

Knollwood Condo Association

Level 2 Reserve Study



Report Period – 01/01/2026 – 12/31/2026

Client Reference Number	14010
Property Type	Townhouse
Number of Units	60
Fiscal Year End	12/31

Type of Study	Full Study
Date of Property Inspection	1/14/2026
Prepared By	Dale Gifford
Analysis Method	Cash Flow
Funding Goal	Full Funding

Report prepared on – Thursday, March 19, 2026



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Glossary of Commonly used Words and Phrases

Executive Summary – Knollwood Condo Association - ID # 14010

Information to complete a Level 1, and Level 2 Reserve Study was gathered by performing an in-person site visit of the community. Information to complete the Level 1, Level 2, and Level 3 Reserve Study was gathered by researching the expenditures of the community with the client. In addition, we may have also obtained information by contacting vendors and/or contractors that have worked with the community. To the best of our knowledge, the conclusions and recommendations of this report are considered reliable and accurate as far as the information obtained from these sources.

Projected Starting Balance as of 01/01/2026	\$263,289.33
Ideal Reserve Balance as of 01/01/2026	\$986,872
Percent Funded as of 01/01/2026	27%
Recommended Reserve Contribution (per month)	\$12,175
Special Assessment 2026	\$180,000
Special Assessment 2027	\$180,000

Knollwood Condo Association is a 60-unit Townhome community. The community offers a clubhouse, swimming pool, and landscaped areas as amenities. Construction on the community was completed in 1980.

Currently Programmed Projects

There are multiple projects programmed to occur this fiscal year (FY2026). We have programmed an estimated \$230,500 in reserve expenditures toward the completion of these projects. (See page 17)

Significant Reserve Projects

The association's significant reserve projects are building exteriors repair/repaint (Comp# 217), asphalt seal coat (Comp# 402), roofs 2027 replace (Comp# 105), and roofs 2025 replace (Comp# 105). The fiscal significance of these components is approximately 14%, 13%, 10%, and 10% respectively (see page 10). A component's significance is calculated by dividing its replacement cost by its useful life. In this way, not only is a component's replacement cost considered but also the frequency of occurrence. These components most significantly contribute to the total monthly reserve contribution. As these components have a high level of fiscal significance the association should properly maintain them to ensure they reach their full useful lives.

Reserve Funding

In comparing the projected starting reserve balance of \$263,289.33 versus the ideal reserve balance of \$986,872 we find the association's reserve fund to be approximately 27% funded. This indicates a weak reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of \$12,175 (\$202.92/unit) per month. If the contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.

Introduction

Reserve Study Purpose

The purpose of this Reserve Study is to provide the Association with a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects. The detailed schedules will serve as an advance warning that major projects will need to be addressed in the future. This will allow the Association to have ample time to obtain competitive bids for each project. It will also help to ensure the physical well-being of the property and enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

Preparer's Credentials

Mr. Gifford has been working in the community association industry since 2002. Prior to taking a position as the Regional Project Manager covering the Utah region, at Complex Solutions in 2010, he worked in community association management in Utah. While in community association management his positions included, Maintenance Supervisor, Senior Portfolio Manager and Vice President of Community Management. His work in community association management gave him experience with budget creation, reserves and reserve budgeting, community inspections, and analyzing common area components.

- Bachelor of Science in Chemistry from Emporia State University.
- Personally, has prepared over 3,000 reserve studies in Utah.
- Member of the Association of Professional Reserve Analysts (APRA).
- Professional Reserve Analyst (PRA) designation from Association of Professional Reserve Analysts (APRA), PRA #2320.
- Member of the Utah Chapter of Community Associations Institute (UCCAI). Former Board member, and former Utah Chapter President.
- Reserve Specialist (RS) designation from Community Associations Institute (CAI), RS# 231.
- Professional Community Association Manager® (PCAM®) designation from Community Associations Institute (CAI), PCAM# 1740.
- Association Management Specialist® (AMS®) designation from Community Associations Institute (CAI).
- Recipient of Community Associations Institute's (CAI) annual award of Excellence in Chapter Leadership for service and achievement in 2010.
- Member of the CAI Utah Legislative Action Committee.

Budget Breakdown

Every association conducts their business within a budget. There are typically two main parts to this budget, the Operating budget, and the Reserve budget. The operating budget includes all expenses that occur on an annual basis as well as general maintenance and repairs. Typical operating budget line items include management fees, maintenance expenses, utilities, etc. The reserve budget is primarily made up of replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis.

Report Sections

Reserve Analysis: this section contains the evaluation of the association's reserve balance, income, and expenses. It includes a finding of the client's current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).

Component Evaluation: this section contains information regarding the physical status and replacement cost of reserve components the association is responsible to maintain. It is important to understand that while the component inventory will remain relatively "stable" from year to year, the condition assessment and life estimates will vary from year to year.

General Information and Frequently Asked Questions

Is it the law to have a Reserve Study conducted?

The Government requires a reserve study in approximately twenty states. Also, the Association's governing documents may require a reserve fund to be established. This does not mean a Reserve Study is required, but how are you going to know if you have enough money in the reserve fund if you do not have the proper information?

Why is it important to perform a Reserve Study?

This report provides the essential information that is needed to guide the Association in establishing the reserve portion of the total monthly assessment. The reserve fund is critical to the future of the association because it helps ensure that reserve projects can be completed on time. When projects are completed on time, deferred maintenance and the lower property values that typically accompany it can be avoided. It is suggested that a third party professionally prepare the Reserve Analysis Study since there is no vested interest in the property.

After we have a Reserve Study, what do we do with it?

Please take the time to review the report carefully and make sure the component information is complete and accurate. If there are any inaccuracies, or changes such as a component that the association feels should be added, removed, or altered, please inform us immediately so we may revise the report. Use the report to help establish your budget for the upcoming fiscal year.

How often do we review and update our Reserve Study?

There is a misconception that a Reserve Study is good for an extended period since the report has projections for a thirty-year period. The assumptions, interest rates, inflation rates and other information used to create this report change each year. Scheduled events may not happen, unpredictable circumstances could occur, deterioration rates can be unpredictable and repair/replacement costs will vary from causes that are unforeseen. These variations alter the results of the Reserve Study. The Reserve Study should be professionally reviewed each year by having a Level III "no site visit" update reserve study performed. The Reserve Study should be professionally updated every three years by having a Level II "site visit" update reserve study performed.

What is a "Reserve Component" versus an "Operating Component"?

A "Reserve" component is an item that is the responsibility of the association to maintain, has a limited useful life, predictable remaining useful life, typically occurs on a cyclical basis that exceeds one year, and costs above a minimum threshold amount. An "Operating" component is typically a fixed expense that occurs on an annual basis.

What are the GREY areas of "maintenance" items that are often seen in a Reserve Study?

One of the most frequently asked questions revolves around major "maintenance" items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a "capital" item, it cannot be considered a reserve component. However, it is the opinion of several major Reserve Study providers, including Complex Solutions, that these components meet the criteria of a reserve component.

Information and Data Gathered:

The information contained in this report is based on estimates and assumptions gathered from various sources. Estimated life expectancies are based upon conditions that were readily visible and accessible at the time of the site visit. While every effort has been made to ensure accurate results, this report reflects the judgment of Complex Solutions Ltd. and should not be construed as a guarantee or assurance of predicting future events.

What happens during the Site Visit?

During the site visit we identified the common area components that we have determined require reserve funding. These components are quantified, and physical condition is observed. The site visit is conducted on the common areas as reported by the client.

What is the Financial Analysis?

We project the starting balance by taking the most recent reserve fund balance as stated by the client and add expected reserve contributions to the end of the fiscal year. We then subtract the expenses of any pending projects. We compare this number to the Fully Funded Balance and arrive at the Percent Funded level. Based on that level of funding we then recommend a Funding Plan to help ensure the adequacy of funding in the future.

Measures of reserve fund financial strength are as follows:

0% - 30% Funded is considered a “weak” financial position. Associations that fall into this category are more likely to have special assessments and deferred maintenance. Action should be taken to improve the financial strength of the reserve fund.

31% - 69% Funded is considered a “fair” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a weak financial position. Action should be taken to improve the financial strength of the reserve fund.

70% - 99% Funded is considered a “strong” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a fair financial position. Action should be taken to improve the financial strength of the reserve fund.

100% Funded is considered an “ideal” financial position. Action should be taken to maintain the financial strength of the reserve fund.

Disclosures:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative, or reserve project issues will be deemed reliable by the preparer. A reserve study will reflect information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study, or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

The results of this study are based on the independent opinion of the preparer and his experience and research during his career in preparing Reserve Studies. In addition, the opinions of experts on certain components have been gathered through research within their industry and with client's actual vendors. There is no implied warranty or guarantee regarding our life and cost estimates/predictions. There is no implied warranty or guarantee on any of our work products. Our results and findings will vary from another preparer's results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

The projected life expectancy of the reserve components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each component. Failure to perform such maintenance can negatively impact the remaining useful life of the component and dramatically increase the funding needs of the reserves of the association.

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach the full and expected useful lives.

Site Visits: Should a site visit have been performed during the preparation of this reserve study, no invasive testing was performed. The physical analysis performed during the site visit was not intended to be exhaustive in nature and may have included representative sampling. Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the site visit. We have assumed all components have been properly built and will reach normal, typical life expectancies. A reserve study is not intended to identify or fund construction defects. We did not and will not look for or identify construction defects during our site visit. In addition, environmental hazards (such as lead paint, asbestos, radon, etc.), have been excluded from this report.

