Stucco is a relatively low maintenance material although sealants require more maintenance. As annual maintenance inspect stucco and sealants for any visible problems. Replacing sealants is an important part of maintaining stucco's waterproofing. Sealants are typically located at the intersections of the stucco and other material such as windows door and vents. We have assumed the sealants are silicone which under good conditions may have a useful life of approximately 15 to 20 years. Urethane sealants would have a useful life of 8-12 years. At time of sealant replacement we recommend recoating the stucco to minimize water penetration and for appearance. Stucco can be recoated to help limited the amount of water penetrating into the stucco. There are three general options for recoating stucco. The least expensive option is applying a new acrylic topcoat the second option is coating with an elastomeric finish preferably permeable (~50% more expensive than acrylic) and a third option is a skim coat of stucco (about three times as expensive as acrylic). Generally the more expensive option has the longest useful life and the least expensive has the shortest useful life. Additional information on Stucco is available at the Portland Cement client's website http//www.cement.org/stucco/index.asp Stucco is not an impermeable material and allows moisture to penetrate the surface become captured by the water resistive barrier (WRB) beneath (typically Tyvek felt or similar material) and either evaporate back through to the exterior or drain down and out the base of the wall assembly through a weep screed. Typically north facing sides will typically retain more moisture which could cause a quicker rate of deterioration.

Useful Life:
15 years

Remaining Life:
12 years

Best Case: $ 150,000 Worst Case: $ 250,100

Cost Source: Research with Local Vendor/Contractor

Comp #: 23360 Brick Siding - Tuck Point **Quantity: ~ 2400 GSF**
Location: Building Exteriors
Funded?: No.
History:
Comments: Brick is typically a low maintenance material that usually requires little maintenance work. After 30-50 years (or more) mortar between brick can require repointing. Repointing involves grinding out small sections of existing mortar and installing new mortar and continuing on until all the mortar has been replaced. As the brick and mortar ages cracking may appear indicating need for repointing. Currently there is no predictable scope or timing for repointing work. Reserve Study review is for financial planning purposes only and if a thorough investigation of brick and mortar is desired we recommend having a masonry specialist inspect the brick and mortar. Funding can be added to future updates to the Reserve Study if scope and timing become more well-defined. No funding suggested at this time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 23370 Stone Veneer - Maintain/Repair **Quantity: ~ 4600 GSF**
Location: Building Exteriors
Funded?: No.
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:

Best Case: Worst Case:

Cost Source:

Comp #: 23400 Vinyl Siding - Replace **Quantity: ~ 24000 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes buildings 613, 617, and 621. Vinyl siding determined to be in good condition typically exhibits bright consistent coloring with little to no cracking or other damage to the siding. Sections appear to be properly anchored with none slipping out of place. Vinyl siding was horizontal clapboard style. 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 window replacement for cost efficiencies and building envelope integrity when practical. Inspect annually and repair locally as needed using general maintenance funds. Replacing the underlying waterproofing and flashing is projected to require replacement of the vinyl siding. Vinyl siding will typically fade over the years and when replacing pieces it may be difficult to match the faded color. 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:
40 years

Remaining Life:
35 years

Best Case: $ 191,900 Worst Case: $ 287,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23570 Roof: Comp Shingle - Replace (2008) **Quantity: ~ 21800 GSF**

Location: Building Exteriors

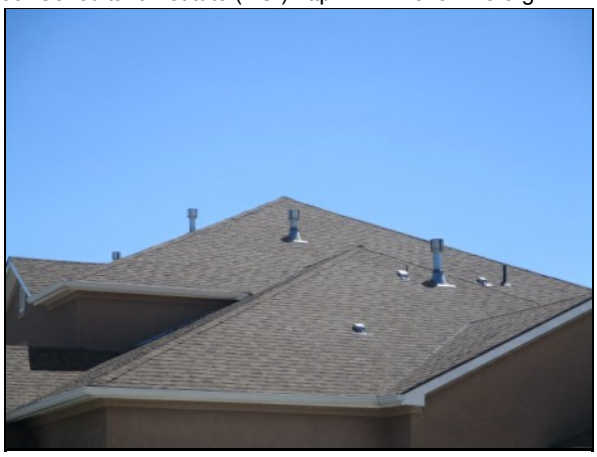
Funded?: Yes.

