



Tuesday, November 29, 2022

Innsbruck in Aurora COA, Inc.
Attn: Debra Vickery
Colorado Property Management Group
2620 S. Parker Rd. #105
Aurora, CO. 80014

Regarding: Reserve Study Final Version

Dear Debra,

Attached please find the final version of the reserve study for Innsbruck in Aurora COA, Inc. While it has been our goal to provide you with a document that is both easy to read and understand, it is also our intention to provide a complete and accurate report. If any adjustments are required due to a change in the association's philosophies, this can be accomplished at our standard rate of \$200 per hour.

Now that you have received the Reserve Analysis, use it as a tool to assist you in establishing your budget, as well as an advanced warning for upcoming projects. This report should be reviewed at least once a year for obtaining proposals in advance of pending projects, and to make sure the Reserve funds are in line with projections. The outcome of this report should be conveyed with the property owners as to the status of the Reserve fund. The property owners should also know what the Board of Directors plans are to improve or maintain the Reserve fund.

Remember, just like any major line item in the budget, it is important to review the Reserve Fund status and contribution rate each year as the budget planning process begins. We look forward to working together in the future to assist the Board of Directors in planning their budgets by completing an updated Reserve Study. The estimated replacement costs in this report are accurate to the best of our knowledge as of the date printed on this report. Our recommendations are made without guarantee based on continuous influxes in the various industries related to your components.

In the meantime, if you have any questions, please feel free to give our office a call (303) 790-7572.

Sincerely,

G. Michael Kelsen, RS, PRA
Owner

Tuesday, November 29, 2022

Level 1, Platinum Reserve Analysis

Innsbruck in Aurora COA, Inc. 2503 S. Peoria Aurora, CO. 80014



FINAL VERSION

Report Period – 01/01/23 – 12/31/23

Client Reference Number – 10531

Property Type – Townhomes

Fiscal Year End – December 31st

Number of Units – 96

Date of Property Observation – August 30, 2022

Property Observation Conducted by – Mike Kelsen

Project Manager – Mike Kelsen, RS, PRA

Main Contact Person – Debra Vickery, Community Manager



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Introduction to the Reserve Analysis –

The elected officials of this association made a wise decision to invest in a Reserve Analysis to get a better understanding of the status of the Reserve funds. This Analysis will be a valuable tool to assist the Board of Directors in making the decision to which the dues are derived. Typically, the Reserve contribution makes up 15% - 40% of the association's total budget. Therefore, Reserves is considered to be a significant part of the overall monthly association payment.

Every association conducts its business within a budget. There are typically two main parts to this budget, Operating and Reserves. The Operating budget includes all expenses that are fixed on an annual basis. These would include management fees, maintenance fees, utilities, etc. The Reserves is primarily made up of Capital Replacement items such as asphalt, roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis.

The Reserve Analysis is also broken down into two different parts, the Physical Analysis and the Financial Analysis. The Physical Analysis is information regarding the physical status and replacement cost of major common area components that 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/Valuation Estimates will most likely vary from year to year. You can find this information in the **Component Inventory Section** (Section 2) of this Reserve Analysis. The **Financial Analysis Section** is the evaluation of the association's Reserve balance, income, and expenses. This is made up of a finding of the clients current Reserve Fund Status (measured as Percent Funded) and a recommendation for an appropriate Reserve Allocation rate (also known as the Funding Plan). You can find this information in Section 3 of this Reserve Analysis.

The purpose of this Reserve Analysis is to provide an educated estimate as to what the Reserve Allocation needs to be. The detailed schedules will serve as an advanced warning that major projects will need to be addressed in the future. This will allow the Board of Directors to have ample timing to obtain competitive estimates and bids that will result in cost savings to the individual homeowners. This will also ensure the physical well being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to Special Assessments.

It is important for the client, homeowners, and potential future homeowners to understand that the information contained in this analysis is based on estimates and assumptions gathered from various sources. Estimated life expectancies and cycles are based upon conditions that were readily visible and accessible at time of the observation. No destructive or intrusive methods (such as entering the walls to inspect the condition of electrical wiring, plumbing lines, and telephone wires) were performed. In addition, environmental hazards (such as lead paint, asbestos, radon, etc.), construction defects, and acts of nature have not been investigated in the preparation of this report. If problem areas were revealed, a reasonable effort has been made to include these items within the report. While every effort has been made to ensure accurate results, this report reflects the judgment of Aspen Reserve Specialties and should not be construed as a guarantee or assurance of predicting future events.

General Information and Answers to Frequently Asked Questions –

Why is it important to perform a Reserve Study?

As previously mentioned, the Reserve allocation makes up a significant portion of the total monthly dues. This report provides the essential information that is needed to guide the Board of Directors in establishing the budget in order to run the daily operations of your association. It is suggested that a third party professionally prepare a Reserve Study since there is no vested interest in the property. Also, a professional knows what to look for and how to properly develop an accurate and reliable component list.

Now that we have “it”, what do we do with “it”?

Hopefully, you will not look at this report and think it is too cumbersome to understand. Our intention is to make this Reserve Analysis very easy to read and understand. Please take the time to review it carefully and make sure the “main ingredients” (asset information) are complete and accurate. If there are any inaccuracies, please inform us immediately so we may revise the report.

Once you feel the report is an accurate tool to work from, use it to help establish your budget for the upcoming fiscal year. The Reserve allocation makes up a significant portion of the total monthly dues and this report should help you determine the correct amount of money to go into the Reserve fund. Additionally, the Reserve Study should act as a guide to obtain proposals in advance of pending normal maintenance and replacement projects. This will give you an opportunity to shop around for the best price available.

The Reserve Study should be readily available for Real Estate agents, brokerage firms, and lending institutions for potential future homeowners. As the importance of Reserves becomes more of a household term, people are requesting homeowners associations to reveal the strength of the Reserve fund prior to purchasing a condominium or townhome.

How often do we update or review “it”?

Unfortunately, there is a misconception that these reports are good for an extended period of time since the report has projections for the next 30 years. Just like any major line item in the budget, the Reserve Analysis should be reviewed *each year before* the budget is established. Invariably, some assumptions have to be made during the compilation of this analysis. Anticipated events may not materialize and unpredictable circumstances could occur. Aging rates and repair/replacement costs will vary from causes that are unforeseen. Earned interest rates may vary from year to year. These variations could alter the content of the Reserve Analysis. Therefore, this analysis should be reviewed annually, and a property observation should be conducted at least once every three years.

Is it the law to have a Reserve Study conducted?

The Government requires reserve analyses in approximately 20 states. The State of Colorado currently requires all associations to adopt a Reserve policy, but does not currently enforce a Reserve Study be completed. Despite enacting this current law, the chances are also very good the documents of the association require the association to have a Reserve fund established. This may not mean a Reserve Analysis is required, but how are you going to know there are enough funds in the account if you don't have the proper information? Hypothetically, some associations look at the Reserve fund and think \$150,000 is a lot of money and they are in good shape. What they don't know is a large project will need to be replaced within 5 years, and the cost of the project is going to exceed \$175,000. So while \$150,000 may sound like a lot of money, in reality it won't even cover the cost of this project, let alone all the other amenities the association is responsible to maintain.

What makes an asset a “Reserve” item versus an “Operating” item?

A “Reserve” asset is an item that is the responsibility of the association to maintain, has a limited Useful Life, predictable Remaining Useful Life expectancies, typically occurs on a cyclical basis that exceeds 1 year, and costs above a minimum threshold cost. An “operating” expense is typically a fixed expense that occurs on an annual basis. For instance, minor repairs to a roof for damage caused by high winds or other weather elements would be considered an “operating” expense. However, if the entire roof needs to be replaced because it has reached the end of its life expectancy, then the replacement would be considered a Reserve expense.

The GREY area of “maintenance” items that are often seen in a Reserve Study –

One of the most popular 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, then it cannot be considered a Reserve issue. However, it is the opinion of several major Reserve Study providers that these items are considered to be major expenses that occur on a cyclical basis. Therefore, it makes it very difficult to ignore a major expense that meets the criteria to be considered a Reserve component. Once explained in this context, many accountants tend to agree and will include any expenses, such as these examples, as a Reserve component.

The Property Observation –

The Property Observation was conducted following a review of the documents that were established by the developer identifying all common area assets. In some cases, the Board of Directors at some point may have revised the documents. In either case, the most current set of documents was reviewed prior to inspecting the property. In addition, common area assets may have been reported to Aspen Reserve Specialties by the client, or by other parties.

Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the observation. We did not destroy any landscape work, building walls, or perform any methods of intrusive investigation during the observation. In these cases, information may have been obtained by contacting the contractor or vendor that has worked on the property.

The Reserve Fund Analysis –

We projected the starting balance from taking the most recent balance statement, adding expected Reserve contributions for the rest of the year, and subtracting any pending projects for the rest of the year. We compared this number to the ideal Reserve Balance and arrived at the Percent funded level. Measures of strength are as follows:

0% - 30% Funded – Is considered to be a “weak” financial position. Associations that fall into this category are subject to Special Assessments and deferred maintenance, which could lead to lower property values. If the association is in this position, actions should be taken to improve the financial strength of the Reserve Fund.

31% - 69% Funded – The majority of associations are considered to be in this “fair” financial position. While this doesn’t represent financial strength and stability, the likelihood of Special Assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial position of the Reserve fund.

70% - 99% Funded – This indicates financial strength of a Reserve fund and every attempt to maintain this level should be a goal of the association.

100% Funded – This is the ideal amount of Reserve funding. This means that the association has the exact amount of funds in the Reserve account that should be at any given time.

Summary of Innsbruck in Aurora COA., Inc. -

Assoc. ID #10531

Projected Starting Balance as of January 1, 2023 -	\$218,844
Ideal Reserve Balance as of January 1, 2023 -	\$1,108,597
Percent Funded as of January 1, 2023 -	20%
Recommended Reserve Allocation (per month) -	\$16,550
Minimum Reserve Allocation (per month) -	\$15,375
Recommended Special Assessments -	\$0

Information to complete this Reserve Analysis was gathered during a property observation of the common area elements on August 30, 2022. In addition, we obtained information by contacting local vendors and contractors, as well as communicating with the property representative (Community Manager). To the best of our knowledge, the conclusions and suggestions of this report are considered reliable and accurate insofar as the information obtained from these sources.

This community contains 96 townhome style units within 17 similar styled buildings that were built in the mid-1970's. The maintenance responsibilities of the association include building exterior surfaces, private drives and parking areas, unit decks, a pool area, mailboxes, perimeter fencing, landscaping, and an irrigation system. Please refer to the *Projected Reserve Expenditure* table of the Financial Analysis section for a list of when other components are scheduled to be addressed.

In comparing the projected balance of \$218,844 versus the ideal Reserve Balance of \$1,108,597, we find the association Reserve fund to be in a below average financial position at this point in time (approximately 20% funded of ideal). Associations in this position are typically susceptible to Special Assessments and/or deferred maintenance. However, these measures can be avoided if our recommendation is followed. As a result of the information contained in this report, we find the current budgeted Reserve allocation (\$6,000 per month) to be less than adequate in increasing the strength of the Reserve fund to prepare for future projects. Therefore, we are recommending a major increase of the Reserve contribution to \$16,550 (representing an increase of approximately \$110.00 per unit) per month effective immediately, with nominal annual increases of 3.00% thereafter to help offset the effects of inflation. By following the recommendation, the plan will maintain the Reserve account in a positive manner, while gradually increasing to a fully funded position within the thirty-year period.

In the percent Funded graph, you will see we have also provided a "minimum Reserve contribution" of \$15,375 per month. If the Reserve contribution falls below this rate, then the Reserve fund will fall into a situation where Special Assessments, deferred maintenance, and lower property values are possible at some point in the future. The minimum Reserve allocation follows the "threshold" theory of Reserve funding where the "percent funded" status is not allowed to dip below 20% funded at any point during the thirty-year period.