Update Reserve Studies:

Level II Studies: Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

Level III Studies: In addition to the above we have not visited the property when completing a Level III “No Site Visit” study. Therefore, we have not verified the current condition of the components.

Insurance: We carry general and professional liability insurance as well as workers' compensation insurance.

Actual or Perceived Conflicts of Interest: There are no potential actual or perceived conflicts of interest of which we are aware.

Inflation and Interest Rates: The after-tax interest rate used in the financial analysis may or may not be based on the clients' reported after-tax interest rate. If it is, we have not verified or audited the reported rate. The inflation rate may also be based on an amount we believe appropriate given the 30-year horizon of this study and may or may not reflect current or historical inflation rates.

Funding Summary

Beginning Assumptions

# of units	60
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	\$8,750
Projected Starting Reserve Balance	\$263,289
Ideal Starting Reserve Balance	\$986,872
Special Assessment 2026	\$180,000
Special Assessment 2027	\$180,000

Economic Assumptions

Projected Inflation Rate	3.90%
Reported After-Tax Interest Rate	2.81%

Current Reserve Status

Current Balance as a % of Ideal Balance	27%
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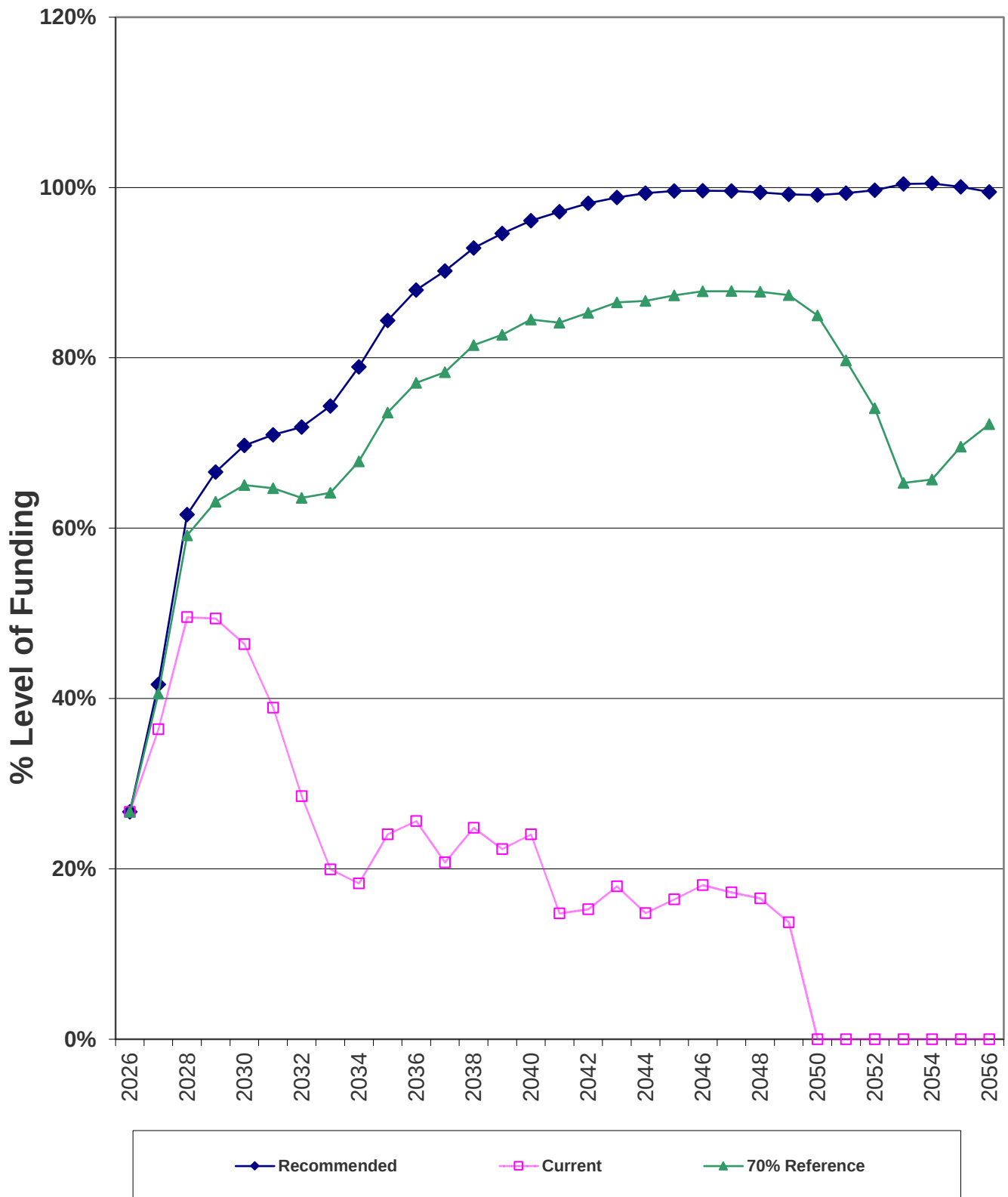
Recommendations

Recommended Monthly Reserve Allocation	\$12,175
Per Unit	\$202.92
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
70% Funded Monthly Reserve Allocation Reference	\$11,375
Per Unit	\$189.58
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%

Changes From Prior Year

Recommended Increase to Reserve Allocation as Percentage	\$3,425 39%
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Percent Funded - Graph



Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	104	Roofs - 2026 - Replace (Special)	99	0	\$190,000	\$191,000
	104	Roofs - 2027 - Replace (Special)	99	1	\$190,000	\$191,000
	105	Roofs - 2024 - Replace	25	23	\$235,000	\$269,000
	105	Roofs - 2025 - Replace	25	24	\$256,000	\$292,000
	105	Roofs - 2026 - Replace	25	25	\$251,000	\$287,000
	105	Roofs - 2027 - Replace	25	26	\$263,000	\$300,000
	120	Rain Gutters/Downspouts - Replace	30	6	\$117,000	\$146,000
Painted Surfaces	209	Wood Fencing - Repair/Repaint	5	0	\$25,000	\$30,000
	216	Interior Surfaces - Repaint	10	3	\$3,000	\$4,000
	217	Building Exteriors - Repair/Repaint	10	4	\$135,000	\$162,000
Drive Materials	401	Asphalt - Major Rehab	30	5	\$129,000	\$155,000
	402	Asphalt - Seal Coat	5	2	\$65,000	\$78,000
	403	Concrete - Repair/Replace	10	4	\$4,000	\$5,000
Decking	604	Balcony Deck - Unit - Resurface	N/A		\$0	\$0
	604	Clubhouse Deck - Resurface	5	0	\$3,000	\$4,000
	607	Clubhouse Deck - Replace	40	34	\$25,000	\$30,000
	690	Concrete Stair Treads - Replace	40	3	\$4,000	\$5,000
Mechanical Equip.	703	Water Heater - Replace	12	3	\$2,500	\$3,000
	706	HVAC Furnace - Replace	20	6	\$5,000	\$6,000
Prop. Identification	801	Monument Sign - Refurbish	N/A		\$0	\$0
	803	Mailboxes - Repair/Replace	N/A		\$0	\$0
Fencing	1001	Wood Fencing - Partial Repair/Replace	1	0	\$8,000	\$10,000
	1002	Metal Fencing & Railing - Replace	N/A		\$0	\$0
	1003	Chain Link Fencing - Pool - Replace	40	4	\$8,000	\$10,000
	1003	Chain Link Fencing - Tennis - Replace	N/A		\$0	\$0
Pool / Spa	1101	Pool - Resurface	12	9	\$30,000	\$40,000
	1104	Pool Heater - Replace	12	8	\$6,000	\$8,000
	1107	Pool Filters - Replace	15	3	\$7,000	\$9,000
	1110	Pool Pump - Replace	10	7	\$4,000	\$5,000
	1112	Pool Cover - Replace	10	3	\$6,000	\$8,000
	1116	Pool Deck - Replace	50	10	\$63,000	\$75,000
	1121	Pool Furniture - Replace	N/A		\$0	\$0
Courts	1201	Tennis Courts - Resurface/Replace	N/A		\$0	\$0
Interiors	1413	Restrooms - Remodel	20	3	\$20,000	\$30,000
	1417	Kitchenette - Remodel	20	3	\$6,000	\$8,000
Flooring	1501	Carpeting - Replace	10	3	\$5,000	\$6,000
Light Fixtures	1601	Interior Light Fixtures - Replace	N/A		\$0	\$0
	1602	Exterior Light Fixtures - Clubhouse - Repl	N/A		\$0	\$0
	1602	Exterior Light Fixtures - Unit - Replace	N/A		\$0	\$0