History:

Comments: Includes buildings 2473, 2477, and 2481. Closed valleys were observed. Ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the eave and ridge. Eave venting consisted of soffit holes between the rafters. Ridge venting appeared to be provided by roof jacks and gable end louvers. Debris was not observed on the roof surface. Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration including some loss of granule cover and light to moderate curling/lifting especially in most exposed areas. Overall believed to be aging normally. A reserve study conducts only a limited visual review and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface gutters and downspouts clear and free of debris. At the time of re-roofing we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof walls windows decks exterior painting and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors client (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers client (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
9 years



Best Case: $ 136,100 Worst Case: $ 141,600

Cost Source: Research with Local Vendor/Contractor

Comp #: 23570 Roof: Comp Shingle - Replace (2019) **Quantity: ~ 29700 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes buildings 613, 617, and 621. Closed valleys were observed. Ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the eave and ridge. Eave venting consisted of soffit holes between the rafters. Ridge venting appeared to be provided by roof jacks and gable end louvers. Debris was not observed on the roof surface. Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration including some loss of granule cover and light to moderate curling/lifting especially in most exposed areas. Overall believed to be aging normally. A reserve study conducts only a limited visual review and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface gutters and downspouts clear and free of debris. At the time of re-roofing we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof walls windows decks exterior painting and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors client (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers client (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
20 years

Best Case: $ 185,800 Worst Case: $ 193,300

Cost Source: Research with Local Vendor/Contractor

Comp #: 23570 Roof: Comp Shingle - Replace (2020) **Quantity: ~ 24400 GSF**

Location: Building Exteriors

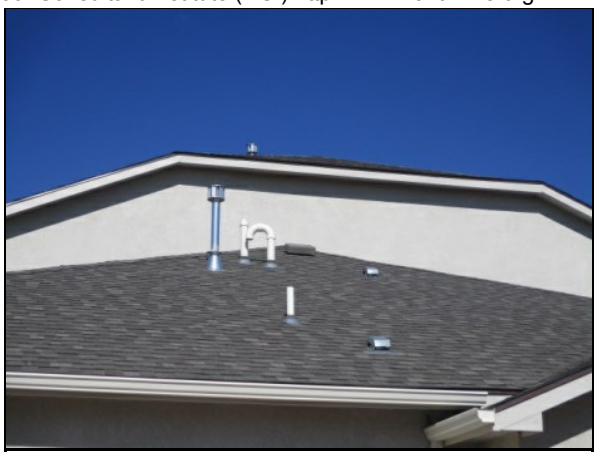
Funded?: Yes.

History:

Comments: Includes buildings 2468, 2472, and 2478. Closed valleys were observed. Ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the eave and ridge. Eave venting consisted of soffit holes between the rafters. Ridge venting appeared to be provided by roof jacks and gable end louvers. Debris was not observed on the roof surface. Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration including some loss of granule cover and light to moderate curling/lifting especially in most exposed areas. Overall believed to be aging normally. A reserve study conducts only a limited visual review and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface gutters and downspouts clear and free of debris. At the time of re-roofing we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof walls windows decks exterior painting and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors client (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers client (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
21 years



Best Case: $ 152,300 Worst Case: $ 158,400

Cost Source: Research with Local Vendor/Contractor

Comp #: 23570 Roof: Comp Shingle - Replace (2021) **Quantity: ~ 53900 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes buildings 615 (531-540), 612, 614, 612 (Mesa), 616, and 620. Closed valleys were observed. Ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the eave and ridge. Eave venting consisted of soffit holes between the rafters. Ridge venting appeared to be provided by roof jacks and gable end louvers. Debris was not observed on the roof surface. Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration including some loss of granule cover and light to moderate curling/lifting especially in most exposed areas. Overall believed to be aging normally. A reserve study conducts only a limited visual review and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface gutters and downspouts clear and free of debris. At the time of re-roofing we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof walls windows decks exterior painting and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors client (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers client (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
22 years

Best Case: $ 337,000 Worst Case: $ 350,500

Cost Source: Research with Local Vendor/Contractor

Comp #: 23600 Roof: Metal - Replace **Quantity: ~ 770 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes Buildings 612 and 616 Canyon Vista Way. 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:
27 years

Best Case: $ 7,700 Worst Case: $ 10,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Gutters/Downspouts - Replace (2008) **Quantity: ~ 1700 LF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Gutters and downspouts determined to be in fair condition typically exhibit some normal wear and tear but drainage away from the roof and building appears to be adequate. Generally believed to be aging normally. Gutters and downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance inspect regularly keep gutters and downspouts free of debris. If buildings are located near trees keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted costs shown here assume replacement with similar type as are currently in place.