This was provided for one purpose only, to show the association how small the difference is between the two scenarios and how it would not make financial sense to contribute less money (approximately 7% in this case) to the Reserve fund to only stay above a certain threshold. As you can see, the difference between the two scenarios is considered to be minimal, and based on the risk, we strongly suggest the recommended Reserve Allocation is followed.

Comp #: 105 Comp Shingle Roof - Replace



Observations:

- It was reported roofs were replaced in 2008. From a ground level observation point (temperatures were too hot to access roofs without causing damage), current conditions exhibit normal signs of wear and deterioration
- It appears this roof material is rated as a 30 - 40 year product. Despite this rating, a life expectancy of 18 - 20 years is expected in this environment.
- Due to the potentially harsh winters, extensive freeze/thaw cycle, and likelihood of hail events over the useful life of the roof, we typically see associations replacing roofs sooner than the manufacturer's suggested useful life.
- Remaining life is based on age of roof and observed conditions.

Location: **Building exteriors**

General Notes:

Quantity: **Approx. 1,602 squares**

Equipment shed - Approx. 2 SQS
Garages - each approx. 13 x 48 = Approx. 624 SQS
8 unit bldgs. - each approx. 82 x 3 = Approx. 246 SQS
6 unit bldgs. - each approx. 62 x 8 = Approx. 496 SQS
4 unit bldgs. - each approx 39 x 6 = Approx.234 SQS

Life Expectancy: **20** Remaining Life: **5**

Project History -
2008 - cost not available

Best Cost: **\$600,750**

\$375/square; Estimate to remove and replace

Worst Cost: **\$720,900**

\$450/square; Higher estimate for more labor costs

Source of Information: Cost Database

Comp #: 120 Gutters/Downspouts - Replace



Observations:

- No unusual conditions observed or reported at time of site visit. It was reported gutter lines were moved to front of the garage units in 2003 due to water originally draining into the private patio.
- The average life expectancy for gutter lines ranges between 20 - 25 years depending on the quality of the materials. However, it is typical to replace at same time as roofing materials for best drainage results.
- Lines should be cleaned out at least twice a year to prevent clogging of lines and moisture retention that will cause premature deterioration.

Location: *Building exteriors*

Quantity: *Approx.. 14,905 LF*

Life Expectancy: *20 Remaining Life: 5*

Best Cost: *\$108,100*

\$7.25/LF; Estimate to replace

Worst Cost: *\$119,250*

\$8.00/LF: Higher estimate for larger lines

Source of Information: Cost Database

General Notes:

Equipment shed - RG - Approx. 25 LF, DS Approx. 35 LF
Garages - RG - each 140 x 48 = Approx. 6,720 LF
DS - each 20 x 48 = Approx. 960 LF
8 unit bldgs. - RG each 355 x 3 = Approx. 1,065 LF
DS - 230 x 3 = Approx. 690 LF
6 unit bldgs. - RG - each 270 x 8 = Approx. 2,160 LF
DS - each 155 x 8 = Approx. 1,240 LF
4 unit bldgs. - RG - each 170 x 6 = Approx. 1,020 LF
DS - each 155 x 6 = Approx. 930 LF
Bldg. 11999-11981 - Additional DS - Approx. 60 LF

Comp #: 204 Building Ext Surfaces - Repair/Repaint (Ph 1)



Observations:

- Metal siding and trim is in process of being painted in three different phases. This line item covers the first phase that was completed in 2020
- We recommend that all exterior surfaces (body, trim, decking, railings, soffits, etc.) are painted every 7 - 10 years, depending on the type of base materials
- This cycle is recommended in order to protect the base materials from exposure to elements and maintain an appropriate appearance.
- Proper prepping, and minor maintenance, should take place with every painting cycle.

Location: **Building exteriors**

General Notes:

Quantity: **(30) Units**

**Project History -
2021 - \$57,240 (Phase 2/36 units and detached garages).
Repairs were charged an hourly rate of \$50 for labor, plus
materials. Final amount of repairs is unknown**

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

Best Cost: **\$52,500**

\$1750/unit; Estimate to repair/repaint buildings

Worst Cost: **\$60,000**

\$2000/unit; Higher estimate for more prep work

Source of Information: Cost Database

Comp #: 204 Building Ext Surfaces - Repair/Repaint (Ph 3)



Observations:

- Metal siding and trim is in process of being painted in three different phases. This line item covers the last phase that was completed in 2022 (painting was occurring at the time of our site visit)
- We recommend that all exterior surfaces (body, trim, decking, railings, soffits, etc.) are painted every 7 - 10 years, depending on the type of base materials
- This cycle is recommended in order to protect the base materials from exposure to elements and maintain an appropriate appearance.
- Proper prepping, and minor maintenance, should take place with every painting cycle.

Location: **Building exteriors**

General Notes:

Quantity: **(30) Units**

Life Expectancy: **10** Remaining Life: **9**

Best Cost: **\$52,500**

\$1750/unit; Estimate to repair/repaint buildings

Worst Cost: **\$60,000**

\$2000/unit; Higher estimate for more prep work

Source of Information: Cost Database

Project History -
2021 - \$57,240 (Phase 2/36 units and detached garages).
Repairs were charged an hourly rate of \$50 for labor, plus
materials. Final amount of repairs is unknown

Comp #: 204 Building Ext Surfaces - Repair/Repaint (Ph 2)



Observations:

- Metal siding and trim is in process of being painted in three different phases. This line item covers the second phase that was completed in 2021
- We recommend that all exterior surfaces (body, trim, decking, railings, soffits, etc.) are painted every 7 - 10 years, depending on the type of base materials
- This cycle is recommended in order to protect the base materials from exposure to elements and maintain an appropriate appearance.
- Proper prepping, and minor maintenance, should take place with every painting cycle.

Location: **Building exteriors**

General Notes:

Quantity: **(36) Units**

**Project History -
2021 - \$57,240 (Phase 2/36 units and detached garages).
Repairs were charged an hourly rate of \$50 for labor, plus
materials. Final amount of repairs is unknown**

Life Expectancy: **10** *Remaining Life:* **8**

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

\$1750/unit; Estimate to repair/repaint buildings

Worst Cost: **\$72,000**

\$2000/unit; Higher estimate for more prep work

Source of Information: Cost Database

Comp #: 207 Aluminum Fencing - Repaint



Observations:

- Fence around the pool area is dull and faded, paint would improve appearance.
- This type of fence should be repainted every 4 - 5 years to protect the metal from deterioration
- The proper way to paint aluminum fencing is by cleaning the surface, remove any loose or flaking paint, apply a primer so the paint adheres to the surface properly, then application of new paint.
- By following this process, paint should last 7 - 10 years, as opposed to 4 - 6 years if proper prep is not followed.

Location: **Pool fence**

General Notes:

Quantity: **Approx. 280 LF**

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

Best Cost: **\$1,975**
\$7.00/LF; Estimate to repaint fence

Worst Cost: **\$2,175**
\$7.75/LF; Higher estimate for additional prep costs

Source of Information: Cost Database

Comp #: 209 Wood Fencing - Restain



Observations:

- Some fences have been stained, while others remain as raw wood and exhibiting some water stains from irrigation spray.
- It appears it is up to the homeowner as to whether they prefer to have stained fences.
- Therefore, since this is a homeowner expense, and not a common responsibility, Reserve funds are not required for this component

Location: **Ends of buildings (patio enclosures)**

General Notes:

Quantity: **Approx. 680 LF**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Comp #: 310 Metal Siding - Replace



Observations:

- Metal siding materials were replaced in the mid 1990's and is still in very good condition. The original finish was beginning to fade and required painting, which began in 2020. Any damaged siding or trim is repaired as part of prep work before painting.
- Under normal conditions, this type of siding has an extended life expectancy and replacement is unlikely.
- Therefore, at this time, Reserve funding is not required, as long as materials are repaired and painted on a routine schedule
- Continue to monitor in future Reserve Study updates and if conditions change, then consider adding funding

Location: **Building exteriors**

General Notes:

Quantity: **Approx. 171,090 GSF**

Equipment shed = Approx. 400 GSF
Garages - each 1,170 x 48 = Approx. 56,160 GSF
8 unit bldgs. - each 9,230 x 3 = Approx. 27,690 GSF
6 unit bldgs. - each 6,730 x 8 = Approx. 53,840 GSF
4 unit bldgs. - each 5,500 x 6 = Approx. 33,000 GSF

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Comp #: 401 Asphalt - Major Overlay



Observations:

- It was reported the asphalt has been milled and overlaid once since the community was constructed, The exact year this was performed is unknown.
- The average life expectancy for asphalt surfaces ranges between 20 - 27 years for surfaces that are maintained on a regular schedule.
- Maintenance includes crack fill and repairing small potholes annually as an operating expense.
- In addition, asphalt should be seal coated every 3 - 4 years, depending on the level of traffic and snow removing techniques.

Location: **Community streets**

General Notes:

Quantity: **Approx. 80,585 GSF**

Life Expectancy: **28** *Remaining Life:* **7**

Best Cost: **\$161,175**

\$2.00/GSF; Estimate for major resurfacing

Worst Cost: **\$181,325**

\$2.25/GSF; Higher estimate for more repairs

Source of Information: Cost Database



Comp #: 402 Asphalt - Surface Application



Observations:

- Current conditions are fair to poor with some thin areas, and sections that are raveling.
- Surface treatments are used to extend the useful life of asphalt and to help maintain aesthetics; there are a broad range of products to choose from so we recommend consulting a reputable contractor for your community's needs.
- The recommendation is an allowance for the mid range surface treatments that are available in today's market.
- Expect to seal coat, chip seal or slurry seal, and repair (infrared heats) raveling sections of asphalt every 4 - 5 years, as the asphalt ages it may be necessary to adjust the frequency and or cost of these projects.

Location: **Community streets**

General Notes:

Quantity: **Approx. 80,585 GSF**

Life Expectancy: **4** *Remaining Life:* **0**

Best Cost: **\$12,100**

\$.15/GSF; Estimate for seal coat only

Worst Cost: **\$14,500**

\$.18/GSF; Higher est. includes repairs

Source of Information: Cost Database



Comp #: 403 Concrete Drive Materials - Partial Replace



Observations:

- Majority of the drain pans are in good condition, but many curbs and gutters are cracked and damaged.
- It is unlikely that all concrete will fail and need to be replaced at the same time. Therefore, we recommend reserving an allowance for periodic repairs to a percentage (10% or 1100 GSF) of the total area.
- Coordinate this project with other concrete and/or asphalt projects for best cost estimates based on quantity of work.
- This line item is not intended to be interpreted as complete replacement.

Location: **Community streets**

Quantity: **Approx. 10,900 GSF**

Life Expectancy: **4** Remaining Life: **0**

Best Cost: **\$18,150**

Allowance to replace 10% of area every 4 yrs.

Worst Cost: **\$19,800**

Higher estimate for more repairs

Source of Information: Cost Database

General Notes:

Drain pan - Approx. 5,450 GSF
Curb and Gutter - Approx. 4,360 LF
Guest parking opposite of pool - Approx. 1,080 GSF

Comp #: 502 Garage Doors - Replace



Observations:

- According to Article 8, subsection 1 (a), the association shall maintain the exterior of the buildings, provided however that such exterior maintenance shall not include doors (except painting).
- Some associations decide to include garage doors as an association expense to obtain the best cost available and to maintain a consistent appearance for the association.
- Unless otherwise noted, Reserve funding will not be included based on the rules stated in the declarations.
- We suggest the association establish a design guideline so that when an owner goes to replace a door, it will match and be consistent with the others.

Location: **Garage buildings**

General Notes:

Quantity: **(96) Doors**

Each building - (2) 16x7 x 48 = (96)

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Comp #: 503 Doors - Replace



Observations:

- It was reported a door was replaced at 12010 E. Harvard Street in 2021.
- However, the declarations indicate doors are the responsibility of the owner, not the association
- The only common area door the association is responsible for is the door for the pool equipment shed.
- Due to small quantity of doors, we recommend replacing on an as needed basis with general operating funds.

Location: **Pool equipment shed**

Quantity: **(1) 3x7 Door**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

Project History:
2021 - \$997.15 (remove and replace door at 12010 E. Harvard Ave.)



Comp #: 601 Concrete Flatwork - Partial Replace



Observations:

- Similar to other concrete assets within the community, it is unlikely that all will fail at the same time, therefore, we recommend reserving to replace approximately 10% of the total area (1,475 GSF) every 4 years.
- Coordinate this project with other concrete projects for best cost estimates based on quantity of work.

Location: **Common area**

Quantity: **Approx. 14,745 GSF**

Life Expectancy: **4** Remaining Life: **0**

Best Cost: **\$19,925**

Allowance to repair 10% of area every 4 years

Worst Cost: **\$22,125**

Higher allowance for more repairs

Source of Information: Cost Database

General Notes:

Rear unit patio pads - Approx. 3470 GSF
Mailbox pads - Approx. 195 GSF
Common area sidewalks - Approx. 6,770 GSF
Sidewalks to units - Approx. 7780 GSF

Comp #: 607 Unit Decks - Replace



Observations:

- It was reported that all of the decks have been replaced with a composite (Trex) material.
- While the life expectancy established by the manufacturer is considered "lifetime", this material is also subject to scratching and deterioration that could warrant replacement within 20 - 25 years.
- For aesthetic purposes, we suggest establishing a life cycle of 25 years at this time.
- If it later turns out that the deterioration rate is not as we expected, then the life and remaining life can be adjusted in future Reserve Study updates.

Location: **Building exteriors**

Quantity: **Approx. 3,690 GSF**

Life Expectancy: **25** Remaining Life: **13**

Best Cost: **\$148,000**

\$40/GSF; Estimate to replace decking, supports

Worst Cost: **\$166,500**

Higher estimate for upgraded materials

Source of Information: Cost Database

General Notes:

- Bldg. 2503-2553 - Approx. 540 GSF**
- Bldg. 2645-2659 -- Approx. 540 GSF**
- Bldg. 2563-2593 - Approx. 145 GSF**
- Bldg. 2665-2695 - Approx. 145 GSF**
- Bldg. 11927-11959 - Approx. 315 GSF**
- Bldg. 11956-11942 - Approx. 145 GSF**
- Bldg. 11936-11914 - Approx. 445 GSF**
- Bldg. 12003/12015 - Approx. 140 GSF**
- Bldg. 11999-11981 - Approx. 75 GSF**
- Bldg. 11919/11907 - Approx. 305 GSF**
- Bldg. 11982-11996 - Approx. 185 GSF**
- Bldg. 12028-12000 - Approx. 370 GSF**
- Bldg. 11962-11976 - Approx. 170 GSF**
- Bldg. 11979-11961 - Approx. 170 GSF**

Project History:

2005 - \$26,251 (various deck repairs and replacements)

Comp #: 608 Pool Deck - Replace



Observations:

- At some point, an epoxy coating was applied to the pool deck. This surface is very slippery when it gets wet, and there are sections of the deck that are deteriorating.
- To improve the safety of the deck, it is recommended the pool deck is replaced
- Since the liner needs to be replaced, and the skimmers are at the end of their life as well, we recommend doing a full renovation of the pool area at the same time for best cost estimate and best results.

Location: **Pool area**

Quantity: **Approx. 1,800 GSF**

Life Expectancy: **50** *Remaining Life:* **0**

Best Cost: **\$30,600**

\$17/GSF; Estimate to replace

Worst Cost: **\$33,300**

Higher estimate for more labor

Source of Information: Cost Database

General Notes:

Comp #: 801 Monuments - Rebuild



Observations:

- The monument structure appeared in good condition at time of observation with no noticeable damage to the materials.
- It is unlikely that the monument will require replacement or rebuilding due to the materials failing. However, due to changes in decorative trends, we recommend reserving to update the monument every 20 - 25 years to ensure an appropriate and attractive appearance to the community entrance.

Location: **Yale entrance**

Quantity: **(1) Metal structure**

Life Expectancy: **25** *Remaining Life:* **9**

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

Estimate to renovate monument

Worst Cost: **\$12,500**

Higher allowance for more renovations costs

Source of Information: Cost Database

General Notes:

Metal siding - Approx. 180 GSF
Metal roof - Approx. 60 GSF
(2) 6x5x4 signs (each)

Comp #: 803 Mailboxes - Replace



Observations:

- The mailboxes were replaced in 2015 and are in good condition. The parcel lockers are older, but functional with no reported problems.
- Per Postal regulations effective 2012, "all customers are responsible for repairs and replacement of keys, locks, or the boxes/cluster units themselves".
- Based on our experience, these boxes will have a life expectancy of 15 - 20 years due to location and quality.
- Remaining life is based on age and observed condition.

Location: **Various locations**

Quantity: **(6) 16 box CBU's, (4) 2 Parcel**

Life Expectancy: **25** Remaining Life: **17**

Best Cost: **\$29,400**

\$3100/CBU, \$2700/parcel; Estimate to replace

Worst Cost: **\$33,000**

\$3500/CBU, \$3000/parcel; Estimate to replace

Source of Information: Cost Database

General Notes:

Between 11999-12003 E. Yale -
(2) 2 box parcel (old)
(3) 16 box CBU's, Oct. 2015

By 2645 S. Peoria -
(2) 2 box parcel (old)
(3) 16 box CBU's, Oct. 2015

Comp #: 805 Entrance Signs - Replace



Observations:

- Signs are legible and in good condition
- There is some fading noted on the sign at the western entrance off of Yale, but the sign is still legible.
- Depending on the quality of the printing on the sheet metal, we recommend replacing every 10 - 15 years.
- The remaining life is based on the observed conditions and the approximate age of the signs

Location: **Entrances to the community**

General Notes:

Quantity: **(3) 4.5x1.5 metal signs**

**Harvard entrances -
(2) 4.5x1.5 Metal sign w/ 2 composite posts**

Life Expectancy: **15** Remaining Life: **7**

**Yale entrance (west side) -
(1) 4.5x1.5 Metal sign w/ 2 composite posts**

Best Cost: **\$2,400**

Estimate to replace signs

Worst Cost: **\$2,700**

Higher estimate for upgraded material

Source of Information: Cost Database

Comp #: 1001 Wood Fencing - Replace



Observations:

- The replacement cycle is based on the observed quality of fence installed and the current condition.
- In our experience, fences that are stained on a periodic basis (every 3 - 4 years), have a replacement cycle of 20 - 25 years
- The conditions of the fencing varies from unit to unit. It was reported the cost of the fence is shared 50/50 with the homeowner of fence that separates the common area from their courtyard.
- As a result, the estimated cost reflects 50% of the cost to replace wood fencing
- Due to varying condition levels, we have provided funds to replace 25% of fencing every 6 years

Location: **Ends of buildings (courtyard fencing)**

General Notes:

Quantity: **Approx. 680 LF**

Each building averages approximately 40 LF of fencing

Life Expectancy: **6** Remaining Life: **0**

Project History:

2022 - \$1375 (unit 12028)

2005 - \$5130 (2665, 2635, 12003, 12015, 11956)

Best Cost: **\$5,400**

Estimate to replace 180 LF (50% of \$60 per LF)

Worst Cost: **\$6,300**

Higher estimate for more replacement

Source of Information: Cost Database

Comp #: 1002 Hand Rails - Replace



Observations:

- Due to small quantity, we recommend replacing these on an as needed basis with general operating funds.

Location: **Common areas**

Quantity: **Approx. 40 LF**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

Bldg. 11982-11996 - Approx. 10 LF on block wall
Bldg. 11962-11976 - Approx. 30 LF (composite)

Comp #: 1002 Aluminum Fencing - Replace



Observations:

- The average life expectancy for metal fences ranges between 25 - 30 years, depending on maintenance schedules and exposure to elements.
- The remaining life is based on age of fence and observed conditions.

Location: **Pool perimeter**

Quantity: **Approx. 280 LF**

Life Expectancy: **30** *Remaining Life:* **20**

Best Cost: **\$16,800**
\$60/LF; Estimate to replace

Worst Cost: **\$18,200**
Higher estimate

Source of Information: Cost Database

General Notes:

Comp #: 1005 Block Wall - Major Repairs



Observations:

- As long as block wall was installed conforming to county code requirements, this wall should have an extended useful life.
- This type of material has an indefinite life expectancy and complete replacement is unlikely.
- However, establish some funds for periodic major repairs due to the possibility of shifting and minor deterioration of blocks.

Location: **Common areas**

Quantity: **Approx. 1820 GSF**

Life Expectancy: **12** Remaining Life: **6**

Best Cost: **\$13,000**

Estimate to inspect and make repairs

Worst Cost: **\$15,000**

Higher estimate for more repairs

Source of Information: Cost Database

General Notes:

Yale monument - Approx. 105 GSF
Bldg. 11956-11942 - Approx. 180 GSF
Bldg. 11936-11914 - Approx. 1,260 GSF
Bldg. 11982-11996 - Approx. 275 GSF

Project History -
2021 - \$561.63 Rock wall repairs at SW corner 11981 E. Yale
and south side of 11927 E. Yale

Comp #: 1008 Composite Fencing - Replace



Observations:

- According to the manufacturer, Trex products shall be free of material defects in workmanship and materials, and shall not check, split, splinter, rot, or suffer structural damage from termites or fungal decay.
- The commercial warranty for Trex fencing is 10 years that is offered from the manufacturer.
- Since this product was introduced to the industry, we have seen some minor warping, discoloring from irrigation spray, and minor cracking that gradually starts developing after approximately 10 - 15 years from installation date
- At the current time, we suggest establishing a replacement cycle of 25 years.

Location: **Perimeter of community**

General Notes:

Quantity: **Approx. 1,810 LF**

Along E. Harvard - Approx. 530 LF
Along S. Peoria - Approx. 735 LF
Along E. Yale - Approx. 545 LF

Life Expectancy: **25** Remaining Life: **17**

Best Cost: **\$126,700**

\$70/LF: Estimate to replace

Worst Cost: **\$144,800**

\$80/LF: Higher estimate for more labor

Source of Information: Cost Database

Comp #: 1010 Trash Cabinets - Rebuild



Observations:

- Conditions vary throughout community
- We recommend treating repairs on an as needed basis with general operating funds, or include as part of prep work prior to painting.
- Therefore, at this time, separate Reserve funding is not required for this component

Location: **Garage buildings**

Quantity: **(96) Cabinets**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

Each building - (2) Wood trash cabinets w/ (2) 2x4 doors x 48 = (96)

Comp #: 1011 Rock Wall - Replace



Observations:

- Wall appears to be structurally stable and in good condition.
- This wall should have an indefinite life expectancy and replacement is unlikely.
- At this time, separate Reserve funding is not required for this component.

Location: **Bldg. 11927-11959**

Quantity: **Approx. 300 GSF**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

Comp #: 1012 Deck Rails - Replace



Observations:

- Periodic inspections and repairs should occur to ensure safe and secure railings
- Funding for replacement is included in the unit deck line item (see component #607)

Location: **Balconies/Patios**

Quantity: **Approx. 735 LF**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

- Bldg. 2503-2553 - Approx. 90 LF**
- Bldg. 2645-2659 - Approx. 90 LF**
- Bldg. 2563-2593 - Approx. 25 LF**
- Bldg. 2665-2695 - Approx. 25 LF**
- Bldg. 11927-1959 - Approx. 80 LF**
- Bldg. 11956-11942 - Approx. 50 LF**
- Bldg. 11936-11914 - Approx. 75 LF**
- Bldg. 12003/12015 - Approx. 25 LF**
- Bldg. 11999-11981 - Approx. 25 LF**
- Bldg. 11919-11907 - Approx. 50 LF**
- Bldg. 11982-11996 - Approx. 45 LF**
- Bldg. 12028-12000 - Approx. 95 LF**
- Bldg. 11962-11976 - Approx. 30 LF**
- Bldg. 11979-11961 - Approx. 30 LF**

Comp #: 1101 Fiberglass Pool - Reline



Observations:

- It was reported there is a small hole in the liner that needs to be repaired.
- Depending on the quality of the liner, in our experience, we have seen these liners last on average 20 - 25 years
- Based on the age of the liner and the report of a hole, we recommend the association plan on replacing the liner soon.
- Since the pool deck needs to be replaced and one of the skimmers is not working, we recommend planning on a total retrofit of the pool area this year.

Location: **Pool area**

Quantity: **Approx. 1470 GSF**

Life Expectancy: **25** *Remaining Life:* **0**

Best Cost: **\$12,000**

Estimate to replace liner

Worst Cost: **\$15,000**

Higher estimate for upgraded materials/more labor

Source of Information: Cost Database

General Notes:

Comp #: 1105 Pool Heater - Replace



Observations:

- Heater is about 5 years old and there are no signs of scaling or deterioration under the burners.
- The overall life expectancy depends on the level of maintenance and the quality of the water running through the system.
- For this type of heater, the average replacement cycle will range between 12 - 18 years with proper maintenance and under normal conditions.

Location: **Pool equipment shed**

Quantity: **(1) Raypak Heater**

Life Expectancy: **15** Remaining Life: **10**

Best Cost: **\$5,250**

Estimate to replace with similar type heater

Worst Cost: **\$5,750**

Higher estimate for more efficient unit

Source of Information: Cost Database

General Notes:

**BTU Input - 399,200
Model #C-R406A-EN-C ASME
S/N #1805466019**

Comp #: 1108 Pool Filter - Replace



Observations:

- Filtration system is almost 10 years and there are no reported problems with the system.
- The shell will have an extended useful life of 18 - 20 years and most leaks can be attributed to gaskets and seals that can be replaced on an as needed basis.
- Remove and replace filter sand on an as needed basis using operating funds.

Location: **Pool equipment shed**

Quantity: **(1) Purex Triton Filter**

Life Expectancy: **18** Remaining Life: **9**

Best Cost: **\$2,100**

Estimate to replace with similar size

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

Higher estimate for some plumbing repairs

Source of Information: Cost Database

General Notes:

P/N #140210
S/N #01010771400116
03/18/2014

Comp #: 1113 Pool Cover - Replace



Observations:

- Pool cover was rolled up and in storage at time of site evaluation. Of the sections of the cover we were able to evaluate, there were a few small holes noted.
- While most cover manufacturers carry a 10 - 15 year warranty against defects, there are strict storage requirements to adhere to the warranty.
- In this environment, the cover fabric typically has a life expectancy of 8 - 12 years in most situations
- The replacement cost is a little higher than normal for the pool cover due to the need for a custom design.

Location: **Pool equipment building**

General Notes:

Quantity: **Approx. 950 GSF**

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

Best Cost: **\$4,050**
\$4.25/GSF; Estimate to replace

Worst Cost: **\$4,750**
\$5.00/GSF; Higher estimate for better quality

Source of Information: Cost Database

Comp #: 1117 Miscellaneous Pool Equipment - Replace



Observations:

- The individual replacement cost of these items is too small for separate Reserve designation.
- Replace on an as needed basis with general operating funds.

Location: **Pool equipment shed**

Quantity: **(2) Various pieces**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

- (1) 1.65 HP Pump**
- (1) Tab feeder**

Comp #: 1121 Pool Furniture - Replace



Observations:

- Straps are in poor condition, they are cracking and rotting. Types of furniture varies, and it appears the association purchases pieces as needed.
- Due to varying types of furniture and different levels of use each piece received, we recommend establishing funds for partial replacement every 5 years.
- Remaining life is based on the observed conditions of the strapped furniture.

Location: **Pool area**

General Notes:

Quantity: **(22) Various pieces**

- Strap chairs - (4)**
- Strap Chaise - (8)**
- Sling chairs - (6)**
- Drink tables - (2)**
- Picnic tables w/ umbrellas - (2)**

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

Best Cost: **\$1,500**

Estimate to replace needed furniture every 5 years

Worst Cost: **\$1,850**

Higher estimate for more replacement, upgrades

Source of Information: Cost Database

Comp #: 1126 Skimmers - Replace



Observations:

- It was reported one of the skimmers is not functioning and as a result, additional labor is required for cleaning the pool.
- In our experience, we have seen the need to replace skimmers every 20 - 25 years.
- It is typical to replace at the same time as major pool surfacing work
- Therefore, we suggest setting aside Reserve funding for replacement every 25 years at this time.

Location: **Pool deck**

General Notes:

Quantity: **(3) Skimmers**

Life Expectancy: **25** Remaining Life: **0**

Best Cost: **\$7,200**

\$2400/skimmer; Estimate to replace

Worst Cost: **\$8,550**

\$2850/skimmer; Higher estimate for more labor

Source of Information: Cost Database

Empty rectangular box for general notes.

Comp #: 1311 Pet Waste Bag Dispensers - Replace



Observations:

- Due to the low quantity, unlikely event that all will require replacement at the same time and the relatively low cost of individual replacement, we do not recommend reserving for replacement at this time.
- Maintain and replace on an as needed basis using operating funds.

Location: **Common areas**

Quantity: **(3) Stations**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

Mailboxes between 11999 & 12003 E. Yale - (1)
Mailboxes by 2645 S. Peoria - (1)
Open space - (1)

Comp #: 1602 Exterior Wall Mount - Replace



Observations:

- Lights differ from unit to unit, but according to the declarations, the association is responsible for repair, replacement, and maintenance of light fixtures (Article 8, section 8.1 (b))
- While replacement can occur on an as needed basis, it is our opinion and recommendation to replace all lights at the same time every 15 - 20 years to maintain a consistent appearance throughout the property.
- In addition, by replacing multiple fixtures, the association will be able to obtain a quantity discount for the fixtures.

Location: **Building exteriors (incl. Garages)**

General Notes:

Quantity: **(184) Lights**

- Bldg. 2503-2553 - (12)**
- Bldg. 2645-2659 - (12)**
- Bldg. 2563-2593 - (10)**
- Bldg. 2665-2695 - (10)**
- Bldg. 2604-2635 - (16)**
- Bldg. 11927-11959 - (16)**
- Bldg. 11956-11942 - (6)**
- Bldg. 11936-11914 - (18)**
- Bldg. 12003/12015 - (10)**
- Bldg. 11999-11981 - (6)**
- Bldg. 11919/11907 - (10)**
- Bldg. 11982-11996 - (12)**
- Bldg. 12028-12000 - (12)**
- Bldg. 12048-12030 - (10)**
- Bldg. 11962-11976 - (12)**
- Bldg. 11979-11961 - (12)**

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

Best Cost: **\$41,400**

\$225/light; Estimate to replace

Worst Cost: **\$50,600**

\$275/light; Higher estimate for better quality

Source of Information: Cost Database

Comp #: 1604 Pole Lights - Replace



Observations:

- No reported problems with the pole lighting.
- The conditions of the underground wiring is unknown
- Paint these pole lights regularly to prevent rust damage and ensure full life.
- Expect to replace these lights approximately every 25 - 30 years to maintain appearance and function.
- Included in the estimated replacement cost is a small allowance for wiring issues, if anything is discovered at time of replacement.

Location: **Common areas**

Quantity: **(88) Lights**

Life Expectancy: **27** Remaining Life: **6**

Best Cost: **\$28,600**

\$325/fixture; Estimate to replace with similar

Worst Cost: **\$33,000**

\$375/light; Higher estimate for different fixture

Source of Information: Cost Database

General Notes:

- Pool area - (5)**
- Islands - (76)**
- Bldg. 1927-11959 - (3)**
- Bldg. 11936-11914 - (2)**
- Bldg. 11919-11907 - (1)**
- Mallbox between 11999 & 12003 E. Yale - (1)**

Comp #: 1612 LED Wall Paks - Replace



Observations:

- Styles of lights differ on various decks. It appears these have been installed at various times as the need arises.
- LED technology is still relatively young, but is expected to have at least a 10 - 15 year life expectancy under normal conditions
- If projections differ from expectations, then the useful life can be adjusted in future Reserve Study updates.

Location: **Decks of units**

General Notes:

Quantity: **Approx. 7 lights**

Life Expectancy: **15** *Remaining Life:* **11**

Best Cost: **\$4,550**
\$650/light; Estimate to replace and install

Worst Cost: **\$5,250**
Higher estimate for more lumens

Source of Information: Cost database



Comp #: 1701 Irrigation System - Major Repairs



Observations:

- This line item is for repairs and replacement that lies outside the scope of routine maintenance: bulk sprinkler head replacement, bulk valve replacement, controller, backflow device, rerouting lateral lines, rewiring, etc.
- In order to ensure the funds are available for major repairs, we recommend reserving funds for these projects every 4 - 5 years.
- The funding on this line item is for major repairs and is not to be interpreted as complete irrigation system replacement.

Location: **Common areas**

Quantity: **Extensive system**

Life Expectancy: **5** *Remaining Life:* **1**

Best Cost: **\$8,750**

Estimate for major repairs and renovating system

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

Higher estimate for more repairs

Source of Information: Cost Database

General Notes:

Comp #: 1703 Irrigation Controllers - Replace



Observations:

- Ages of controllers range from 2 years to 13 years old.
- Expect to replace irrigation controllers every 10 - 15 years if properly maintained and under normal conditions.
- Due to the varying ages, sizes, and types of controllers, we have included an allowance in the irrigation system - major repairs line item for replacement of controllers when needed
- Or, funding can be handled out of the operating budget

Location: **Various locations**

Quantity: **(5) Controllers**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

Equipment shed - (1) Hunter I Core, 12 stations, Feb 14
Bldg. 11959 - (1) Hunter ProC, 10 stations, Aug 18
Bldg. 12003 - (1) Rainbird ESPME3, 26FE21
Bldg. 2665 - (1) Hunter I Core, 11 stations, 08/2010
Bldg. 11982 - (1) Hunter ProC, 13 stations, Oct 19

Comp #: 1706 Backflow Devices - Replace



Observations:

- No reported problems with any of the devices.
- Due to the ability to rebuild and replace these devices for a relatively low cost and the fact that failure of the device is unpredictable, we do not recommend reserving for replacement.
- Repair and/or replace these devices on an as needed basis using operating funds.

Location: **Various locations**

Quantity: **(3) Devices**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

Open space by Harvard - (1)
Pool area - (1)
Bldg. 12003 - (1)

Comp #: 1801 Groundcover - Replenish



Observations:

- The majority of the edging has corroded to a point that it either is not effective, or is dangerous for bare feet.
- Also, there is a lot of juniper bushes that can be a fire hazard for careless people discarding cigarettes.
- This line item, similar to irrigation repairs, is for projects that lie outside the scope of routine maintenance.
- In order to preserve an attractive curb appeal and to maintain the health of the plants and shrubs, we recommend reserving for refurbishment projects every 2 - 3 years.
- This line item is for cyclical refurbishment and should not be considered as complete landscaping replacement.

Location: **Common areas**

Quantity: **Extensive groundcover**

Life Expectancy: **3** Remaining Life: **0**

Best Cost: **\$8,500**

Allowance for major replenishment

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

Higher allowance for more ground material

Source of Information: Cost Database

General Notes:

Project History -
2021 - \$6,649.58 Remove creeping bent grass and replace with bluegrass sod in various locations
- \$3,284.35 Drainage trench installed at 11982 E. Harvard

Comp #: 1804 Tree - Replacement/Major Maintenance



Observations:

- It is very difficult to predict a replacement cycle for trees as there are several factors that will contribute to a tree dying.
- Factors such as disease, infestation of insects, heavy snow storms, etc. can all attribute to eventual tree replacement.
- Since it is difficult to predict when the replacement will be necessary, Reserve funding is typically not a factor.
- However, based on our recent experience, an allowance for periodic replacement has been included.

Location: **Common areas**

Quantity: **Numerous sizes and types**

Life Expectancy: **4** *Remaining Life:* **1**

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

Allowance for major maintenance/replacement

Worst Cost: **\$9,500**

Higher allowance for more maintenance

Source of Information: Cost Database

General Notes:

Comp #: 1904 Storage Shed - Replace



Observations:

- Shed appears to be relatively new and in good condition.
- We recommending painting every 5 - 6 years as an operating expense to protect the materials from exposure to elements that can cause deterioration.
- As long as proper maintenance occurs and there is limited exposure to elements (irrigation spray, snow and ice buildup), then the replacement cycle of these sheds ranges from 20 - 25 years

Location: **Pool area**

General Notes:

Quantity: **(1) Shed**

- (1) 10x12 Tuff Shed**
- (1) Door**
- (1) Window**

Life Expectancy: **25** Remaining Life: **18**

Best Cost: **\$4,100**

Estimate to replace

Worst Cost: **\$4,500**

Higher estimate for larger size

Source of Information: Cost Database

Comp #: 2001 Sewer System



Observations:

- Underground utility systems are not typically included in a Reserve report.
- The reason behind this is due to the unpredictable nature of when/if replacement or major repairs will be necessary and also the variable nature of how much these repairs , if needed, would cost.
- Due to history of past expenses and the age of the community, it has been requested we include an annual allowance for major repairs and some replacement
- This line item is not intended to be interpreted as complete replacement of the entire sewer system

Location: **Underground utilities**

General Notes:

Quantity: **Extensive system**

Life Expectancy: **1** Remaining Life: **0**

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

Annual allowance for major repairs

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

Higher allowance for more repairs

Source of Information:



Funding Summary For Innsbruck in Aurora COA, Inc.

NOTE: The results of this report are based on replacement costs we know as of the date of this report. We are not responsible for higher than normal price increases after the date of this report.

Beginning Assumptions

Financial Information Source	Research With Client
# of units	96
Fiscal Year End	December 31, 2023
Monthly Dues from 2022 budget	\$30,240.00
Monthly Reserve Allocation from 2022 Budget	\$6,000.00
Projected Starting Reserve Balance (as of 1/1/2023)	\$218,844
Reserve Balance: Average Per Unit	\$2,280
Ideal Starting Reserve Balance (as of 1/1/2023)	\$1,108,597
Ideal Reserve Balance: Average Per Unit	\$11,548

Economic Factors

Past 20 year Average Inflation Rate (Based on CCI)	4.25%
Current Average Interest Rate	1.00%

Current Reserve Status

Current Balance as a % of Ideal Balance	20%
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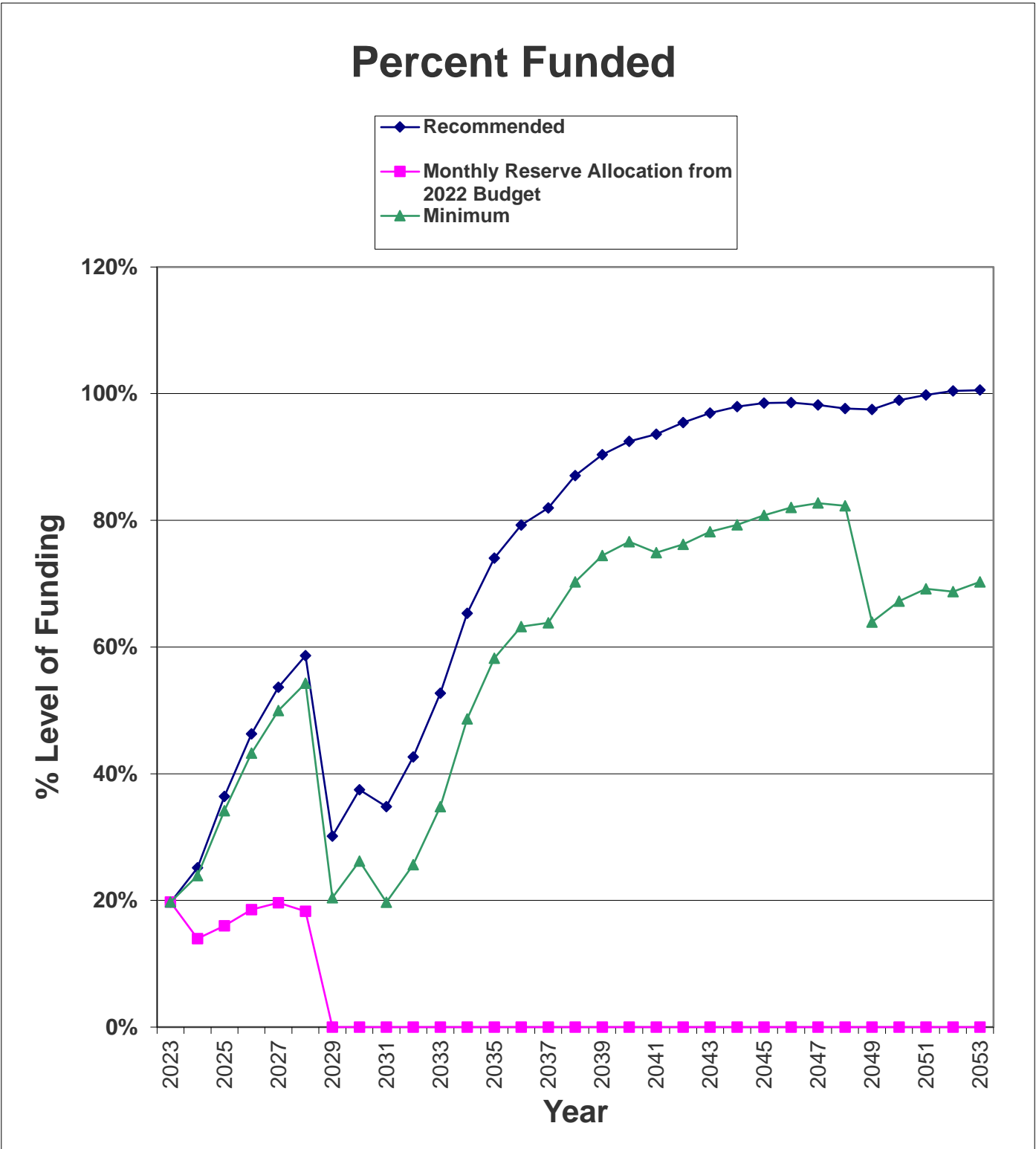
Recommendations for 2023 Fiscal Year

Monthly Reserve Allocation	\$16,550
Per Unit	\$172.40
Minimum Monthly Reserve Allocation	\$15,375
Per Unit	\$160.16
Primary Annual Increases	3.00%
# of Years	30
Additional Funding Req'd	\$0
Per Unit	\$0

Changes From Prior Year (2022 to 2023)

Increase/Decrease to Reserve Allocation	\$10,550
as Percentage	176%
Average Per Unit	\$109.90

Percent Funded Graph For Innsbruck in Aurora COA, Inc.



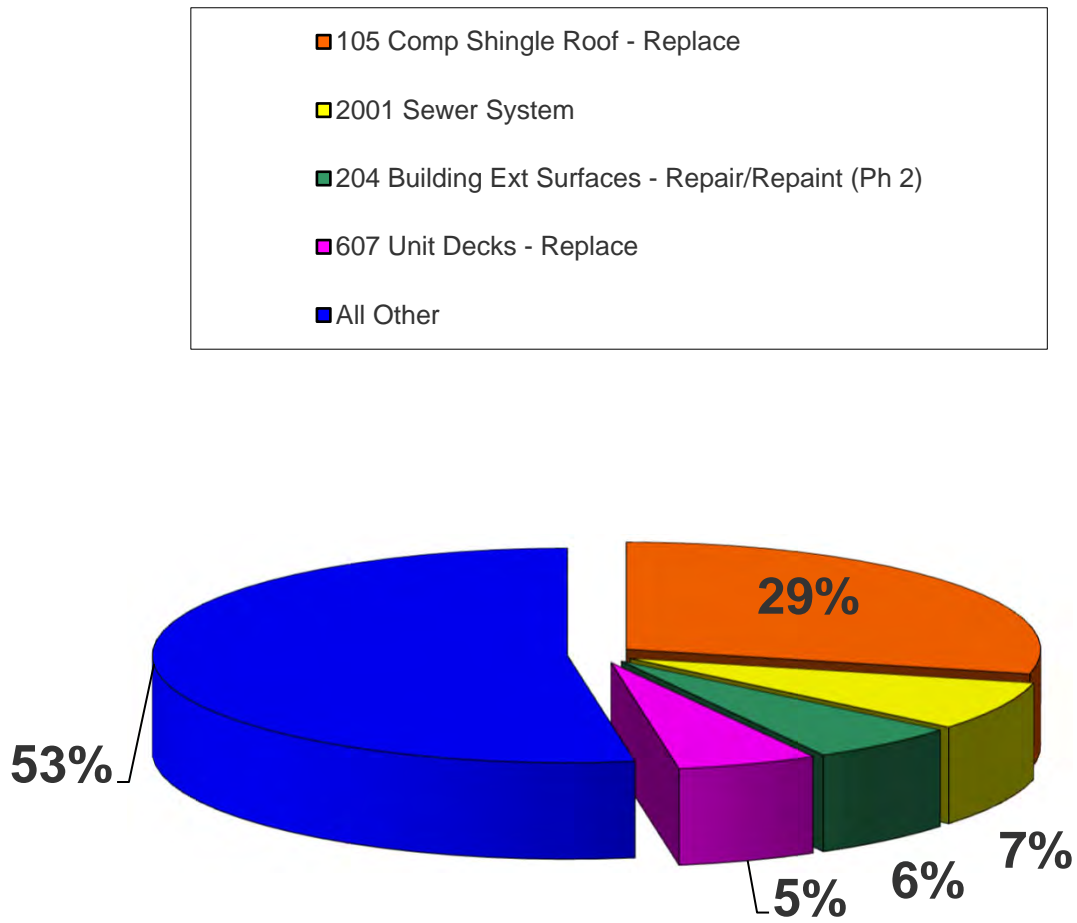
Component Inventory for Innsbruck in Aurora COA, Inc.

Category	Asset #	Asset Name	UL	RUL	Best Cost	Worst Cost
Roofing	105	Comp Shingle Roof - Replace	20	5	\$600,750	\$720,900
	120	Gutters/Downspouts - Replace	20	5	\$108,100	\$119,250
Painted Surfaces	204	Building Ext Surfaces - Repair/Repaint (	10	7	\$52,500	\$60,000
	204	Building Ext Surfaces - Repair/Repaint (	10	9	\$52,500	\$60,000
	204	Building Ext Surfaces - Repair/Repaint (	10	8	\$63,000	\$72,000
	207	Aluminum Fencing - Repaint	5	0	\$1,975	\$2,175
	209	Wood Fencing - Restain	N/A		\$0	\$0
Siding Materials	310	Metal Siding - Replace	N/A		\$0	\$0
Drive Materials	401	Asphalt - Major Overlay	28	7	\$161,175	\$181,325
	402	Asphalt - Surface Application	4	0	\$12,100	\$14,500
	403	Concrete Drive Materials - Partial Replac	4	0	\$18,150	\$19,800
Property Access	502	Garage Doors - Replace	N/A		\$0	\$0
	503	Doors - Replace	N/A		\$0	\$0
Walking Surfaces	601	Concrete Flatwork - Partial Replace	4	0	\$19,925	\$22,125
	607	Unit Decks - Replace	25	13	\$148,000	\$166,500
	608	Pool Deck - Replace	50	0	\$30,600	\$33,300
Prop. Identification	801	Monuments - Rebuild	25	9	\$10,000	\$12,500
	803	Mailboxes - Replace	25	17	\$29,400	\$33,000
	805	Entrance Signs - Replace	15	7	\$2,400	\$2,700
Fencing/Walls	1001	Wood Fencing - Replace	6	0	\$5,400	\$6,300
	1002	Hand Rails - Replace	N/A		\$0	\$0
	1002	Aluminum Fencing - Replace	30	20	\$16,800	\$18,200
	1005	Block Wall - Major Repairs	12	6	\$13,000	\$15,000
	1008	Composite Fencing - Replace	25	17	\$126,700	\$144,800
	1010	Trash Cabinets - Rebuild	N/A		\$0	\$0
	1011	Rock Wall - Replace	N/A		\$0	\$0
	1012	Deck Rails - Replace	N/A		\$0	\$0
Pool/Spa	1101	Fiberglass Pool - Reline	25	0	\$12,000	\$15,000
	1105	Pool Heater - Replace	15	10	\$5,250	\$5,750
	1108	Pool Filter - Replace	18	9	\$2,100	\$2,500
	1113	Pool Cover - Replace	12	3	\$4,050	\$4,750
	1117	Miscellaneous Pool Equipment - Replace	N/A		\$0	\$0
	1121	Pool Furniture - Replace	5	0	\$1,500	\$1,850
1126	Skimmers - Replace	25	0	\$7,200	\$8,550	
Recreation Equip.	1311	Pet Waste Bag Dispensers - Replace	N/A		\$0	\$0
Light Fixtures	1602	Exterior Wall Mount - Replace	20	6	\$41,400	\$50,600
	1604	Pole Lights - Replace	27	6	\$28,600	\$33,000
	1612	LED Wall Paks - Replace	15	11	\$4,550	\$5,250
Irrig. System	1701	Irrigation System - Major Repairs	5	1	\$8,750	\$10,000
	1703	Irrigation Controllers - Replace	N/A		\$0	\$0
	1706	Backflow Devices - Replace	N/A		\$0	\$0
Landscaping	1801	Groundcover - Replenish	3	0	\$8,500	\$10,000
	1804	Tree - Replacement/Major Maintenance	4	1	\$8,000	\$9,500
Maintenance Equip.	1904	Storage Shed - Replace	25	18	\$4,100	\$4,500
Miscellaneous	2001	Sewer System	1	0	\$8,000	\$9,000

Significant Components For Innsbruck in Aurora COA, Inc.

ID	Asset Name	UL	RUL	Ave Curr Cost	Significance: (Curr Cost/UL)	
					As \$	As %
105	Comp Shingle Roof - Replace	20	5	\$660,825	\$33,041	28.6893%
120	Gutters/Downspouts - Replace	20	5	\$113,675	\$5,684	4.9351%
204	Building Ext Surfaces - Repair/Repaint (Ph 1)	10	7	\$56,250	\$5,625	4.8841%
204	Building Ext Surfaces - Repair/Repaint (Ph 2)	10	8	\$67,500	\$6,750	5.8609%
204	Building Ext Surfaces - Repair/Repaint (Ph 3)	10	9	\$56,250	\$5,625	4.8841%
207	Aluminum Fencing - Repaint	5	0	\$2,075	\$415	0.3603%
401	Asphalt - Major Overlay	28	7	\$171,250	\$6,116	5.3105%
402	Asphalt - Surface Application	4	0	\$13,300	\$3,325	2.8871%
403	Concrete Drive Materials - Partial Replace	4	0	\$18,975	\$4,744	4.1189%
601	Concrete Flatwork - Partial Replace	4	0	\$21,025	\$5,256	4.5639%
607	Unit Decks - Replace	25	13	\$157,250	\$6,290	5.4615%
608	Pool Deck - Replace	50	0	\$31,950	\$639	0.5548%
801	Monuments - Rebuild	25	9	\$11,250	\$450	0.3907%
803	Mailboxes - Replace	25	17	\$31,200	\$1,248	1.0836%
805	Entrance Signs - Replace	15	7	\$2,550	\$170	0.1476%
1001	Wood Fencing - Replace	6	0	\$5,850	\$975	0.8466%
1002	Aluminum Fencing - Replace	30	20	\$17,500	\$583	0.5065%
1005	Block Wall - Major Repairs	12	6	\$14,000	\$1,167	1.0130%
1008	Composite Fencing - Replace	25	17	\$135,750	\$5,430	4.7148%
1101	Fiberglass Pool - Reline	25	0	\$13,500	\$540	0.4689%
1105	Pool Heater - Replace	15	10	\$5,500	\$367	0.3184%
1108	Pool Filter - Replace	18	9	\$2,300	\$128	0.1109%
1113	Pool Cover - Replace	12	3	\$4,400	\$367	0.3184%
1121	Pool Furniture - Replace	5	0	\$1,675	\$335	0.2909%
1126	Skimmers - Replace	25	0	\$7,875	\$315	0.2735%
1602	Exterior Wall Mount - Replace	20	6	\$46,000	\$2,300	1.9971%
1604	Pole Lights - Replace	27	6	\$30,800	\$1,141	0.9905%
1612	LED Wall Paks - Replace	15	11	\$4,900	\$327	0.2836%
1701	Irrigation System - Major Repairs	5	1	\$9,375	\$1,875	1.6280%
1801	Groundcover - Replenish	3	0	\$9,250	\$3,083	2.6772%
1804	Tree - Replacement/Major Maintenance	4	1	\$8,750	\$2,188	1.8994%
1904	Storage Shed - Replace	25	18	\$4,300	\$172	0.1493%
2001	Sewer System	1	0	\$8,500	\$8,500	7.3804%

Significant Components Graph For Innsbruck in Aurora COA, Inc.



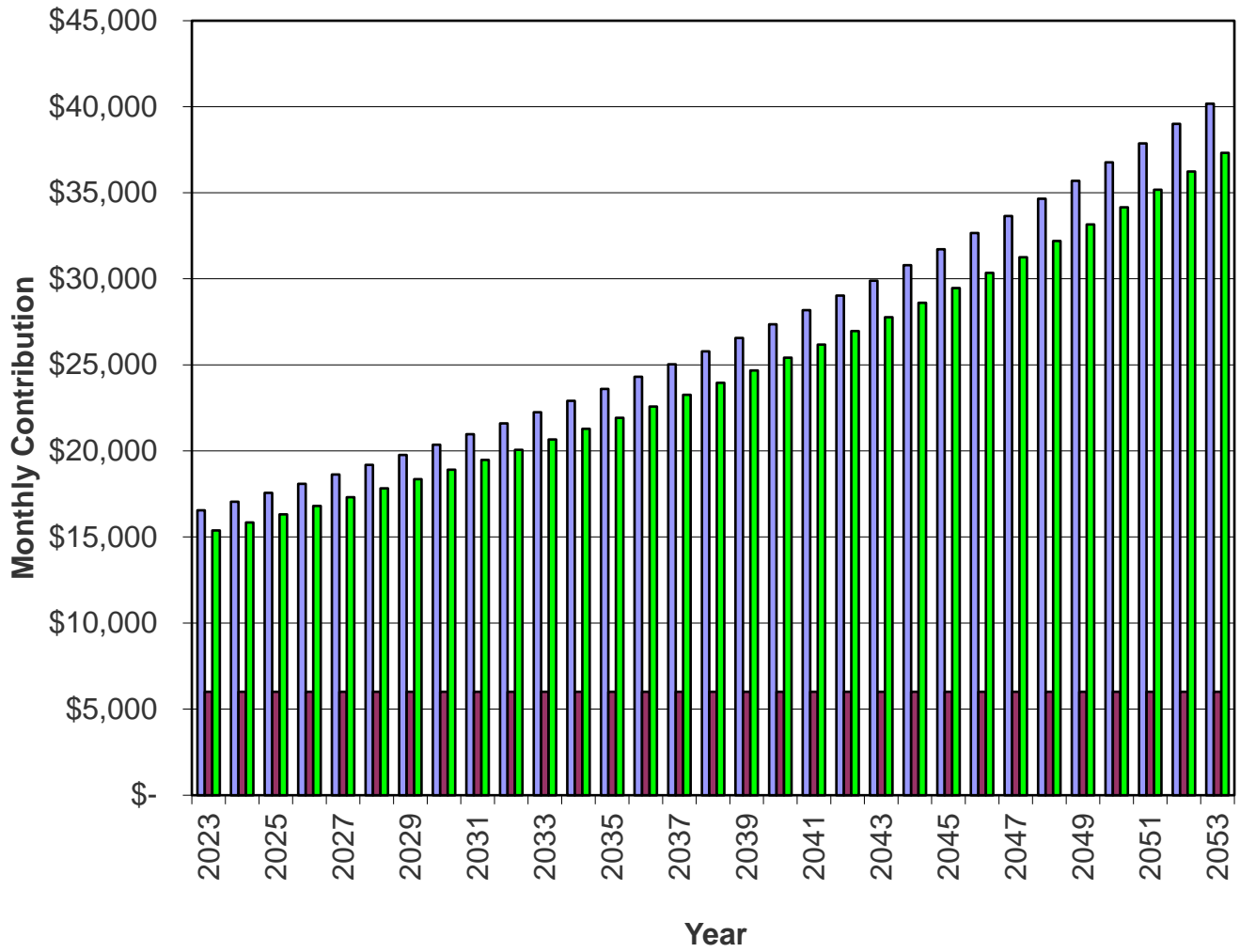
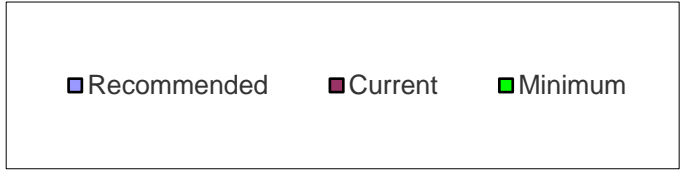
Asset ID	Asset Name	UL	RUL	Average Curr. Cost	Significance: (Curr Cost/UL)	
					As \$	As %
105	Comp Shingle Roof - Replace	20	5	\$660,825	\$33,041	29%
2001	Sewer System	1	0	\$8,500	\$8,500	7%
204	Building Ext Surfaces - Repair/Repaint	10	8	\$67,500	\$6,750	6%
607	Unit Decks - Replace	25	13	\$157,250	\$6,290	5%
All Other	See Expanded Table on Page 4 For Additional Breakdown				\$60,588	53%

Yearly Summary For Innsbruck in Aurora COA, Inc.

Fiscal Year Start	Fully Funded Balance	Starting Reserve Balance	Percent Funded	Annual Reserve Contribs	Additional Funding Req'd	Interest Income	Reserve Expenses
2023	\$1,108,597	\$218,844	20%	\$198,600	\$0	\$2,523	\$133,975
2024	\$1,136,107	\$285,992	25%	\$204,558	\$0	\$3,761	\$27,757
2025	\$1,280,623	\$466,555	36%	\$210,695	\$0	\$5,699	\$9,238
2026	\$1,455,905	\$673,710	46%	\$217,016	\$0	\$7,732	\$25,096
2027	\$1,627,651	\$873,362	54%	\$223,526	\$0	\$9,530	\$72,995
2028	\$1,762,542	\$1,033,423	59%	\$230,232	\$0	\$6,618	\$979,536
2029	\$964,124	\$290,737	30%	\$237,139	\$0	\$3,314	\$158,887
2030	\$993,583	\$372,302	37%	\$244,253	\$0	\$3,363	\$319,236
2031	\$863,681	\$300,683	35%	\$251,581	\$0	\$3,378	\$180,388
2032	\$879,836	\$375,254	43%	\$259,128	\$0	\$4,368	\$140,059
2033	\$945,839	\$498,690	53%	\$266,902	\$0	\$6,215	\$26,913
2034	\$1,140,024	\$744,895	65%	\$274,909	\$0	\$8,683	\$35,999
2035	\$1,340,725	\$992,487	74%	\$283,156	\$0	\$10,756	\$126,718
2036	\$1,463,447	\$1,159,682	79%	\$291,651	\$0	\$11,609	\$299,767
2037	\$1,419,390	\$1,163,174	82%	\$300,400	\$0	\$13,118	\$15,222
2038	\$1,678,865	\$1,461,470	87%	\$309,412	\$0	\$15,993	\$48,355
2039	\$1,923,965	\$1,738,520	90%	\$318,695	\$0	\$18,370	\$138,530
2040	\$2,095,000	\$1,937,055	92%	\$328,256	\$0	\$18,658	\$487,885
2041	\$1,919,033	\$1,796,083	94%	\$338,103	\$0	\$18,579	\$231,412
2042	\$2,013,315	\$1,921,353	95%	\$348,246	\$0	\$20,334	\$142,786
2043	\$2,214,790	\$2,147,147	97%	\$358,694	\$0	\$22,413	\$190,924
2044	\$2,385,896	\$2,337,330	98%	\$369,455	\$0	\$24,905	\$85,978
2045	\$2,685,411	\$2,645,711	99%	\$380,538	\$0	\$28,351	\$27,608
2046	\$3,070,736	\$3,026,992	99%	\$391,954	\$0	\$32,267	\$22,140
2047	\$3,490,887	\$3,429,074	98%	\$403,713	\$0	\$35,427	\$208,810
2048	\$3,747,581	\$3,659,403	98%	\$415,824	\$0	\$27,158	\$2,327,938
2049	\$1,819,849	\$1,774,447	98%	\$428,299	\$0	\$18,958	\$202,959
2050	\$2,039,924	\$2,018,745	99%	\$441,148	\$0	\$21,249	\$248,272
2051	\$2,237,172	\$2,232,870	100%	\$454,382	\$0	\$22,631	\$414,695
2052	\$2,285,006	\$2,295,189	100%	\$468,014	\$0	\$24,174	\$245,750

Reserve Contributions For Innsbruck in Aurora COA, Inc.

Reserve Contributions



Component Funding Information For Innsbruck in Aurora COA, Inc.

ID	Component Name	Ave Current Cost	Ideal Balance	Current Fund Balance	Monthly
105	Comp Shingle Roof - Replace	\$660,825	\$495,619	\$67,507	\$4,748.07
120	Gutters/Downspouts - Replace	\$113,675	\$85,256	\$0	\$816.76
204	Building Ext Surfaces - Repair/Repaint (Ph 1)	\$56,250	\$16,875	\$0	\$808.32
204	Building Ext Surfaces - Repair/Repaint (Ph 2)	\$67,500	\$13,500	\$0	\$969.98
204	Building Ext Surfaces - Repair/Repaint (Ph 3)	\$56,250	\$5,625	\$0	\$808.32
207	Aluminum Fencing - Repaint	\$2,075	\$2,075	\$2,075	\$59.64
401	Asphalt - Major Overlay	\$171,250	\$128,438	\$0	\$878.89
402	Asphalt - Surface Application	\$13,300	\$13,300	\$13,300	\$477.81
403	Concrete Drive Materials - Partial Replace	\$18,975	\$18,975	\$18,975	\$681.68
601	Concrete Flatwork - Partial Replace	\$21,025	\$21,025	\$21,025	\$755.33
607	Unit Decks - Replace	\$157,250	\$75,480	\$0	\$903.88
608	Pool Deck - Replace	\$31,950	\$31,950	\$31,950	\$91.83
801	Monuments - Rebuild	\$11,250	\$7,200	\$0	\$64.67
803	Mailboxes - Replace	\$31,200	\$9,984	\$0	\$179.34
805	Entrance Signs - Replace	\$2,550	\$1,360	\$0	\$24.43
1001	Wood Fencing - Replace	\$5,850	\$5,850	\$5,850	\$140.11
1002	Aluminum Fencing - Replace	\$17,500	\$5,833	\$0	\$83.83
1005	Block Wall - Major Repairs	\$14,000	\$7,000	\$0	\$167.65
1008	Composite Fencing - Replace	\$135,750	\$43,440	\$0	\$780.30
1101	Fiberglass Pool - Reline	\$13,500	\$13,500	\$13,500	\$77.60
1105	Pool Heater - Replace	\$5,500	\$1,833	\$0	\$52.69
1108	Pool Filter - Replace	\$2,300	\$1,150	\$0	\$18.36
1113	Pool Cover - Replace	\$4,400	\$3,300	\$3,300	\$52.69
1121	Pool Furniture - Replace	\$1,675	\$1,675	\$1,675	\$48.14
1126	Skimmers - Replace	\$7,875	\$7,875	\$7,875	\$45.27
1602	Exterior Wall Mount - Replace	\$46,000	\$32,200	\$0	\$330.51
1604	Pole Lights - Replace	\$30,800	\$23,956	\$0	\$163.93
1612	LED Wall Paks - Replace	\$4,900	\$1,307	\$0	\$46.94
1701	Irrigation System - Major Repairs	\$9,375	\$7,500	\$7,500	\$269.44
1801	Groundcover - Replenish	\$9,250	\$9,250	\$9,250	\$443.08
1804	Tree - Replacement/Major Maintenance	\$8,750	\$6,563	\$6,563	\$314.35
1904	Storage Shed - Replace	\$4,300	\$1,204	\$0	\$24.72
2001	Sewer System	\$8,500	\$8,500	\$8,500	\$1,221.46

Yearly Cash Flow For Innsbruck in Aurora COA, Inc.

Year	2023	2024	2025	2026	2027
Starting Balance	\$218,844	\$285,992	\$466,555	\$673,710	\$873,362
<i>Reserve Income</i>	\$198,600	\$204,558	\$210,695	\$217,016	\$223,526
<i>Interest Earnings</i>	\$2,523	\$3,761	\$5,699	\$7,732	\$9,530
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$419,967	\$494,311	\$682,948	\$898,458	\$1,106,418
Reserve Expenditures	\$133,975	\$27,757	\$9,238	\$25,096	\$72,995
Ending Balance	\$285,992	\$466,555	\$673,710	\$873,362	\$1,033,423

Year	2028	2029	2030	2031	2032
Starting Balance	\$1,033,423	\$290,737	\$372,302	\$300,683	\$375,254
<i>Reserve Income</i>	\$230,232	\$237,139	\$244,253	\$251,581	\$259,128
<i>Interest Earnings</i>	\$6,618	\$3,314	\$3,363	\$3,378	\$4,368
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$1,270,273	\$531,189	\$619,919	\$555,641	\$638,749
Reserve Expenditures	\$979,536	\$158,887	\$319,236	\$180,388	\$140,059
Ending Balance	\$290,737	\$372,302	\$300,683	\$375,254	\$498,690

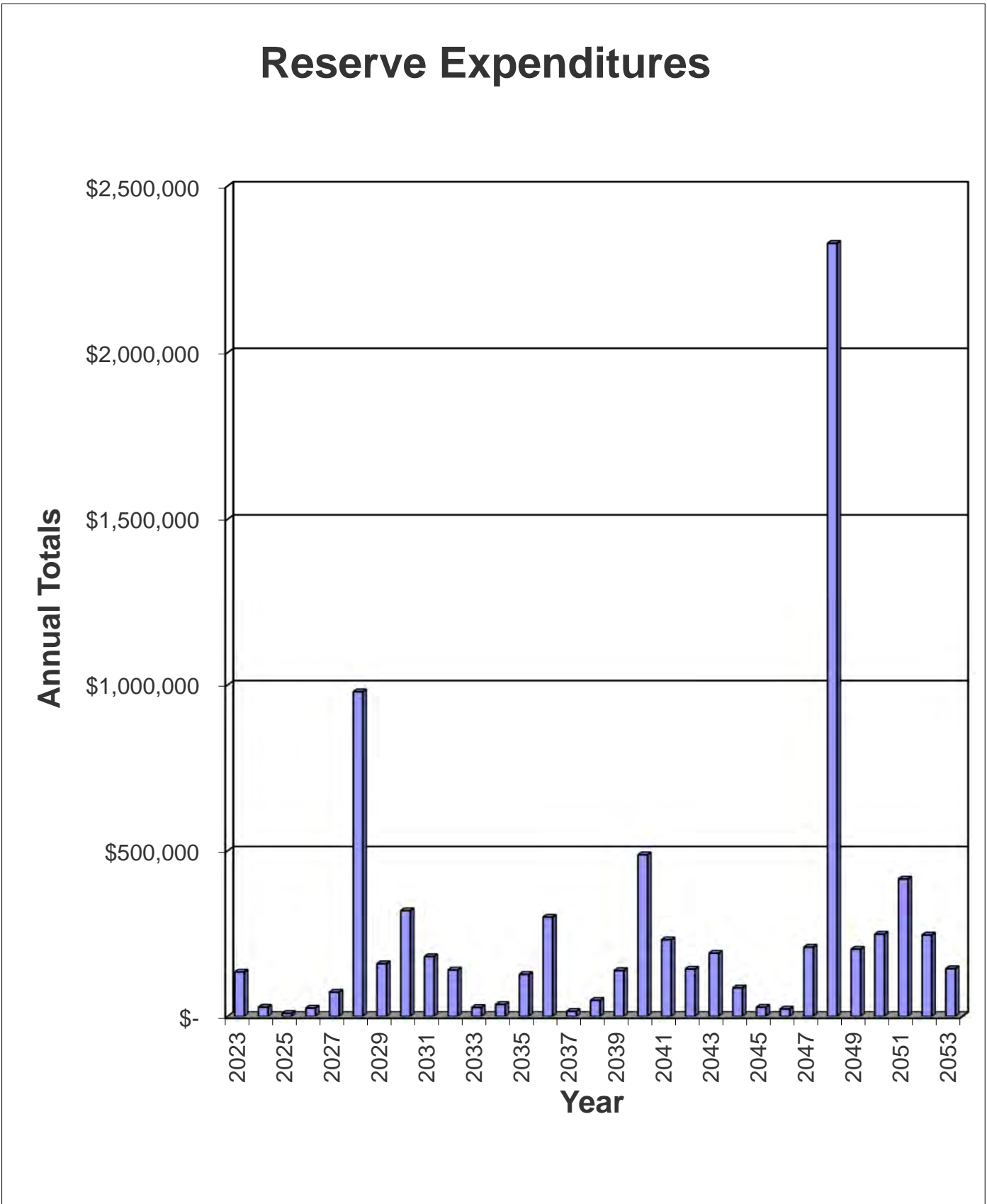
Year	2033	2034	2035	2036	2037
Starting Balance	\$498,690	\$744,895	\$992,487	\$1,159,682	\$1,163,174
<i>Reserve Income</i>	\$266,902	\$274,909	\$283,156	\$291,651	\$300,400
<i>Interest Earnings</i>	\$6,215	\$8,683	\$10,756	\$11,609	\$13,118
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$771,808	\$1,028,487	\$1,286,400	\$1,462,942	\$1,476,692
Reserve Expenditures	\$26,913	\$35,999	\$126,718	\$299,767	\$15,222
Ending Balance	\$744,895	\$992,487	\$1,159,682	\$1,163,174	\$1,461,470

Year	2038	2039	2040	2041	2042
Starting Balance	\$1,461,470	\$1,738,520	\$1,937,055	\$1,796,083	\$1,921,353
<i>Reserve Income</i>	\$309,412	\$318,695	\$328,256	\$338,103	\$348,246
<i>Interest Earnings</i>	\$15,993	\$18,370	\$18,658	\$18,579	\$20,334
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$1,786,875	\$2,075,585	\$2,283,968	\$2,152,765	\$2,289,933
Reserve Expenditures	\$48,355	\$138,530	\$487,885	\$231,412	\$142,786
Ending Balance	\$1,738,520	\$1,937,055	\$1,796,083	\$1,921,353	\$2,147,147

Year	2043	2044	2045	2046	2047
Starting Balance	\$2,147,147	\$2,337,330	\$2,645,711	\$3,026,992	\$3,429,074
<i>Reserve Income</i>	\$358,694	\$369,455	\$380,538	\$391,954	\$403,713
<i>Interest Earnings</i>	\$22,413	\$24,905	\$28,351	\$32,267	\$35,427
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$2,528,254	\$2,731,689	\$3,054,600	\$3,451,213	\$3,868,214
Reserve Expenditures	\$190,924	\$85,978	\$27,608	\$22,140	\$208,810
Ending Balance	\$2,337,330	\$2,645,711	\$3,026,992	\$3,429,074	\$3,659,403

Year	2048	2049	2050	2051	2052
Starting Balance	\$3,659,403	\$1,774,447	\$2,018,745	\$2,232,870	\$2,295,189
<i>Reserve Income</i>	\$415,824	\$428,299	\$441,148	\$454,382	\$468,014
<i>Interest Earnings</i>	\$27,158	\$18,958	\$21,249	\$22,631	\$24,174
<i>Additional Funding Req'd</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$4,102,385	\$2,221,704	\$2,481,142	\$2,709,883	\$2,787,377
Reserve Expenditures	\$2,327,938	\$202,959	\$248,272	\$414,695	\$245,750
Ending Balance	\$1,774,447	\$2,018,745	\$2,232,870	\$2,295,189	\$2,541,627

Yearly Expenditures Graph For Innsbruck in Aurora COA, Inc.



Projected Reserve Expenditures For Innsbruck in Aurora COA, Inc.

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
2023	207	Aluminum Fencing - Repaint	\$2,075	
	402	Asphalt - Surface Application	\$13,300	
	403	Concrete Drive Materials - Partial Replace	\$18,975	
	601	Concrete Flatwork - Partial Replace	\$21,025	
	608	Pool Deck - Replace	\$31,950	
	1001	Wood Fencing - Replace	\$5,850	
	1101	Fiberglass Pool - Reline	\$13,500	
	1121	Pool Furniture - Replace	\$1,675	
	1126	Skimmers - Replace	\$7,875	
	1801	Groundcover - Replenish	\$9,250	
	2001	Sewer System	\$8,500	\$133,975
2024	1701	Irrigation System - Major Repairs	\$9,773	
	1804	Tree - Replacement/Major Maintenance	\$9,122	
	2001	Sewer System	\$8,861	\$27,757
2025	2001	Sewer System	\$9,238	\$9,238
2026	1113	Pool Cover - Replace	\$4,985	
	1801	Groundcover - Replenish	\$10,480	
	2001	Sewer System	\$9,630	\$25,096
2027	402	Asphalt - Surface Application	\$15,709	
	403	Concrete Drive Materials - Partial Replace	\$22,412	
	601	Concrete Flatwork - Partial Replace	\$24,834	
	2001	Sewer System	\$10,040	\$72,995
2028	105	Comp Shingle Roof - Replace	\$813,705	
	120	Gutters/Downspouts - Replace	\$139,973	
	207	Aluminum Fencing - Repaint	\$2,555	
	1121	Pool Furniture - Replace	\$2,063	
	1804	Tree - Replacement/Major Maintenance	\$10,774	
	2001	Sewer System	\$10,466	\$979,536
2029	1001	Wood Fencing - Replace	\$7,510	
	1005	Block Wall - Major Repairs	\$17,972	
	1602	Exterior Wall Mount - Replace	\$59,049	
	1604	Pole Lights - Replace	\$39,537	
	1701	Irrigation System - Major Repairs	\$12,034	
	1801	Groundcover - Replenish	\$11,874	
	2001	Sewer System	\$10,911	\$158,887
2030	204	Building Ext Surfaces - Repair/Repaint (Ph 1)	\$75,276	
	401	Asphalt - Major Overlay	\$229,173	
	805	Entrance Signs - Replace	\$3,412	
	2001	Sewer System	\$11,375	\$319,236
2031	204	Building Ext Surfaces - Repair/Repaint (Ph 2)	\$94,170	
	402	Asphalt - Surface Application	\$18,555	
	403	Concrete Drive Materials - Partial Replace	\$26,472	
	601	Concrete Flatwork - Partial Replace	\$29,332	
	2001	Sewer System	\$11,858	\$180,388
2032	204	Building Ext Surfaces - Repair/Repaint (Ph 3)	\$81,810	
	801	Monuments - Rebuild	\$16,362	
	1108	Pool Filter - Replace	\$3,345	
	1801	Groundcover - Replenish	\$13,453	
	1804	Tree - Replacement/Major Maintenance	\$12,726	
	2001	Sewer System	\$12,362	\$140,059
2033	207	Aluminum Fencing - Repaint	\$3,146	
	1105	Pool Heater - Replace	\$8,339	
	1121	Pool Furniture - Replace	\$2,540	

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
	2001	Sewer System	\$12,888	\$26,913
2034	1612	LED Wall Paks - Replace	\$7,745	
	1701	Irrigation System - Major Repairs	\$14,819	
	2001	Sewer System	\$13,436	\$35,999
2035	402	Asphalt - Surface Application	\$21,916	
	403	Concrete Drive Materials - Partial Replace	\$31,268	
	601	Concrete Flatwork - Partial Replace	\$34,646	
	1001	Wood Fencing - Replace	\$9,640	
	1801	Groundcover - Replenish	\$15,242	
	2001	Sewer System	\$14,007	\$126,718
2036	607	Unit Decks - Replace	\$270,134	
	1804	Tree - Replacement/Major Maintenance	\$15,031	
	2001	Sewer System	\$14,602	\$299,767
2037	2001	Sewer System	\$15,222	\$15,222
2038	207	Aluminum Fencing - Repaint	\$3,874	
	1113	Pool Cover - Replace	\$8,215	
	1121	Pool Furniture - Replace	\$3,127	
	1801	Groundcover - Replenish	\$17,270	
	2001	Sewer System	\$15,869	\$48,355
2039	402	Asphalt - Surface Application	\$25,886	
	403	Concrete Drive Materials - Partial Replace	\$36,932	
	601	Concrete Flatwork - Partial Replace	\$40,922	
	1701	Irrigation System - Major Repairs	\$18,247	
	2001	Sewer System	\$16,544	\$138,530
2040	204	Building Ext Surfaces - Repair/Repaint (Ph 1)	\$114,134	
	803	Mailboxes - Replace	\$63,306	
	1008	Composite Fencing - Replace	\$275,444	
	1804	Tree - Replacement/Major Maintenance	\$17,754	
	2001	Sewer System	\$17,247	\$487,885
2041	204	Building Ext Surfaces - Repair/Repaint (Ph 2)	\$142,782	
	1001	Wood Fencing - Replace	\$12,374	
	1005	Block Wall - Major Repairs	\$29,614	
	1801	Groundcover - Replenish	\$19,566	
	1904	Storage Shed - Replace	\$9,096	
	2001	Sewer System	\$17,980	\$231,412
2042	204	Building Ext Surfaces - Repair/Repaint (Ph 3)	\$124,042	
	2001	Sewer System	\$18,744	\$142,786
2043	207	Aluminum Fencing - Repaint	\$4,770	
	402	Asphalt - Surface Application	\$30,575	
	403	Concrete Drive Materials - Partial Replace	\$43,622	
	601	Concrete Flatwork - Partial Replace	\$48,335	
	1002	Aluminum Fencing - Replace	\$40,231	
	1121	Pool Furniture - Replace	\$3,851	
	2001	Sewer System	\$19,541	\$190,924
2044	1701	Irrigation System - Major Repairs	\$22,468	
	1801	Groundcover - Replenish	\$22,169	
	1804	Tree - Replacement/Major Maintenance	\$20,970	
	2001	Sewer System	\$20,371	\$85,978
2045	805	Entrance Signs - Replace	\$6,371	
	2001	Sewer System	\$21,237	\$27,608
2046	2001	Sewer System	\$22,140	\$22,140
2047	402	Asphalt - Surface Application	\$36,114	
	403	Concrete Drive Materials - Partial Replace	\$51,524	
	601	Concrete Flatwork - Partial Replace	\$57,090	
	1001	Wood Fencing - Replace	\$15,885	

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
	1801	Groundcover - Replenish	\$25,117	
	2001	Sewer System	\$23,080	\$208,810
2048	105	Comp Shingle Roof - Replace	\$1,870,631	
	120	Gutters/Downspouts - Replace	\$321,786	
	207	Aluminum Fencing - Repaint	\$5,874	
	1101	Fiberglass Pool - Reline	\$38,215	
	1105	Pool Heater - Replace	\$15,569	
	1121	Pool Furniture - Replace	\$4,742	
	1126	Skimmers - Replace	\$22,292	
	1804	Tree - Replacement/Major Maintenance	\$24,769	
	2001	Sewer System	\$24,061	\$2,327,938
2049	1602	Exterior Wall Mount - Replace	\$135,749	
	1612	LED Wall Paks - Replace	\$14,460	
	1701	Irrigation System - Major Repairs	\$27,666	
	2001	Sewer System	\$25,084	\$202,959
2050	204	Building Ext Surfaces - Repair/Repaint (Ph 1)	\$173,052	
	1108	Pool Filter - Replace	\$7,076	
	1113	Pool Cover - Replace	\$13,537	
	1801	Groundcover - Replenish	\$28,457	
	2001	Sewer System	\$26,150	\$248,272
2051	204	Building Ext Surfaces - Repair/Repaint (Ph 2)	\$216,488	
	402	Asphalt - Surface Application	\$42,656	
	403	Concrete Drive Materials - Partial Replace	\$60,857	
	601	Concrete Flatwork - Partial Replace	\$67,432	
	2001	Sewer System	\$27,261	\$414,695
2052	204	Building Ext Surfaces - Repair/Repaint (Ph 3)	\$188,074	
	1804	Tree - Replacement/Major Maintenance	\$29,256	
	2001	Sewer System	\$28,420	\$245,750
2053	207	Aluminum Fencing - Repaint	\$7,233	
	1001	Wood Fencing - Replace	\$20,391	
	1005	Block Wall - Major Repairs	\$48,799	
	1121	Pool Furniture - Replace	\$5,838	
	1801	Groundcover - Replenish	\$32,242	
	2001	Sewer System	\$29,628	\$144,131

Glossary of Commonly used Words and Phrases (provided by the National Reserve Study Standards of the Community Associations Institute)

Asset or Component – 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.

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 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. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

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 expense over time is presented. The Financial Analysis is one of the two parts of the Reserve Study.

Component Full Funding – When the actual (or projected) cumulative Reserve balance for all components is equal to the Fully Funded Balance.

Fully Fund Balance (aka – Ideal Balance) – An indicator against which 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. This number is calculated for each component, and then summed together for an association total.

$$\text{FFB} = \text{Replacement Cost} \times \text{Effective Age} / \text{Useful Life}$$

Fund Status – The status of the Reserve Fund as compared to an established benchmark, such as percent funding.

Funding Goals – Independent of 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. Depending on the threshold, this may be more or less conservative than the “Component Fully Funding” method.

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 Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

Life and Valuation Estimates – The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

Percent Funded – The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual* (or *projected*) Reserve Balance to the accrued *Fund Balance*, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the Component Inventory, 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 initial year have “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 in which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. This is based upon information provided and is not audited.

Reserve Provider – An individual that prepares Reserve Studies. Also known as **Aspen Reserve Specialties**.

Reserve Study – A budget-planning tool that 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. Special Assessments are often regulated by governing documents or local statutes.

Surplus – An actual (or projected) Reserve Balance that is greater than the Fully Funded Balance.

Useful Life (UL) – Also known as “Life Expectancy”, or “Depreciable Life”. 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 or installation.