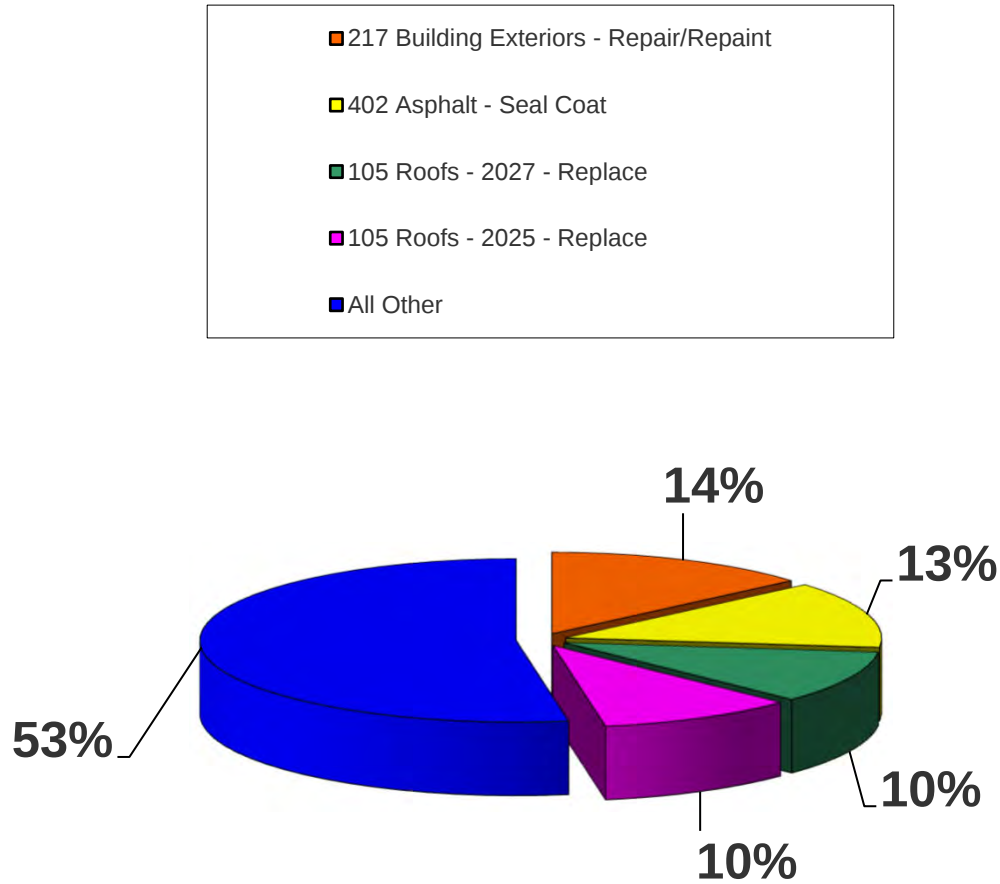


Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Light Fixtures	1604	Pole Lights - Replace	N/A		\$0	\$0
Landscaping	1812	Landscaping & Irrigation System - Renov	N/A		\$0	\$0
Buildings / Structu	2303	Windows - Replace	50	3	\$32,000	\$40,000
	2304	Exterior Doors - Replace	50	3	\$9,000	\$12,000

Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
104	Roofs - 2026 - Replace (Special)	99	0	\$190,500	\$0	0.0000%
104	Roofs - 2027 - Replace (Special)	99	1	\$190,500	\$0	0.0000%
105	Roofs - 2024 - Replace	25	23	\$252,000	\$10,080	9.2904%
105	Roofs - 2025 - Replace	25	24	\$274,000	\$10,960	10.1015%
105	Roofs - 2026 - Replace	25	25	\$269,000	\$10,760	9.9171%
105	Roofs - 2027 - Replace	25	26	\$281,500	\$11,260	10.3780%
120	Rain Gutters/Downspouts - Replace	30	6	\$131,500	\$4,383	4.0400%
209	Wood Fencing - Repair/Repaint	5	0	\$27,500	\$5,500	5.0692%
216	Interior Surfaces - Repaint	10	3	\$3,500	\$350	0.3226%
217	Building Exteriors - Repair/Repaint	10	4	\$148,500	\$14,850	13.6867%
401	Asphalt - Major Rehab	30	5	\$142,000	\$4,733	4.3626%
402	Asphalt - Seal Coat	5	2	\$71,500	\$14,300	13.1798%
403	Concrete - Repair/Replace	10	4	\$4,500	\$450	0.4147%
604	Clubhouse Deck - Resurface	5	0	\$3,500	\$700	0.6452%
607	Clubhouse Deck - Replace	40	34	\$27,500	\$688	0.6336%
690	Concrete Stair Treads - Replace	40	3	\$4,500	\$113	0.1037%
703	Water Heater - Replace	12	3	\$2,750	\$229	0.2112%
706	HVAC Furnace - Replace	20	6	\$5,500	\$275	0.2535%
1001	Wood Fencing - Partial Repair/Replace	1	0	\$9,000	\$9,000	8.2950%
1003	Chain Link Fencing - Pool - Replace	40	4	\$9,000	\$225	0.2074%
1101	Pool - Resurface	12	9	\$35,000	\$2,917	2.6882%
1104	Pool Heater - Replace	12	8	\$7,000	\$583	0.5376%
1107	Pool Filters - Replace	15	3	\$8,000	\$533	0.4916%
1110	Pool Pump - Replace	10	7	\$4,500	\$450	0.4147%
1112	Pool Cover - Replace	10	3	\$7,000	\$700	0.6452%
1116	Pool Deck - Replace	50	10	\$69,000	\$1,380	1.2719%
1413	Restrooms - Remodel	20	3	\$25,000	\$1,250	1.1521%
1417	Kitchenette - Remodel	20	3	\$7,000	\$350	0.3226%
1501	Carpeting - Replace	10	3	\$5,500	\$550	0.5069%
2303	Windows - Replace	50	3	\$36,000	\$720	0.6636%
2304	Exterior Doors - Replace	50	3	\$10,500	\$210	0.1935%

Significant Components - Graph



ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
217	Building Exteriors - Repair/Repaint	10	4	\$148,500	\$14,850	14%
402	Asphalt - Seal Coat	5	2	\$71,500	\$14,300	13%
105	Roofs - 2027 - Replace	25	26	\$281,500	\$11,260	10%
105	Roofs - 2025 - Replace	25	24	\$274,000	\$10,960	10%
All Other	See Expanded Table For Breakdown				\$57,129	53%

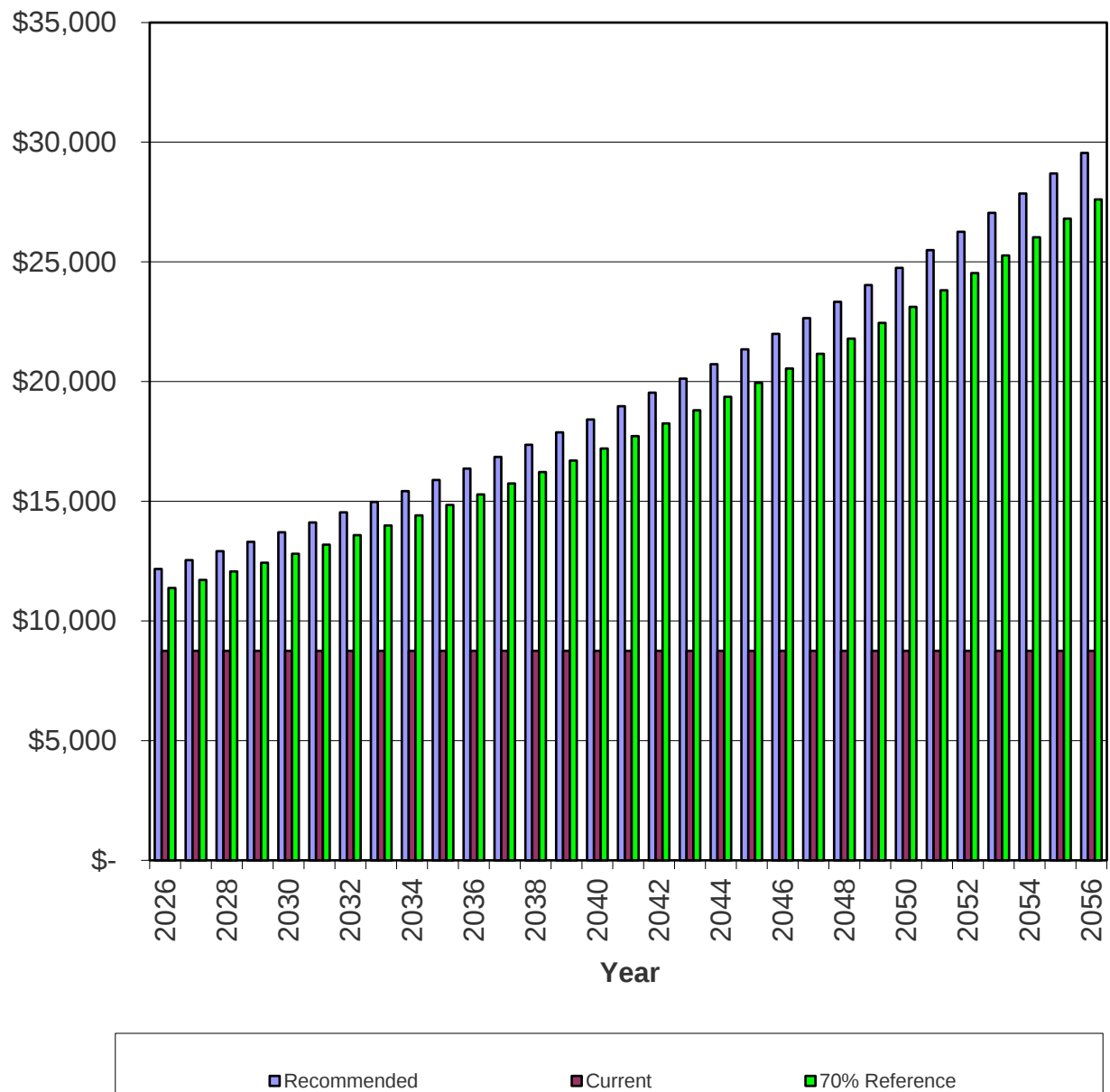
Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2026	\$986,872	\$263,289	27%	\$326,100	\$11,417	\$230,500	\$370,306
2027	\$888,902	\$370,306	42%	\$330,483	\$14,856	\$207,281	\$508,365
2028	\$825,332	\$508,365	62%	\$154,997	\$15,440	\$86,901	\$591,900
2029	\$888,924	\$591,900	67%	\$159,647	\$17,225	\$133,193	\$635,580
2030	\$911,646	\$635,580	70%	\$164,437	\$17,596	\$199,278	\$618,335
2031	\$871,523	\$618,335	71%	\$169,370	\$16,875	\$220,368	\$584,212
2032	\$813,046	\$584,212	72%	\$174,451	\$16,498	\$183,673	\$591,487
2033	\$795,737	\$591,487	74%	\$179,685	\$17,813	\$111,104	\$677,881
2034	\$858,685	\$677,881	79%	\$185,075	\$21,621	\$21,729	\$862,848
2035	\$1,022,694	\$862,848	84%	\$190,627	\$26,390	\$62,086	\$1,017,779
2036	\$1,157,139	\$1,017,779	88%	\$196,346	\$29,491	\$159,802	\$1,083,814
2037	\$1,201,505	\$1,083,814	90%	\$202,237	\$33,534	\$13,709	\$1,305,875
2038	\$1,405,837	\$1,305,875	93%	\$208,304	\$38,323	\$127,404	\$1,425,098
2039	\$1,506,705	\$1,425,098	95%	\$214,553	\$43,034	\$41,109	\$1,641,575
2040	\$1,708,126	\$1,641,575	96%	\$220,989	\$45,933	\$276,779	\$1,631,719
2041	\$1,679,771	\$1,631,719	97%	\$227,619	\$48,606	\$75,887	\$1,832,056
2042	\$1,866,549	\$1,832,056	98%	\$234,448	\$55,250	\$16,599	\$2,105,154
2043	\$2,130,015	\$2,105,154	99%	\$241,481	\$61,041	\$162,886	\$2,244,791
2044	\$2,259,873	\$2,244,791	99%	\$248,725	\$66,956	\$33,848	\$2,526,624
2045	\$2,537,291	\$2,526,624	100%	\$256,187	\$75,301	\$18,618	\$2,839,494
2046	\$2,850,106	\$2,839,494	100%	\$263,873	\$83,143	\$101,020	\$3,085,490
2047	\$3,098,600	\$3,085,490	100%	\$271,789	\$90,297	\$98,261	\$3,349,315
2048	\$3,369,102	\$3,349,315	99%	\$279,943	\$96,663	\$186,783	\$3,539,138
2049	\$3,567,997	\$3,539,138	99%	\$288,341	\$94,242	\$744,931	\$3,176,790
2050	\$3,204,934	\$3,176,790	99%	\$296,991	\$79,110	\$1,092,093	\$2,460,799
2051	\$2,477,610	\$2,460,799	99%	\$305,901	\$62,954	\$804,169	\$2,025,486
2052	\$2,032,085	\$2,025,486	100%	\$315,078	\$50,748	\$800,379	\$1,590,932
2053	\$1,584,564	\$1,590,932	100%	\$324,530	\$46,396	\$246,528	\$1,715,330
2054	\$1,706,929	\$1,715,330	100%	\$334,266	\$53,210	\$26,271	\$2,076,535
2055	\$2,075,265	\$2,076,535	100%	\$344,294	\$63,620	\$27,296	\$2,457,153



Reserve Contributions - Graph

Monthly Reserve Contributions



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
104	Roofs - 2026 - Replace (Special)	99	0	Approx 47,700 SF	\$190,500	\$190,500	\$190,500	\$0.00
104	Roofs - 2027 - Replace (Special)	99	1	Approx 49,950 SF	\$190,500	\$188,576	\$32,789	\$0.00
105	Roofs - 2024 - Replace	25	23	Approx 44,700 SF	\$252,000	\$20,160	\$0	\$1,131.11
105	Roofs - 2025 - Replace	25	24	Approx 48,650 SF	\$274,000	\$10,960	\$0	\$1,229.85
105	Roofs - 2026 - Replace	25	25	Approx 47,700 SF	\$269,000	\$0	\$0	\$1,207.41
105	Roofs - 2027 - Replace	25	26	Approx 49,950 SF	\$281,500	\$0	\$0	\$1,263.52
120	Rain Gutters/Downspouts - Replace	30	6	Approx 9,720 LF	\$131,500	\$105,200	\$0	\$491.87
209	Wood Fencing - Repair/Repaint	5	0	Approx 3,500 LF	\$27,500	\$27,500	\$27,500	\$617.17
216	Interior Surfaces - Repaint	10	3	Approx 1,800 SF	\$3,500	\$2,450	\$0	\$39.27
217	Building Exteriors - Repair/Repaint	10	4	(22) Buildings	\$148,500	\$89,100	\$0	\$1,666.36
401	Asphalt - Major Rehab	30	5	Approx 64,350 SF	\$142,000	\$118,333	\$0	\$531.14
402	Asphalt - Seal Coat	5	2	Approx 64,350 SF	\$71,500	\$42,900	\$0	\$1,604.64
403	Concrete - Repair/Replace	10	4	Extensive SF	\$4,500	\$2,700	\$0	\$50.50
604	Clubhouse Deck - Resurface	5	0	(1) Deck	\$3,500	\$3,500	\$3,500	\$78.55
607	Clubhouse Deck - Replace	40	34	(1) Deck	\$27,500	\$4,125	\$0	\$77.15
690	Concrete Stair Treads - Replace	40	3	(13) Treads	\$4,500	\$4,163	\$0	\$12.62
703	Water Heater - Replace	12	3	(1) Water Heater	\$2,750	\$2,063	\$0	\$25.72
706	HVAC Furnace - Replace	20	6	(1) Furnace	\$5,500	\$3,850	\$0	\$30.86
1001	Wood Fencing - Partial Repair/Replace	1	0	Approx 3,500 LF	\$9,000	\$9,000	\$9,000	\$1,009.92
1003	Chain Link Fencing - Pool - Replace	40	4	Approx 210 LF	\$9,000	\$8,100	\$0	\$25.25
1101	Pool - Resurface	12	9	(1) Pool	\$35,000	\$8,750	\$0	\$327.29
1104	Pool Heater - Replace	12	8	(1) Heater	\$7,000	\$2,333	\$0	\$65.46
1107	Pool Filters - Replace	15	3	(2) Filters	\$8,000	\$6,400	\$0	\$59.85
1110	Pool Pump - Replace	10	7	(1) Pump	\$4,500	\$1,350	\$0	\$50.50
1112	Pool Cover - Replace	10	3	(1) Cover	\$7,000	\$4,900	\$0	\$78.55
1116	Pool Deck - Replace	50	10	Approx. 2,495 SF	\$69,000	\$55,200	\$0	\$154.85
1413	Restrooms - Remodel	20	3	(2) Restrooms	\$25,000	\$21,250	\$0	\$140.27
1417	Kitchenette - Remodel	20	3	(1) Kitchenette	\$7,000	\$5,950	\$0	\$39.27
1501	Carpeting - Replace	10	3	Approx 860 SF	\$5,500	\$3,850	\$0	\$61.72
2303	Windows - Replace	50	3	(16) Windows	\$36,000	\$33,840	\$0	\$80.79

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
2304	Exterior Doors - Replace	50	3	(3) Doors	\$10,500	\$9,870	\$0	\$23.56
					\$2,262,750	\$986,872	\$263,289	\$12,175

Current Fund Balance as a percentage of Ideal Balance: 27%



Yearly Cash Flow

Year	2026	2027	2028	2029	2030
Starting Balance	\$263,289	\$370,306	\$508,365	\$591,900	\$635,580
<i>Reserve Income</i>	\$146,100	\$150,483	\$154,997	\$159,647	\$164,437
<i>Interest Earnings</i>	\$11,417	\$14,856	\$15,440	\$17,225	\$17,596
<i>Special Assessments</i>	\$180,000	\$180,000	\$0	\$0	\$0
Funds Available	\$600,806	\$715,645	\$678,802	\$768,773	\$817,613
Reserve Expenditures	\$230,500	\$207,281	\$86,901	\$133,193	\$199,278
Ending Balance	\$370,306	\$508,365	\$591,900	\$635,580	\$618,335

Year	2031	2032	2033	2034	2035
Starting Balance	\$618,335	\$584,212	\$591,487	\$677,881	\$862,848
<i>Reserve Income</i>	\$169,370	\$174,451	\$179,685	\$185,075	\$190,627
<i>Interest Earnings</i>	\$16,875	\$16,498	\$17,813	\$21,621	\$26,390
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$804,580	\$775,161	\$788,985	\$884,577	\$1,079,865
Reserve Expenditures	\$220,368	\$183,673	\$111,104	\$21,729	\$62,086
Ending Balance	\$584,212	\$591,487	\$677,881	\$862,848	\$1,017,779

Year	2036	2037	2038	2039	2040
Starting Balance	\$1,017,779	\$1,083,814	\$1,305,875	\$1,425,098	\$1,641,575
<i>Reserve Income</i>	\$196,346	\$202,237	\$208,304	\$214,553	\$220,989
<i>Interest Earnings</i>	\$29,491	\$33,534	\$38,323	\$43,034	\$45,933
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$1,243,616	\$1,319,585	\$1,552,502	\$1,682,684	\$1,908,497
Reserve Expenditures	\$159,802	\$13,709	\$127,404	\$41,109	\$276,779
Ending Balance	\$1,083,814	\$1,305,875	\$1,425,098	\$1,641,575	\$1,631,719

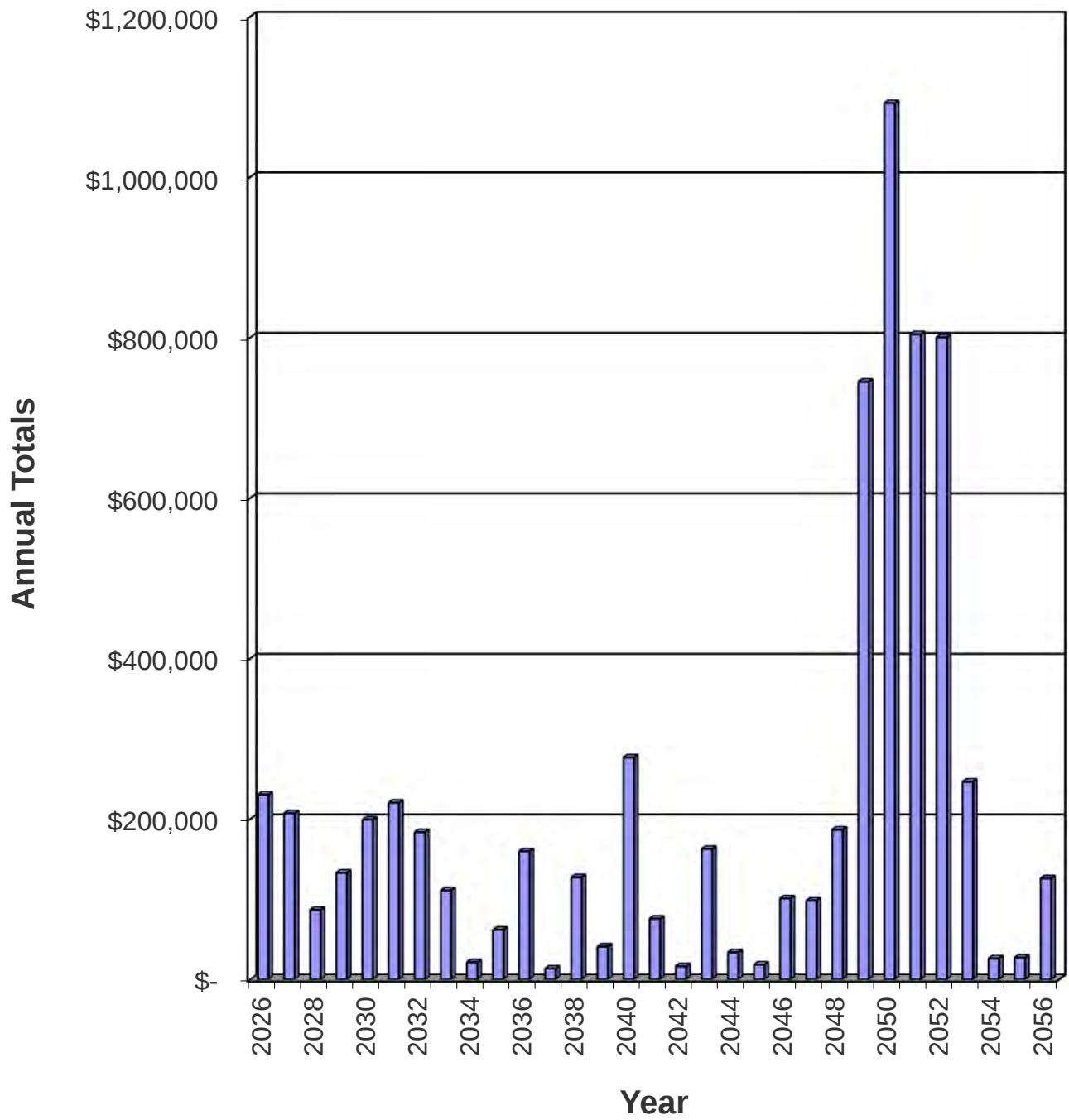
Year	2041	2042	2043	2044	2045
Starting Balance	\$1,631,719	\$1,832,056	\$2,105,154	\$2,244,791	\$2,526,624
<i>Reserve Income</i>	\$227,619	\$234,448	\$241,481	\$248,725	\$256,187
<i>Interest Earnings</i>	\$48,606	\$55,250	\$61,041	\$66,956	\$75,301
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$1,907,944	\$2,121,753	\$2,407,676	\$2,560,472	\$2,858,112
Reserve Expenditures	\$75,887	\$16,599	\$162,886	\$33,848	\$18,618
Ending Balance	\$1,832,056	\$2,105,154	\$2,244,791	\$2,526,624	\$2,839,494

Year	2046	2047	2048	2049	2050
Starting Balance	\$2,839,494	\$3,085,490	\$3,349,315	\$3,539,138	\$3,176,790
<i>Reserve Income</i>	\$263,873	\$271,789	\$279,943	\$288,341	\$296,991
<i>Interest Earnings</i>	\$83,143	\$90,297	\$96,663	\$94,242	\$79,110
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$3,186,510	\$3,447,576	\$3,725,921	\$3,921,722	\$3,552,892
Reserve Expenditures	\$101,020	\$98,261	\$186,783	\$744,931	\$1,092,093
Ending Balance	\$3,085,490	\$3,349,315	\$3,539,138	\$3,176,790	\$2,460,799

Year	2051	2052	2053	2054	2055
Starting Balance	\$2,460,799	\$2,025,486	\$1,590,932	\$1,715,330	\$2,076,535
<i>Reserve Income</i>	\$305,901	\$315,078	\$324,530	\$334,266	\$344,294
<i>Interest Earnings</i>	\$62,954	\$50,748	\$46,396	\$53,210	\$63,620
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$2,829,654	\$2,391,312	\$1,961,858	\$2,102,806	\$2,484,449
Reserve Expenditures	\$804,169	\$800,379	\$246,528	\$26,271	\$27,296
Ending Balance	\$2,025,486	\$1,590,932	\$1,715,330	\$2,076,535	\$2,457,153



Yearly Reserve Expenditures - Graph



Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2026	104	Roofs - 2026 - Replace (Special)	\$190,500	
	209	Wood Fencing - Repair/Repaint	\$27,500	
	604	Clubhouse Deck - Resurface	\$3,500	
	1001	Wood Fencing - Partial Repair/Replace	\$9,000	\$230,500
2027	104	Roofs - 2027 - Replace (Special)	\$197,930	
	1001	Wood Fencing - Partial Repair/Replace	\$9,351	\$207,281
2028	402	Asphalt - Seal Coat	\$77,186	
	1001	Wood Fencing - Partial Repair/Replace	\$9,716	\$86,901
2029	216	Interior Surfaces - Repaint	\$3,926	
	690	Concrete Stair Treads - Replace	\$5,047	
	703	Water Heater - Replace	\$3,084	
	1001	Wood Fencing - Partial Repair/Replace	\$10,095	
	1107	Pool Filters - Replace	\$8,973	
	1112	Pool Cover - Replace	\$7,851	
	1413	Restrooms - Remodel	\$28,041	
	1417	Kitchenette - Remodel	\$7,851	
	1501	Carpeting - Replace	\$6,169	
	2303	Windows - Replace	\$40,378	
	2304	Exterior Doors - Replace	\$11,777	\$133,193
2030	217	Building Exteriors - Repair/Repaint	\$173,057	
	403	Concrete - Repair/Replace	\$5,244	
	1001	Wood Fencing - Partial Repair/Replace	\$10,488	
	1003	Chain Link Fencing - Pool - Replace	\$10,488	\$199,278
2031	209	Wood Fencing - Repair/Repaint	\$33,297	
	401	Asphalt - Major Rehab	\$171,936	
	604	Clubhouse Deck - Resurface	\$4,238	
	1001	Wood Fencing - Partial Repair/Replace	\$10,897	\$220,368
2032	120	Rain Gutters/Downspouts - Replace	\$165,432	
	706	HVAC Furnace - Replace	\$6,919	
	1001	Wood Fencing - Partial Repair/Replace	\$11,322	\$183,673
2033	402	Asphalt - Seal Coat	\$93,458	
	1001	Wood Fencing - Partial Repair/Replace	\$11,764	
	1110	Pool Pump - Replace	\$5,882	\$111,104
2034	1001	Wood Fencing - Partial Repair/Replace	\$12,223	
	1104	Pool Heater - Replace	\$9,507	\$21,729
2035	1001	Wood Fencing - Partial Repair/Replace	\$12,699	
	1101	Pool - Resurface	\$49,386	\$62,086
2036	209	Wood Fencing - Repair/Repaint	\$40,317	
	604	Clubhouse Deck - Resurface	\$5,131	
	1001	Wood Fencing - Partial Repair/Replace	\$13,195	
	1116	Pool Deck - Replace	\$101,159	\$159,802
2037	1001	Wood Fencing - Partial Repair/Replace	\$13,709	\$13,709
2038	402	Asphalt - Seal Coat	\$113,160	
	1001	Wood Fencing - Partial Repair/Replace	\$14,244	\$127,404

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
2039	216	Interior Surfaces - Repaint	\$5,755	
	1001	Wood Fencing - Partial Repair/Replace	\$14,799	
	1112	Pool Cover - Replace	\$11,511	
	1501	Carpeting - Replace	\$9,044	\$41,109
2040	217	Building Exteriors - Repair/Repaint	\$253,714	
	403	Concrete - Repair/Replace	\$7,688	
	1001	Wood Fencing - Partial Repair/Replace	\$15,377	\$276,779
2041	209	Wood Fencing - Repair/Repaint	\$48,816	
	604	Clubhouse Deck - Resurface	\$6,213	
	703	Water Heater - Replace	\$4,882	
	1001	Wood Fencing - Partial Repair/Replace	\$15,976	\$75,887
2042	1001	Wood Fencing - Partial Repair/Replace	\$16,599	\$16,599
2043	402	Asphalt - Seal Coat	\$137,016	
	1001	Wood Fencing - Partial Repair/Replace	\$17,247	
	1110	Pool Pump - Replace	\$8,623	\$162,886
2044	1001	Wood Fencing - Partial Repair/Replace	\$17,919	
	1107	Pool Filters - Replace	\$15,928	\$33,848
2045	1001	Wood Fencing - Partial Repair/Replace	\$18,618	\$18,618
2046	209	Wood Fencing - Repair/Repaint	\$59,108	
	604	Clubhouse Deck - Resurface	\$7,523	
	1001	Wood Fencing - Partial Repair/Replace	\$19,344	
	1104	Pool Heater - Replace	\$15,046	\$101,020
2047	1001	Wood Fencing - Partial Repair/Replace	\$20,099	
	1101	Pool - Resurface	\$78,162	\$98,261
2048	402	Asphalt - Seal Coat	\$165,901	
	1001	Wood Fencing - Partial Repair/Replace	\$20,883	\$186,783
2049	105	Roofs - 2024 - Replace	\$607,517	
	216	Interior Surfaces - Repaint	\$8,438	
	1001	Wood Fencing - Partial Repair/Replace	\$21,697	
	1112	Pool Cover - Replace	\$16,875	
	1413	Restrooms - Remodel	\$60,270	
	1417	Kitchenette - Remodel	\$16,875	
	1501	Carpeting - Replace	\$13,259	\$744,931
2050	105	Roofs - 2025 - Replace	\$686,315	
	217	Building Exteriors - Repair/Repaint	\$371,963	
	403	Concrete - Repair/Replace	\$11,272	
	1001	Wood Fencing - Partial Repair/Replace	\$22,543	\$1,092,093
2051	105	Roofs - 2026 - Replace	\$700,069	
	209	Wood Fencing - Repair/Repaint	\$71,568	
	604	Clubhouse Deck - Resurface	\$9,109	
	1001	Wood Fencing - Partial Repair/Replace	\$23,422	\$804,169
2052	105	Roofs - 2027 - Replace	\$761,172	
	706	HVAC Furnace - Replace	\$14,872	
	1001	Wood Fencing - Partial Repair/Replace	\$24,336	\$800,379
2053	402	Asphalt - Seal Coat	\$200,875	
	703	Water Heater - Replace	\$7,726	
	1001	Wood Fencing - Partial Repair/Replace	\$25,285	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1110	Pool Pump - Replace	\$12,642	\$246,528
2054	1001	Wood Fencing - Partial Repair/Replace	\$26,271	\$26,271
2055	1001	Wood Fencing - Partial Repair/Replace	\$27,296	\$27,296
2056	209	Wood Fencing - Repair/Repaint	\$86,656	
	604	Clubhouse Deck - Resurface	\$11,029	
	1001	Wood Fencing - Partial Repair/Replace	\$28,360	\$126,045

Component Evaluation

Comp #: 104 Roofs - 2026 - Replace (Special)



Location: **Building Roofs**

Quantity: **Approx 47,700 SF**

Life Expectancy: **99 Remaining Life: 0**

Best Cost: **\$190,000**

Estimate to replace

Worst Cost: **\$191,000**

Higher estimate

Source of Information: Research with Client

Observations:

Research with the client reveals this component will be completed in 2026 at a special lower price. This is a one-time project.

General Notes:

Comp #: 104 Roofs - 2027 - Replace (Special)



Location: **Building Roofs**

Quantity: **Approx 49,950 SF**

Life Expectancy: **99 Remaining Life: 1**

Best Cost: **\$190,000**

Estimate to replace

Worst Cost: **\$191,000**

Higher estimate

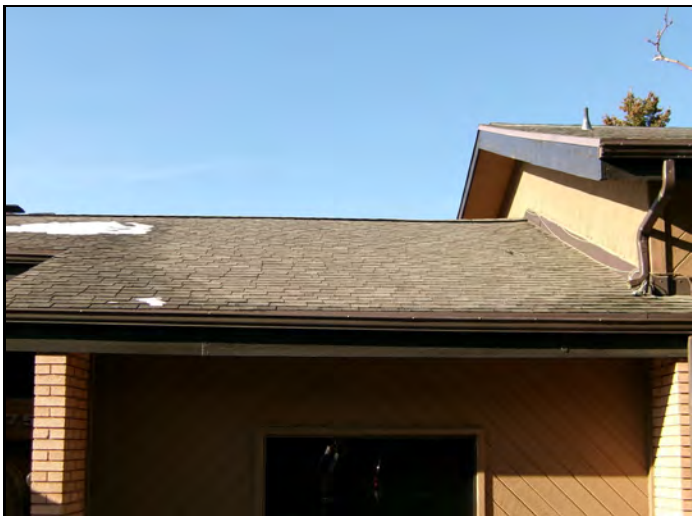
Source of Information: Research with Client

Observations:

Research with the client reveals this component will be completed in 2027 at a special lower price. This is a one-time project.

General Notes:

Comp #: 105 Roofs - 2024 - Replace



Location: **Building Roofs**

Quantity: **Approx 44,700 SF**

Life Expectancy: **25** *Remaining Life:* **23**

Best Cost: **\$235,000**

Estimate to replace

Worst Cost: **\$269,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

Research with the client reveals this component was completed in 2024. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 105 Roofs - 2025 - Replace



Location: **Building Roofs**

Quantity: **Approx 48,650 SF**

Life Expectancy: **25 Remaining Life: 24**

Best Cost: **\$256,000**

Estimate to replace

Worst Cost: **\$292,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

Research with the client reveals this component was completed in 2025. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 105 Roofs - 2026 - Replace



Location: **Building Roofs**

Quantity: **Approx 47,700 SF**

Life Expectancy: **25** *Remaining Life:* **25**

Best Cost: **\$251,000**

Estimate to replace

Worst Cost: **\$287,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

Research with the client reveals this component will be completed in 2026. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 105 Roofs - 2027 - Replace



Location: **Building Roofs**

Quantity: **Approx 49,950 SF**

Life Expectancy: **25** *Remaining Life:* **26**

Best Cost: **\$263,000**

Estimate to replace

Worst Cost: **\$300,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

Research with the client reveals this component will be completed in 2027. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 120 Rain Gutters/Downspouts - Replace



Location: **Building Exteriors**

Quantity: **Approx 9,720 LF**

Life Expectancy: **30** *Remaining Life:* **6**

Best Cost: **\$117,000**

Estimate to replace

Worst Cost: **\$146,000**

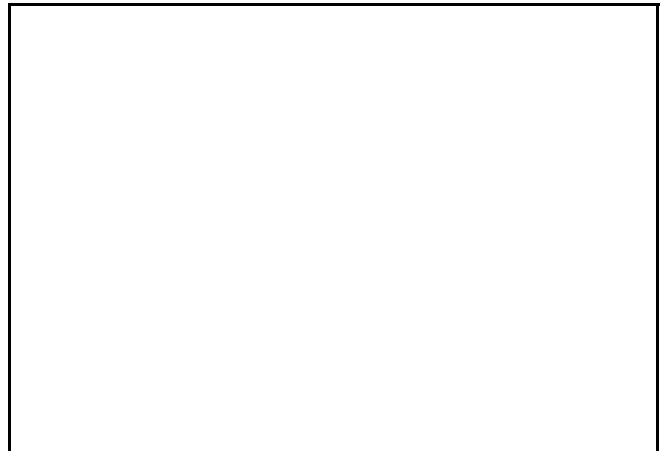
Higher estimate

Source of Information: CSL Cost Database

Observations:

The rain gutters and downspouts appear to be in fair condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:



Comp #: 209 Wood Fencing - Repair/Repaint



Location: Unit Rear Yards

Quantity: Approx 3,500 LF

Life Expectancy: 5 *Remaining Life:* 0

Best Cost: \$25,000

Estimate to repair/repaint

Worst Cost: \$30,000

Higher estimate

Source of Information: CSL Cost Database

Observations:

The wood fencing painted surfaces are in fair condition. We recommend funding to repaint this component approximately every 3 - 5 years. Remaining life based on current age.

General Notes:

Comp #: 216 Interior Surfaces - Repaint



Location: Clubhouse Interior

Quantity: Approx 1,800 SF

Life Expectancy: 10 *Remaining Life:* 3

Best Cost: \$3,000

Estimate to repaint

Worst Cost: \$4,000

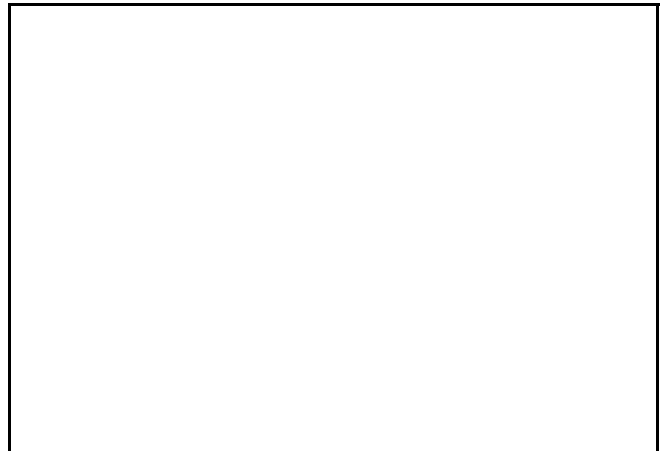
Higher estimate

Source of Information: CSL Cost Database

Observations:

The interior painted surfaces are in fair condition. We recommend funding to repaint this component approximately every 10 years. Remaining life based on current age and condition.

General Notes:



Comp #: 217 Building Exteriors - Repair/Repaint



Location: **Building Exteriors**

Quantity: **(22) Buildings**

Life Expectancy: **10** *Remaining Life:* **4**

Best Cost: **\$135,000**

Estimate to repair/repaint

Worst Cost: **\$162,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The painted surfaces are in good to fair condition. We recommend funding to repair/repaint this component approximately every 8 - 10 years. Remaining life based on current age.

General Notes:

Comp #: 401 Asphalt - Major Rehab



Location: **Community Parking Areas & Streets**

Quantity: **Approx 64,350 SF**

Life Expectancy: **30** *Remaining Life:* **5**

Best Cost: **\$129,000**

Estimate for major rehab

Worst Cost: **\$155,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt surfaces appear to be in fair condition. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age and condition.

General Notes:

Comp #: 402 Asphalt - Seal Coat



Location: **Community Parking Areas & Streets**

Quantity: **Approx 64,350 SF**

Life Expectancy: **5** *Remaining Life:* **2**

Best Cost: **\$65,000**

Estimate for seal coat

Worst Cost: **\$78,000**

Higher estimate

Source of Information: Research with Client

Observations:

The asphalt seal coat is in fair condition. We recommend funding to seal this component approximately every 3 - 5 years. Remaining life based on current age.

General Notes:

Comp #: 403 Concrete - Repair/Replace



Location: **Curb, Driveways, Gutter & Sidewalks**

Quantity: **Extensive SF**

Life Expectancy: **10** *Remaining Life:* **4**

Best Cost: **\$4,000**

Allowance to repair/replace

Worst Cost: **\$5,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

The concrete appears to be in fair condition. This component has an extended useful life under normal conditions. We recommend funding to make repairs and partially replace this component approximately every 10 years. Remaining life based on current age.

General Notes:

Comp #: 604 Balcony Deck - Unit - Resurface



Location: Unit Balconies

Quantity: (60) Units

Life Expectancy: N/A *Remaining Life:*

Best Cost: \$0

Worst Cost: \$0

Source of Information:

Observations:

Research with the client reveals this component is not a responsibility of the association.

General Notes:

Comp #: 604 Clubhouse Deck - Resurface



Location: **Clubhouse Deck**

Quantity: **(1) Deck**

Life Expectancy: **5** *Remaining Life:* **0**

Best Cost: **\$3,000**

Estimate to resurface

Worst Cost: **\$4,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The deck surfaces appear to be in good to fair condition. We recommend funding to resurface this component approximately every 15 - 20 years. Remaining life based on current age.

General Notes:

Comp #: 607 Clubhouse Deck - Replace



Location: Clubhouse Deck

Quantity: (1) Deck

Life Expectancy: 40 *Remaining Life:* 34

Best Cost: \$25,000

Estimate to replace

Worst Cost: \$30,000

Higher estimate

Source of Information: CSL Cost Database

Observations:

The deck appears to be in good condition. We recommend funding to replace this component every 30 - 40 years. Remaining life based on current age.

General Notes:

Comp #: 690 Concrete Stair Treads - Replace



Location: **Pool Area**

Quantity: **(13) Treads**

Life Expectancy: **40** *Remaining Life:* **3**

Best Cost: **\$4,000**

Estimate to replace

Worst Cost: **\$5,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The concrete stair treads are in fair condition. We recommend funding to replace this component approximately every 30 - 40 years. Remaining life based on current age and condition.

General Notes:

Comp #: 703 Water Heater - Replace



Location: **Pool Equipment Room**

Quantity: **(1) Water Heater**

Life Expectancy: **12** *Remaining Life:* **3**

Best Cost: **\$2,500**

Estimate to replace

Worst Cost: **\$3,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The water heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age and condition.

General Notes:

Comp #: 706 HVAC Furnace - Replace



Location: **Pool Equipment Room**

Quantity: **(1) Furnace**

Life Expectancy: **20** *Remaining Life:* **6**

Best Cost: **\$5,000**

Estimate to replace

Worst Cost: **\$6,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The furnace is in working condition. We recommend funding to replace this component approximately every 20 years. Remaining life based on current age.

General Notes:

Comp #: 801 Monument Sign - Refurbish



Location: **Common Area**

Quantity: **(1) Sign**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is maintained as necessary as an operating expense.

General Notes:

Comp #: 803 Mailboxes - Repair/Replace



Location: **Common Area**

Quantity: **(60) Mailboxes**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is being completed as necessary as an operating expense.

General Notes:

Comp #: 1001 Wood Fencing - Partial Repair/Replace



Location: Unit Rear Yards

Quantity: Approx 3,500 LF

Life Expectancy: 1 *Remaining Life:* 0

Best Cost: \$8,000

Estimate to partially repair/replace

Worst Cost: \$10,000

Higher estimate

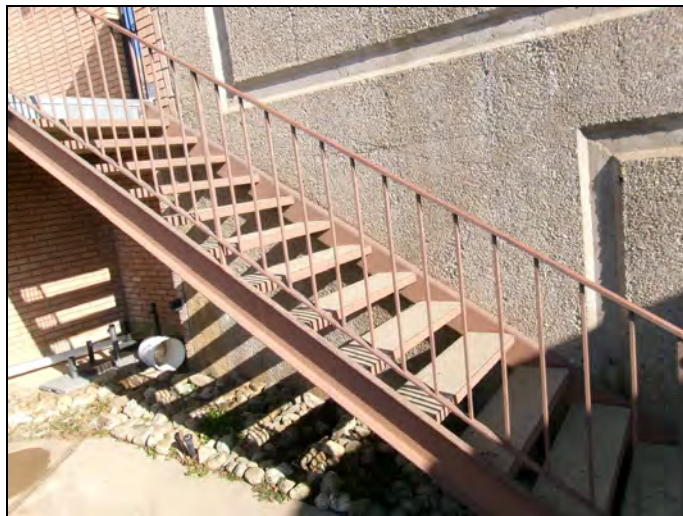
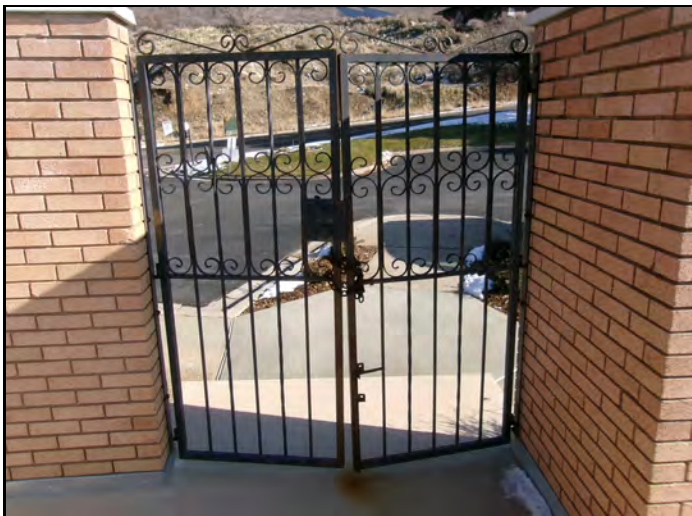
Source of Information: CSL Cost Database

Observations:

Research with the client reveals this component is partially repaired/replaced each year.

General Notes:

Comp #: 1002 Metal Fencing & Railing - Replace



Location: **Pool Area**

Quantity: **Approx 20 LF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

General Notes:

Comp #: 1003 Chain Link Fencing - Pool - Replace



Location: **Pool Area**

Quantity: **Approx 210 LF**

Life Expectancy: **40** *Remaining Life:* **4**

Best Cost: **\$8,000**

Estimate to replace

Worst Cost: **\$10,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The chain link fencing appears to be in fair condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:

Comp #: 1003 Chain Link Fencing - Tennis - Replace



Location: **Common Area**

Quantity: **Approx 600 LF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals they have no plans to ever replace this component.

General Notes:

Comp #: 1101 Pool - Resurface



Location: **Pool Area**

Quantity: **(1) Pool**

Life Expectancy: **12** *Remaining Life:* **9**

Best Cost: **\$30,000**

Estimate to resurface

Worst Cost: **\$40,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

Unable to inspect this component at the time of the site visit. We recommend funding to resurface this component every 10 - 12 years. Remaining life based on current age.

General Notes:

Comp #: 1104 Pool Heater - Replace



Location: **Pool Equipment Room**

Quantity: **(1) Heater**

Life Expectancy: **12** *Remaining Life:* **8**

Best Cost: **\$6,000**

Estimate to replace

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

General Notes:

Comp #: 1107 Pool Filters - Replace



Location: **Pool Equipment Room**

Quantity: **(2) Filters**

Life Expectancy: **15** *Remaining Life:* **3**

Best Cost: **\$7,000**

Estimate to replace

Worst Cost: **\$9,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool filters are in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age and condition.

General Notes:

Comp #: 1110 Pool Pump - Replace



Location: **Pool Equipment Room**

Quantity: **(1) Pump**

Life Expectancy: **10** *Remaining Life:* **7**

Best Cost: **\$4,000**

Estimate to replace

Worst Cost: **\$5,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool pump is in working condition. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current age.

General Notes:

Comp #: 1112 Pool Cover - Replace



Location: **Pool Area**

Quantity: **(1) Cover**

Life Expectancy: **10** *Remaining Life:* **3**

Best Cost: **\$6,000**

Estimate to replace

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool cover appears to be in fair condition. We recommend funding to replace this component approximately every 10 years. Remaining life based on current age and condition.

General Notes:

Comp #: 1116 Pool Deck - Replace



Location: **Pool Area**

Quantity: **Approx. 2,495 SF**

Life Expectancy: **50** *Remaining Life:* **10**

Best Cost: **\$63,000**

Estimate to replace

Worst Cost: **\$75,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool deck appears to be in fair condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age and condition.

General Notes:

Comp #: 1121 Pool Furniture - Replace



Location: **Pool Area**

Quantity: **Assorted Pieces**

Life Expectancy: **N/A** Remaining Life:

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

General Notes:

Comp #: 1201 Tennis Courts - Resurface/Replace



Location: **Common Area**

Quantity: **(2) Tennis Courts**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals they have no plans to ever resurface or replace this component.

General Notes:

Comp #: 1413 Restrooms - Remodel



Location: Clubhouse Interior

Quantity: (2) Restrooms

Life Expectancy: 20 *Remaining Life:* 3

Best Cost: \$20,000

Estimate to remodel

Worst Cost: \$30,000

Higher estimate

Source of Information: CSL Cost Database

Observations:

The restrooms have passed their useful life but are still in functional condition. We recommend funding to remodel this component approximately every 20 years. Remaining life based on current age and condition.

General Notes:

Comp #: 1417 Kitchenette - Remodel



Location: Clubhouse interior

Quantity: (1) Kitchenette

Life Expectancy: 20 *Remaining Life:* 3

Best Cost: \$6,000

Allowance to remodel

Worst Cost: \$8,000

Higher allowance

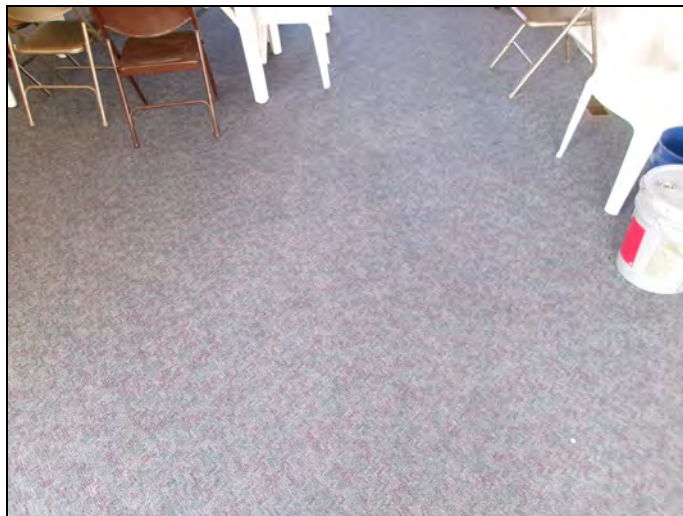
Source of Information: CSL Cost Database

Observations:

The kitchenette has passed its useful life but is still in functional condition. We recommend funding to remodel this component approximately every 20 years. Remaining life based on current age and condition.

General Notes:

Comp #: 1501 Carpeting - Replace



Location: Clubhouse Interior

Quantity: Approx 860 SF

Life Expectancy: 10 *Remaining Life:* 3

Best Cost: \$5,000

Estimate to replace

Worst Cost: \$6,000

Higher estimate

Source of Information: CSL Cost Database

Observations:

The carpeting is in fair condition. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current age and condition.

General Notes:

Comp #: 1601 Interior Light Fixtures - Replace



Location: **Clubhouse Interior**

Quantity: **(15) Fixtures**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

General Notes:

Comp #: 1602 Exterior Light Fixtures - Clubhouse - Replace



Location: **Clubhouse Exterior**

Quantity: **(12) Fixtures**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

General Notes:

Comp #: 1602 Exterior Light Fixtures - Unit - Replace



Location: **Residential Building Exteriors**

Quantity: **(60) Units**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is not a responsibility of the association.

General Notes:

Comp #: 1604 Pole Lights - Replace



Location: **Common Area**

Quantity: **(104) Pole Lights**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

General Notes:

Comp #: 1812 Landscaping & Irrigation System - Renovate



Location: **Common Area**

Quantity: **Extensive SF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Research with the client reveals this component is renovated as necessary as an operating expense.

General Notes:

Comp #: 2303 Windows - Replace



Location: **Clubhouse**

Quantity: **(16) Windows**

Life Expectancy: **50** *Remaining Life:* **3**

Best Cost: **\$32,000**

Estimate to replace

Worst Cost: **\$40,000**

Higher estimate

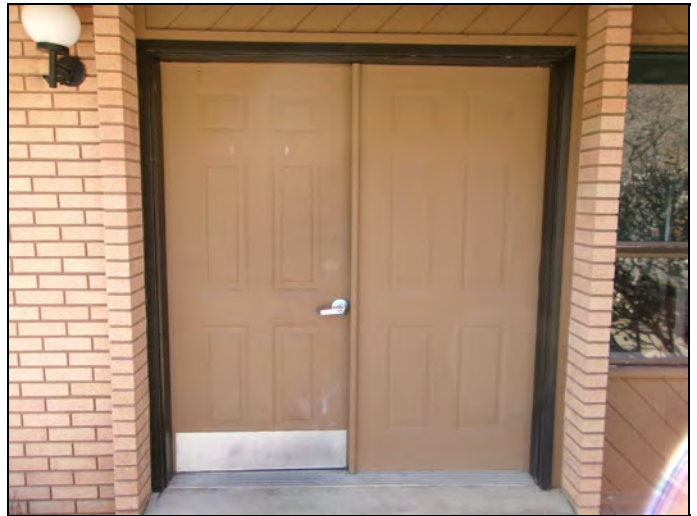
Source of Information: CSL Cost Database

Observations:

The windows appear to be in fair condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age and condition.

General Notes:

Comp #: 2304 Exterior Doors - Replace



Location: Clubhouse

Quantity: (3) Doors

Life Expectancy: 50 *Remaining Life:* 3

Best Cost: \$9,000

Estimate to replace

Worst Cost: \$12,000

Higher estimate

Source of Information: CSL Cost Database

Observations:

The doors appear to be in fair condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age and condition.

General Notes:

Glossary of Commonly Used Words And Phrases

(Provided by the National Reserve Study Standards of the Community Associations Institute)

Cash Flow Method – A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component – Also referred to as an “Asset.” Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) have predictable remaining life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Component Full Funding – When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

Component Inventory – The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

Deficit – An actual (or projected reserve balance), which is less than the fully funded balance.

Effective Age – The difference between useful life and remaining useful life (UL - RUL).

Financial Analysis – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

Fully Funded Balance – An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total.

$$\text{FFB} = \text{Current Cost} * \text{Effective Age} / \text{Useful Life}$$

Fund Status – The status of the reserve fund as compared to an established benchmark, such as percent funded.

Funding Goals – Independent of calculation methodology utilized, the following represent the basic categories of funding plan goals:

- *Baseline Funding:* Establishing a reserve-funding goal of keeping the reserve balance above zero.
- *Component Full Funding:* Setting a reserve funding goal of attaining and maintaining cumulative reserves at or near 100% funded.
- *Threshold Funding:* Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

Funding Plan – An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund.



Funding Principles –

- Sufficient funds when required
- Stable contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

GSF - Gross Square Feet

Life and Valuation Estimates – The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

LF - Linear Feet

Percent Funded – The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the component evaluation, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) – Also referred to as “remaining life” (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year have a “0” remaining useful life.

Replacement Cost – The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.

Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components that the association is obligated to maintain. Also known as “reserves,” “reserve accounts,” or “cash reserves.” In this report the reserve balance is based upon information provided and is not audited.

Reserve Study – A budget-planning tool, which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

Special Assessment – An assessment levied on the members of an association in addition to regular assessments. Governing documents or local statutes often regulate special assessments.

Surplus – An actual (or projected) reserve balance that is greater than the fully funded balance.

Useful Life (UL) – Also known as “life expectancy.” The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed and maintained in its present application of installation.