Useful Life:
30 years

Remaining Life:
14 years

Best Case: $ 13,300 Worst Case: $ 16,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Gutters/Downspouts - Replace (2019) **Quantity: ~ 1900 LF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Gutters and downspouts determined to be in good condition typically exhibit little to no significant surface wear or deterioration of material. No obvious sagging or tilting sections. Attachments to building appear to be strong and stable. Gutters and downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance inspect regularly keep gutters and downspouts free of debris. If buildings are located near trees keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted costs shown here assume replacement with similar type as are currently in place.

Useful Life:
30 years

Remaining Life:
25 years

Best Case: $ 14,800 Worst Case: $ 18,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Gutters/Downspouts - Replace (2020) **Quantity: ~ 1700 LF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Gutters and downspouts determined to be in good condition typically exhibit little to no significant surface wear or deterioration of material. No obvious sagging or tilting sections. Attachments to building appear to be strong and stable. Gutters and downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance inspect regularly keep gutters and downspouts free of debris. If buildings are located near trees keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted costs shown here assume replacement with similar type as are currently in place.

Useful Life:
30 years

Remaining Life:
26 years

Best Case: $ 13,500 Worst Case: $ 16,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Gutters/Downspouts - Replace (2021) **Quantity: ~ 3900 LF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Gutters and downspouts determined to be in good condition typically exhibit little to no significant surface wear or deterioration of material. No obvious sagging or tilting sections. Attachments to building appear to be strong and stable. Gutters and downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance inspect regularly keep gutters and downspouts free of debris. If buildings are located near trees keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted costs shown here assume replacement with similar type as are currently in place.

Useful Life:
30 years

Remaining Life:
27 years

Best Case: $ 31,000 Worst Case: $ 38,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25560 Irrigation Pump - Repair/Replace **Quantity: ~ (1) Pump**
Location: Mechanical Room
Funded?: Yes.
History:
Comments: Includes (1) 5 HP pump. 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. Irrigation pump(s) can often be repaired or rebuilt rather than completely replaced. Motor rebuilds and other repairs are often considered an Operating expense. Pumps and motors need to be checked and serviced regularly by landscaping/irrigation vendor or other maintenance personnel to ensure proper function. If possible, equipment should be protected from sunlight and weather to minimize exposure and prolong life. Costs to replace are based on similar size and horsepower. If there is more than one pump in place, cost ranges shown below are based on complete replacement of all pumps at one time, usually based on similar/same age and expectation of comparable life expectancy.

Useful Life:
15 years

Remaining Life:
5 years

Best Case: $ 2,000 Worst Case: $ 3,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25570 Irrigation Clocks - Replace **Quantity: ~ (2) Controllers**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) Rain Bird, ESP-ME3, August 2022, Bldg. 612, and (1) Rain bird, ESP-ME3, June 2021, Bldg. 614. 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. Irrigation controllers should have a relatively long life expectancy under normal circumstances. Replacement is often required due to lack of available replacement parts lightning strikes etc. as opposed to complete failure of existing equipment. Exposure to the elements can affect overall life expectancy and controllers should be located in protected areas or within protective enclosures whenever possible. When evaluating replacement options the client should consider replacement with smart" models (i.e. respond to projected weather data) to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short

Useful Life:
15 years

Remaining Life:
13 years

Best Case: $ 1,400 Worst Case: $ 3,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25570 Irrigation Nodes - Replace **Quantity: ~ (12) Controllers**
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. Irrigation controllers should have a relatively long life expectancy under normal circumstances. Replacement is often required due to lack of available replacement parts lightning strikes etc. as opposed to complete failure of existing equipment. Exposure to the elements can affect overall life expectancy and controllers should be located in protected areas or within protective enclosures whenever possible. When evaluating replacement options the client should consider replacement with smart" models (i.e. respond to projected weather data) to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 1,400 Worst Case: $ 2,200

Cost Source: Research with Local Vendor/Contractor

Comp #: 25600 Backflow Devices - Replace **Quantity: ~ (2) Devices**
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:

Best Case: Worst Case:

Cost Source:
