

Reserve Analysis Report

Spinnaker Run

12516 Cornell Ave
Aurora, CO 80014

Level I Study with Site Inspection

Fiscal Year End Date: December 31, 2021



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Sections of This Report

Section

1 Preface

Written description of a reserve study and the figures in the report

Includes glossary, preparer qualifications, and calculation description

2-7 Executive Summary

Summarizes key findings of the report. Includes development description and lists the projected balance and percent funded. Summarizes the funding plans

Includes funding plans bar graph

2-8 Percent Funded

Describes percent funded calculation and funding levels

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2-9 30 Year Projections

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2-10 Category Significance

Includes category percentage column charts for fully funded balance and annual depreciation

2-11 Theoretical 30 Year Funding Plan

Lists details of each of the 3 funding plans (current, recommended, and threshold) over the next 30 years

Charts of the figures in this table are located in the 30 year projections

2-12 Future Percent Funded

Includes table and chart of percent funded for various levels of funding over the next 15 years

3 Component Summary & Component Significance

Lists all components included in the study in table form

Shows Depreciation and Fully Funded Balance Significance including quick glance graph

These figures are the basis for all other calculations in the study

4 Annual Expenses by Component

Lists all projected expenses for each component over the next 30 years in table form

5 Component Details

Lists details of each individual component

Includes notes and pictures of selected components if site inspection was conducted

Preface

A reserve study is a detailed report that assists common interest developments (CID) in planning for long-term common area repair and replacement expenses. These common areas differ for every development. They can include streets, roofs, recreational facilities and many other items.

A reserve study estimates the costs of common area repairs and replacements over a 30 year period. Each component is given a useful life, remaining life, and estimated cost. A reserve study then calculates the funds necessary to cover these expenses by creating funding plans.

The Big Picture - What are the significant figures to look at in the report?

- **The Component List** – What are our reserve components and when will they need maintenance

Every reserve study must start with a list of the components. The component summary contains the list of all the components, their useful and remaining lives, and their estimated costs. These numbers are the building blocks for most of the figures in the study.

- **Percent Funded** - What is our current financial standing

Probably the most important number in a reserve study is percent funded. It's almost like a credit score for an association. It tells them the current strength of their reserve fund.

Over 70% = Well Funded Between 30-70% = Fairly Funded Below 30% = Poorly Funded

The lower your percent funded the higher the risk of a special assessment. A low percent funded also increases the likelihood of deferred maintenance which can cause declining property values.

- **Funding Plans** - How much do we need to save for the future

The next important part of the study is the theoretical 30 year funding plans. The study contains 3 funding plans. It projects what the percent funded will be over the next 30 years if the CID follows each of these plans.

Current Funding Plan – This plan is based on what the association is currently contributing to its reserve fund. This information is supplied by the board or management

Recommended Funding Plan – This is McCaffery's recommendation, if a CID follows the recommended plan they should end up well funded and near the 100% funded level.

5% Threshold Funding Plan - The threshold funding plan is a 30 year cash flow plan that calculates the minimum amount a CID should contribute so their reserve balance won't fall below 5% funded and cause the need for a special assessment. The percent funded will at some point fall into poorly funded levels but will never drop below 5%. If a CID has a funding plan that is below this threshold plan they should also plan on a future special assessment and/or a deferred maintenance. (Following this plan does carry higher risk of a special assessment if a component fails early or costs more than expected)

Why Should a Reserve Study be performed?

Certain states, such as California, require that reserve studies be completed and updated annually and that the board of directors inform owners of the reserve status with their annual budget. In addition, the board of directors of a common interest development (CID) has a legal and fiduciary duty to maintain the community in a good state of repair. Property Values are directly affected by the level of maintenance and upkeep of the common area components. Reserve studies create a maintenance plan, which keeps a development in good condition, therefore increasing property appreciation and value. The amount of funds in the reserve account also greatly affects property values. Reserve studies inform CID's how much they should have in their reserve account, which eliminates costly special assessments. Over time each member of a CID should contribute their fair share to the reserve account so when expenses arise the required funds are available. Reserve Studies help board members fulfill their fiduciary duty and also help avoid litigation against an association.

Where do Component Repair/Replacement Cost Estimates Come From?

The most accurate cost source is actual bids from contractors or to look at contracts from when the repair/replacement was last performed. In most cases bids or contracts are not available so unit costs for similar work done in the same local area are used. In addition, it is helpful to talk to local vendors who have knowledge of the work and can help with a cost estimate. A third source is to use construction cost estimators such as RS Means. Many times the entire quantity of a component will not need to be replaced or repaired all at once. An example of this is concrete sidewalks. All sidewalks should never have to be replaced, but some sections may experience cracking. In this case an allowance can be created for their partial replacement.

The cost source number for each component is provided in the component summary and details. An explanation of each follows:

1. **Local Historical Cost** – Cost based on bids for similar work done in same area.
2. **McCaffery Estimate** – Estimate or Allowance made by McCaffery Staff Member.
3. **Board/Manager Direction** – Cost estimate provided by board member or property manager.
4. **Bid/Contract** – Bid came from actual bid or contract.
5. **Cost Manual** – Cost came from estimating manual.
6. **Previous Study** – Cost came from previous reserve study.

Glossary of Terms:

Contingency – An allowance for miscellaneous components, unpredictable expenses and/or costs that were higher than expected. (5% of total current cost unless directed otherwise)

Current Budgeted Reserve Assessment – Amount currently being deposited into reserve account. Provided by Property Manager or Board Member.

Depreciation This Year – Amount that should be saved for component during current year. Provided for each component and summed for all components. If the association is 100% funded this is the amount they should contribute to the reserve fund annually. $= (\text{Total Current Cost} / \text{Normal Useful Life})$

Depreciation Percent – A component's percentage of the total depreciation of all components. $= (\text{Component Depreciation} / \text{Total Depreciation of all components})$

Fully Funded Balance – The total depreciation over the life of the component. In other words, the amount that should have been saved during the life of the component. Provided for each component and summed for all components $= ((\text{Useful Life} - \text{Remaining Life}) * \text{Depreciation This Year})$

Full Funded Balance Percent – A component's percentage of the total fully funded balance of all components. $= (\text{Component FFB} / \text{Total FFB of all Components})$

Monthly Contribution – The amount that should be allocated to each component using the recommended funding plan. $= ((\text{Component Depreciation} / \text{Total Depreciation}) * \text{Recommended Monthly Funding})$

Life Remaining Percent – The percentage of life that a component has remaining $= (\text{Remaining Live} / \text{Useful Life})$

Normal Useful Life – Typical useable life for a component.

Percent Funded – The percentage of the fully funded balance that the CID has in reserve fund. $(\text{Projected Balance} / \text{Fully Funded Balance})$

Projected Balance – Projected balance at fiscal year end with current funding plan. Calculated using current reserve balance, remaining contributions to reserves before year-end, and planned expenses before year-end. Supplied by board or management.

Recommended Reserve Contribution – Recommended amount that the CID should allocate into reserves to offset future expenses.

Remaining Life – Expected remaining useable life of component. (0 year remaining life means the component will be serviced in the upcoming fiscal year)

Replacement Year – Year that component is projected to be replaced or repaired.

Total Cost – Total cost to replace or repair component in today’s dollars. $=(\text{Quantity} \times \text{Unit Cost})$

Total Future Cost - Current cost adjusted to future cost taking into account inflation and replacement year. $=(\text{Current Cost} * (1 + \text{inflation rate})^{(\text{Replacement Year} - \text{Present Year})})$

Threshold Reserve Contribution – Reserve contribution that should be allocated into reserves to keep reserve balance above a minimum amount during the next 30 years. (Minimum amount is 5% funded unless otherwise noted)

Under Funded – Amount association is short of fully funded balance; also known as a deficit. $=(\text{Fully Funded Balance} - \text{Projected Balance})$

Unit Cost – Cost per Unit.

Unit of Measure – Unit used to measure component. (Explanations shown below)

SF – Square Feet

SY – Square Yard

LF – Linear Feet

Each – Per Single Unit

Lump Sum - Total cost for component

Allowance – Allowance for component repair or replacement

Contract – Cost obtained from actual contract or bid

Useful Life – Time in years component is expected to last.

What Procedures were used for calculation and establishment of reserves?

In this study the fully funded reserve balance for a component at a given time was computed using the component method. Using the component method the fully funded reserve balance equals the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component.

For example if the cost of a boiler is \$10,000, the useful life is 10 years and the remaining life is 3 years. The recommended reserve balance would be:

$$\$10,000 \times ((10-3)/10) = \$7,000.$$

Preparer Qualifications

Brian McCaffery, President and founder of McCaffery Reserve Consulting, earned his Bachelor of Science Degree in Architectural Engineering from the University of Colorado in Boulder. His degree program included coursework in Building Exterior, Lighting, Electrical Systems, Heating Ventilating and Air Conditioning, Concrete and Steel Design, Civil Engineering, Structural Engineering, and Estimating. He has worked in the Building Construction/Architectural Engineering industry for 11 years and has been performing reserve studies for the past 9 years. During his professional career, Brian has worked for multiple companies that perform reserve studies. He has performed over 3,000 reserve studies throughout the state of California and the United States. Brian is a certified Reserve Specialist, designated by the Community Associations Institute (CAI). The Reserve Specialist designation is awarded to experienced, qualified reserve specialists, who through years of specialized experience, can help ensure that your community association prepares its reserve budget as accurately as possible. Brian also has a permit to perform reserve studies in the state of Nevada (Reserve study permit #9).

McCaffery understands that most homeowners, board members, and property managers can have a difficult time understanding all the numbers in a reserve study. That is why we make it a priority to make our report easy for anyone to understand. The layout of this report is set up with graphs, explanations and figures to make it easy to follow. If you read though the full report you should have a good understanding of the numbers and calculations. We strive to make sure our studies are second to none in the industry. The important figures are summarized in the executive summary and the supporting graphs and figures give a full explanation of how the findings were derived. Further descriptions are provided in the descriptions section.

For more useful information on reserve studies please visit:

www.mccafferyreserveconsulting.com

For a quick video that highlights the main sections please see:

<http://www.mccafferyreserveconsulting.com/sample-reserve-study>

Or scan QR code below with a smart phone



One Page Description of how we come up with the Numbers in this Report

The numbers in this report start with the components listed in the component summary.

1. Every component is given a useful life, remaining life, and an estimated cost

We will use a boiler as an example. This boiler is expected to last 10 years and has been in use for 7 years. The estimated cost is \$10,000.

Component	Useful Life	Remaining Life	Cost
Boiler	10	3	\$10,000

2. The fully funded balance is calculated

Fully Funded Balance = (Useful life-Remaining Life)/Useful Life * Cost

$$(10-3)/10 * \$10,000 = \$7,000$$

The fully funded balance is then summed for all components and this is the total fully funded balance for the development.

3. Fully Funded Balance is then compared to the actual projected year-end balance that the development has saved for reserves

This is called the percent funded. For our example let's say the development had \$5,000 saved for their boiler. Their percent funded would be:

$$\text{Percent Funded} = \text{Projected Year End Reserve Balance}/\text{Fully Funded Balance}$$
$$\$5,000/\$7,000 = 71\%$$

4. Next expenses are projected for each component for the next 30 years using the useful and remaining lives

This information is shown in the annual expenses by component section. Inflation is included in these figures.

5. Using the projected expenses for the next 30 years the funding plans are created

Funding plans are created so that the development has enough money to offset their projected expenses for the next 30 years.

We try to create funding plans that have a uniform contribution over a 30 year period with a slight increase over time for inflation.

Executive Summary

Spinnaker Run

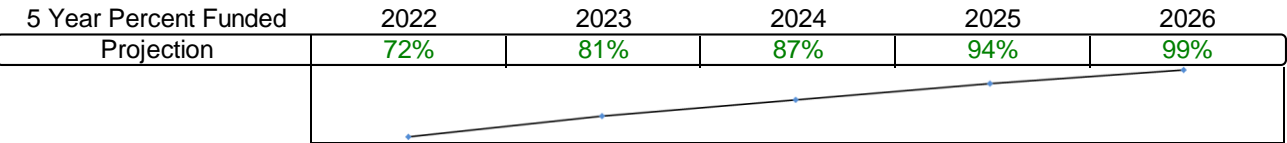
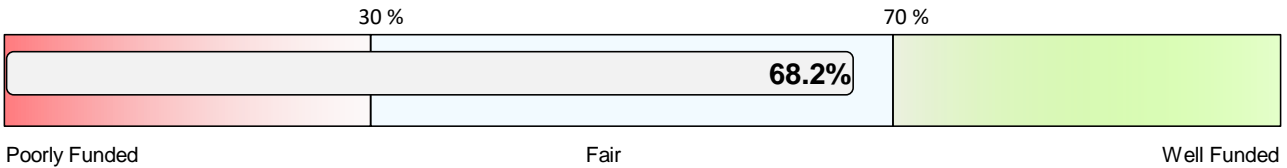
This is a Homeowners Association with 192 Condominium Units.

The common area components include: asphalt, pool, and building exterior.

A Full Study with an on-site inspection was performed on May 26th, 2021

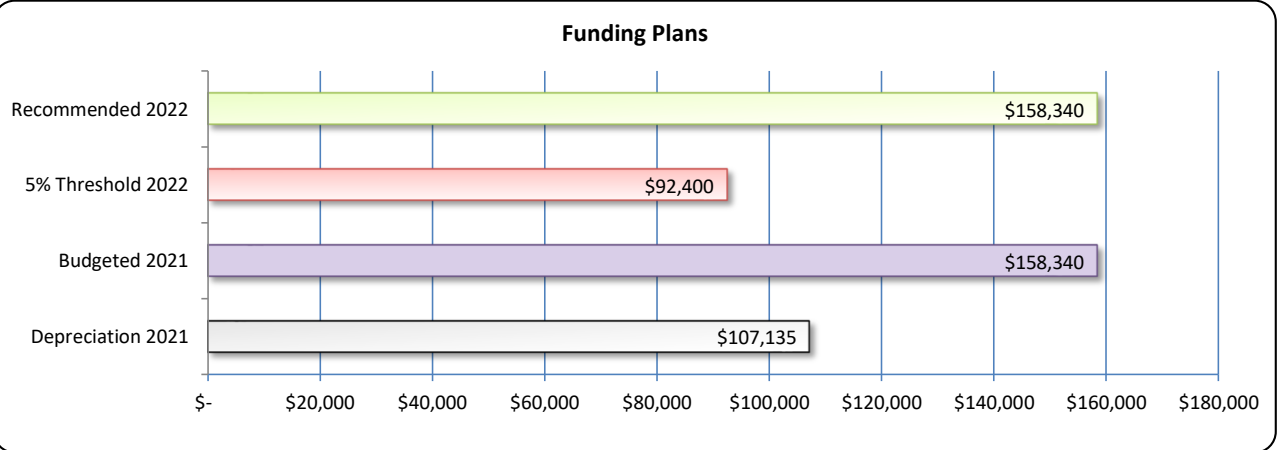
Reserve Fund Balance at Fiscal Year End

Fully Funded Reserve Balance	\$ 789,112
Projected Balance December 31, 2021	\$ 538,236
Under Funded (Deficiency in Reserve Funding)	\$ 250,876
Deficiency in Reserve Funding Per Unit	\$ 1,306.65
Percent Funded	68.2%



Funding Plans

	Annually	Monthly	Per Unit Monthly
Depreciation of Components in 2021	\$ 107,135	\$ 8,928	\$ 46.50
Budgeted Reserve Contribution 2021	\$ 158,340	\$ 13,195	\$ 68.72
5% Threshold Reserve Contribution for 2022	\$ 92,400	\$ 7,700	\$ 40.10
Recommended Reserve Contribution for 2022	\$ 158,340	\$ 13,195	\$ 68.72



Percent Funded

Percent Funded is probably the most important number in a reserve study

Your current percent funded is:

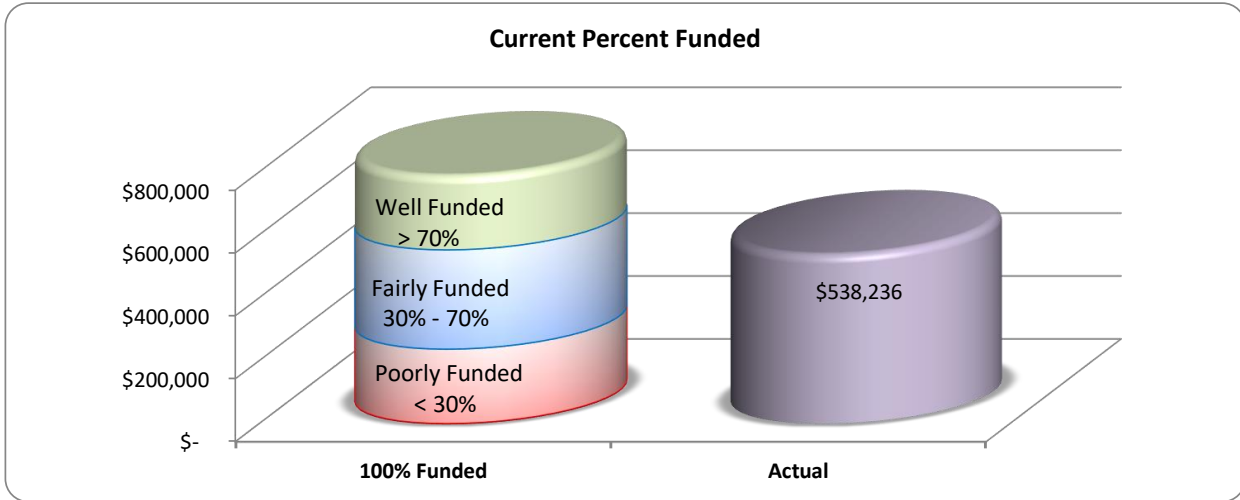
Year End Balance	\$	538,236	=	68%
Fully Funded Balance	\$	789,112		

Above 70% = Well Funded

Between 30% and 70% = Fairly Funded

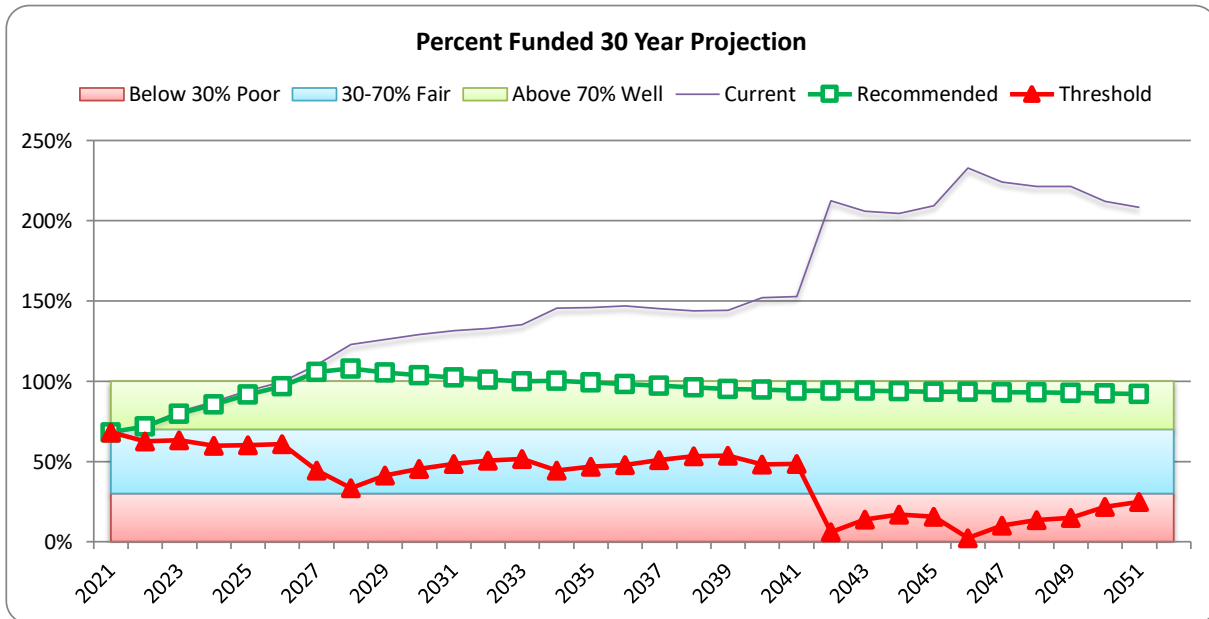
Below 30% = Poorly Funded

The higher your percent funded, the lower the risk of special assessments and deferred maintenance.



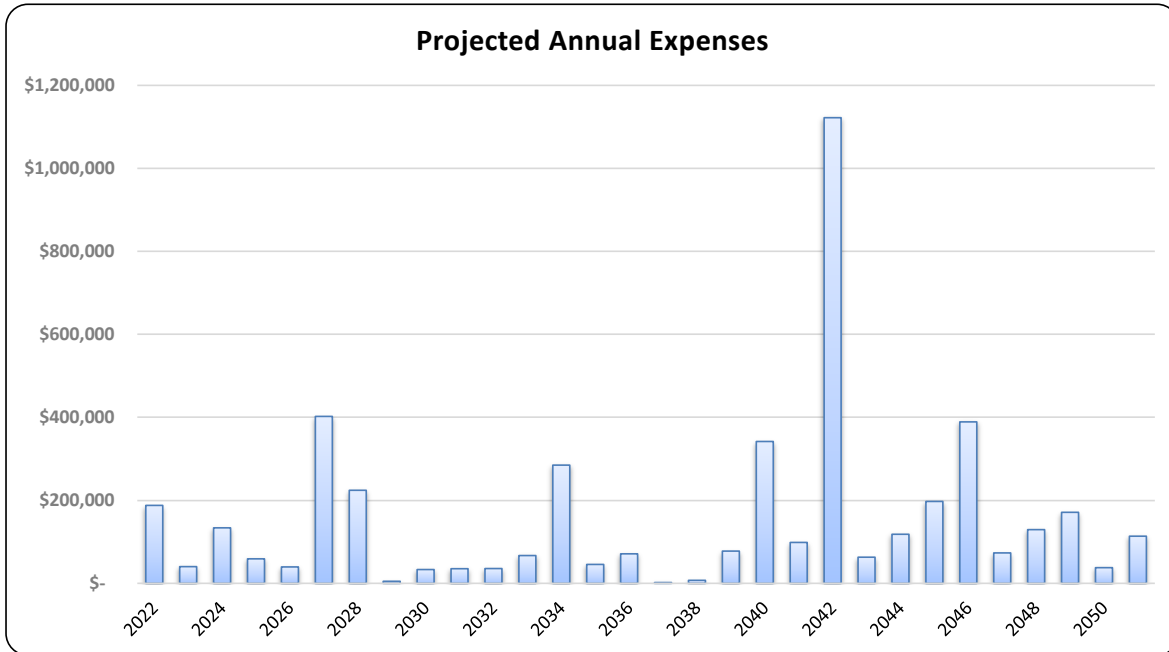
If you follow one of the 3 funding plans in this reserve study this is what your percent funded may look like over the next 30 years. Anytime the Current line drops below 0% a special assessment is likely.

	Annually	Monthly	Per Unit Monthly
Current Reserve Contribution 2021	\$ 158,340	\$ 13,195	\$ 68.72
5% Threshold Reserve Contribution for 2022	\$ 92,400	\$ 7,700	\$ 40.10
Recommended Reserve Contribution for 2022	\$ 158,340	\$ 13,195	\$ 68.72

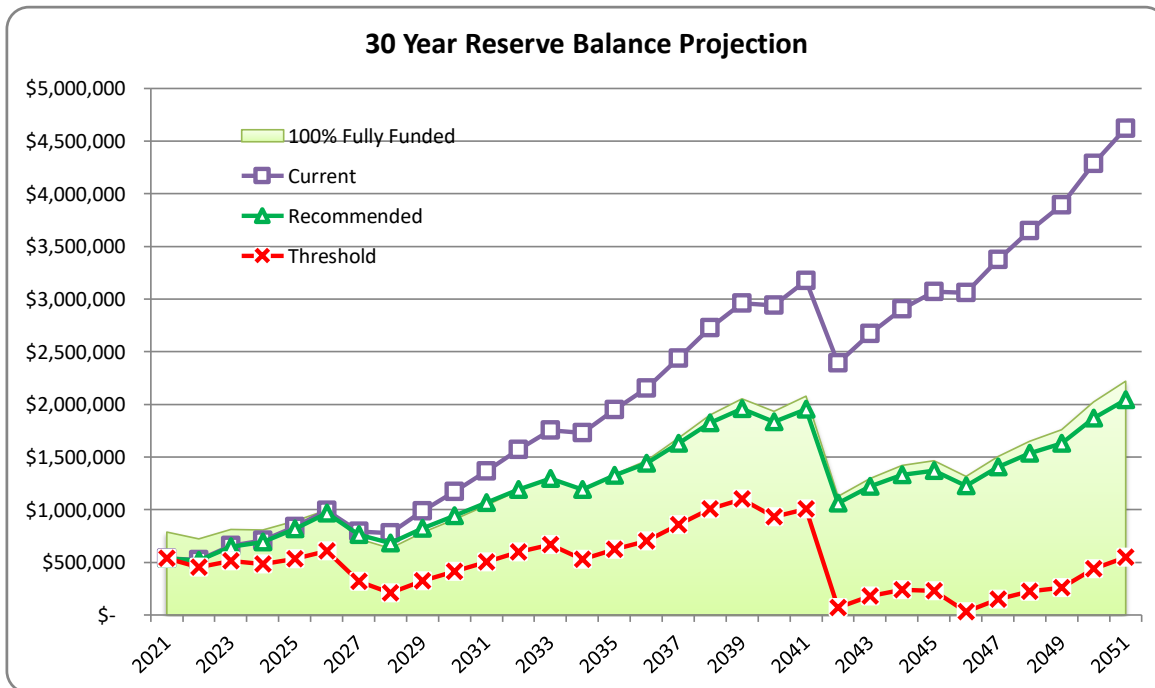


30 Year Projections

Reserve expenses will vary from year to year. A reserve study predicts these expenses and offsets them by creating a uniform funding plan that increases slightly over time to keep up with inflation.



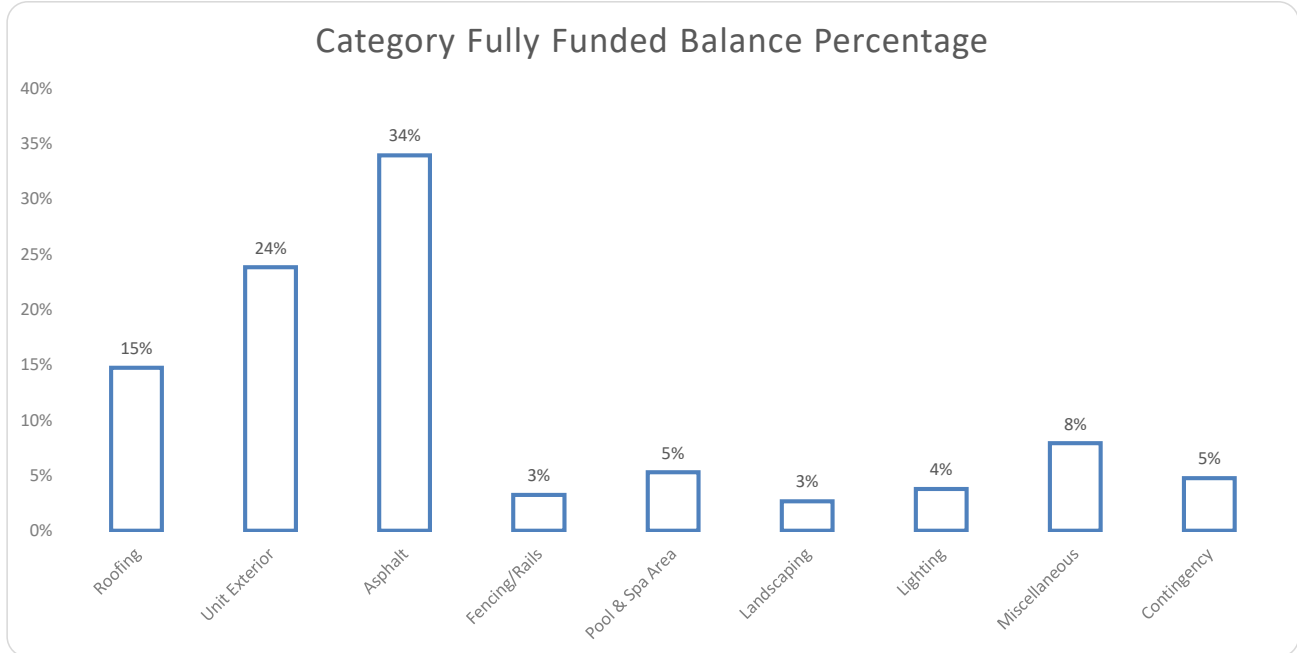
The green 100% funded shaded area shows the ideal balance over the next 30 years. It increases over time due to inflation and depreciation of your components. The 100% funded area will drop after years with large expenses. The recommend funding plan will keep you well funded. The threshold plan will approach \$0 dollars, following this plan has a higher risk of special assessments or deferred maintenance.



Category Significance

This chart breaks down the total fully funded balance for each category

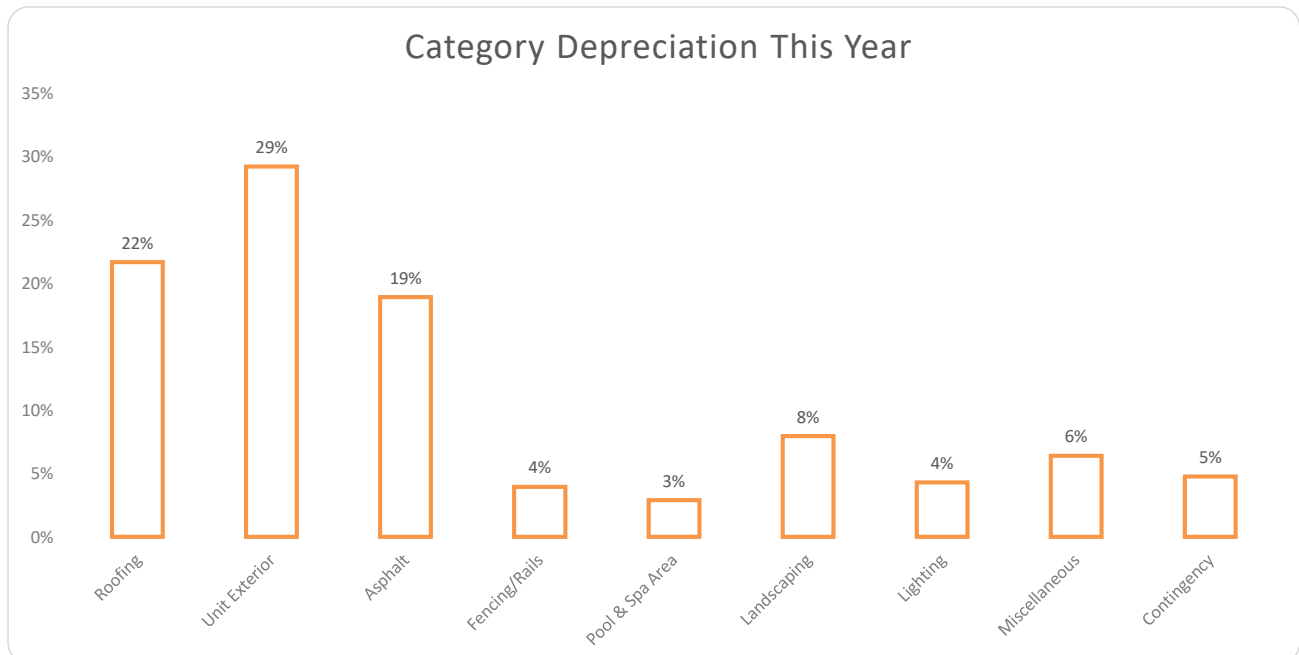
Roofing	Fully Funded Balance	\$	116,060	=	15%
Total	Fully Funded Balance	\$	789,112		



This chart breaks down the total annual depreciation for each category

Roofing	Annual Depreciation	\$	23,212	=	22%
Total	Annual Depreciation	\$	107,135		

This chart may differ from the chart above because it does not account for remaining life



Theoretical 30 Year Funding Plans

Spinnaker Run

Above 70% = Well Funded (Low Risk of Special Assessment)
 Between 30% and 70% = Fairly Funded
 Below 30% = Poorly Funded (Higher Risk of Special Assessment)

Before Tax Interest Rate	1.5%
Annual Inflation Rate	3.0%
Annual Funding Increase	3.0%

Year End	Annual Expenses	Fully Funded Balance	Current Funding Plan			Recommended Funding Plan			5% Threshold Funding Plan		
			Contribution	Balance	% Funded	Contribution	Balance	% Funded	Contribution	Balance	% Funded
2021	\$ -	\$ 789,112	\$ 158,340	\$ 538,236	68%	\$ -	\$ 538,236	68%	\$ -	\$ 538,236	68%
2022	\$ 187,800	\$ 720,029	\$ 163,090	\$ 521,600	72%	\$ 158,340	\$ 516,850	72%	\$ 92,400	\$ 450,910	63%
2023	\$ 40,222	\$ 811,790	\$ 167,983	\$ 657,185	81%	\$ 163,090	\$ 647,471	80%	\$ 95,172	\$ 512,624	63%
2024	\$ 133,716	\$ 808,600	\$ 173,022	\$ 706,349	87%	\$ 167,983	\$ 691,450	86%	\$ 98,027	\$ 484,624	60%
2025	\$ 59,007	\$ 889,623	\$ 178,213	\$ 836,151	94%	\$ 173,022	\$ 815,837	92%	\$ 100,968	\$ 533,854	60%
2026	\$ 39,505	\$ 997,786	\$ 183,559	\$ 992,747	99%	\$ 178,213	\$ 966,782	97%	\$ 103,997	\$ 606,354	61%
2027	\$ 402,268	\$ 720,592	\$ 189,066	\$ 794,436	110%	\$ 183,559	\$ 762,575	106%	\$ 107,117	\$ 320,298	44%
2028	\$ 224,243	\$ 631,454	\$ 194,738	\$ 776,848	123%	\$ 131,763	\$ 681,534	108%	\$ 110,330	\$ 211,190	33%
2029	\$ 4,919	\$ 780,793	\$ 200,580	\$ 984,162	126%	\$ 135,716	\$ 822,553	105%	\$ 113,640	\$ 323,079	41%
2030	\$ 33,189	\$ 908,109	\$ 206,598	\$ 1,172,332	129%	\$ 139,787	\$ 941,489	104%	\$ 117,050	\$ 411,785	45%
2031	\$ 35,229	\$ 1,041,233	\$ 212,796	\$ 1,367,484	131%	\$ 143,981	\$ 1,064,364	102%	\$ 120,561	\$ 503,294	48%
2032	\$ 35,614	\$ 1,182,254	\$ 219,180	\$ 1,571,562	133%	\$ 148,300	\$ 1,193,015	101%	\$ 124,178	\$ 599,407	51%
2033	\$ 66,928	\$ 1,298,089	\$ 225,755	\$ 1,753,963	135%	\$ 152,749	\$ 1,296,732	100%	\$ 127,903	\$ 669,374	52%
2034	\$ 284,867	\$ 1,186,280	\$ 232,528	\$ 1,727,933	146%	\$ 157,332	\$ 1,188,648	100%	\$ 131,740	\$ 526,288	44%
2035	\$ 45,525	\$ 1,334,685	\$ 239,503	\$ 1,947,831	146%	\$ 162,052	\$ 1,323,005	99%	\$ 135,693	\$ 624,350	47%
2036	\$ 71,092	\$ 1,464,753	\$ 246,689	\$ 2,152,645	147%	\$ 166,913	\$ 1,438,671	98%	\$ 139,763	\$ 702,387	48%
2037	\$ 1,870	\$ 1,678,594	\$ 254,089	\$ 2,437,155	145%	\$ 171,921	\$ 1,630,303	97%	\$ 143,956	\$ 855,009	51%
2038	\$ 7,221	\$ 1,898,221	\$ 261,712	\$ 2,728,203	144%	\$ 177,078	\$ 1,824,614	96%	\$ 148,275	\$ 1,008,888	53%
2039	\$ 77,684	\$ 2,053,543	\$ 269,563	\$ 2,961,005	144%	\$ 182,391	\$ 1,956,690	95%	\$ 152,723	\$ 1,099,061	54%
2040	\$ 341,849	\$ 1,933,302	\$ 277,650	\$ 2,941,222	152%	\$ 187,862	\$ 1,832,054	95%	\$ 157,305	\$ 931,003	48%
2041	\$ 98,547	\$ 2,078,221	\$ 285,980	\$ 3,172,773	153%	\$ 193,498	\$ 1,954,486	94%	\$ 162,024	\$ 1,008,445	49%
2042	\$ 1,122,137	\$ 1,126,280	\$ 294,559	\$ 2,392,786	212%	\$ 199,303	\$ 1,060,970	94%	\$ 166,885	\$ 68,320	6%
2043	\$ 62,971	\$ 1,297,247	\$ 303,396	\$ 2,669,103	206%	\$ 205,282	\$ 1,219,196	94%	\$ 171,891	\$ 178,265	14%
2044	\$ 118,224	\$ 1,419,747	\$ 312,498	\$ 2,903,414	205%	\$ 211,441	\$ 1,330,701	94%	\$ 177,048	\$ 239,763	17%
2045	\$ 197,359	\$ 1,466,680	\$ 321,873	\$ 3,071,479	209%	\$ 217,784	\$ 1,371,087	93%	\$ 182,359	\$ 228,360	16%
2046	\$ 389,077	\$ 1,314,211	\$ 331,529	\$ 3,060,003	233%	\$ 224,317	\$ 1,226,893	93%	\$ 187,830	\$ 30,539	2%
2047	\$ 73,282	\$ 1,505,429	\$ 341,475	\$ 3,374,096	224%	\$ 231,047	\$ 1,403,062	93%	\$ 193,465	\$ 151,180	10%
2048	\$ 129,395	\$ 1,648,630	\$ 351,719	\$ 3,647,030	221%	\$ 237,978	\$ 1,532,690	93%	\$ 199,269	\$ 223,321	14%
2049	\$ 171,128	\$ 1,758,131	\$ 362,270	\$ 3,892,878	221%	\$ 245,118	\$ 1,629,670	93%	\$ 205,247	\$ 260,790	15%
2050	\$ 37,751	\$ 2,022,519	\$ 373,139	\$ 4,286,659	212%	\$ 252,471	\$ 1,868,836	92%	\$ 211,405	\$ 438,355	22%
2051	\$ 113,586	\$ 2,220,396	\$ 384,333	\$ 4,621,705	208%	\$ 260,045	\$ 2,043,327	92%	\$ 217,747	\$ 549,091	25%

Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Future Percent Funded

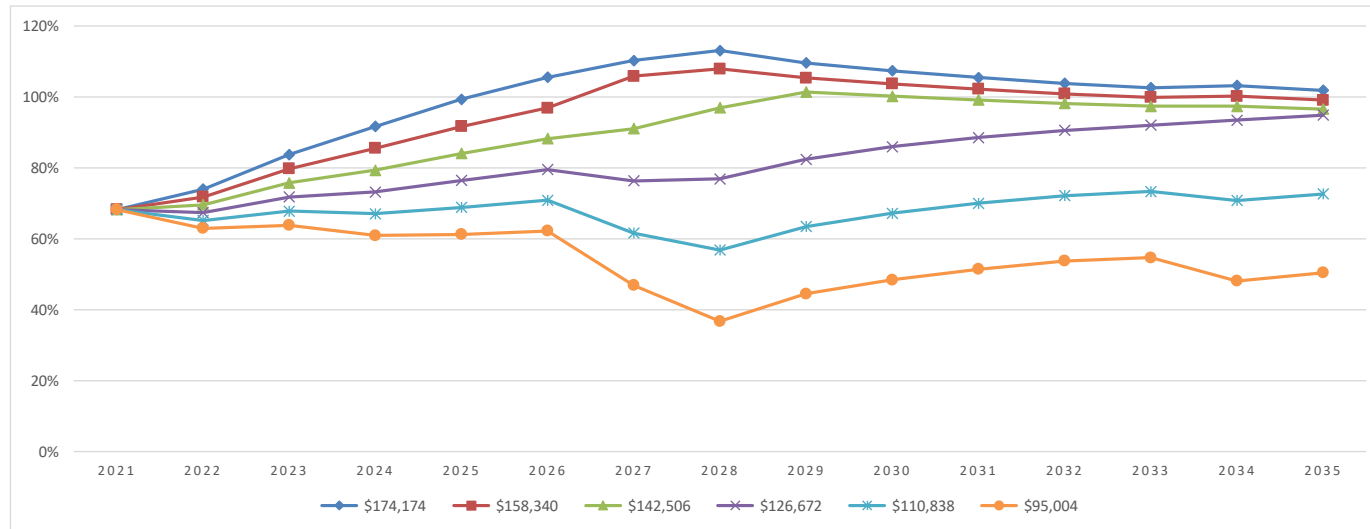
This table and chart shows where your percent funded will be over the next 15 years starting with different levels of funding. Keep in mind all figures assume a 3% annual increase in funding to keep up with inflation.

Above 70% = Well Funded
(Low Risk of Special Assessment)

Between 30% and 70% = Fairly Funded

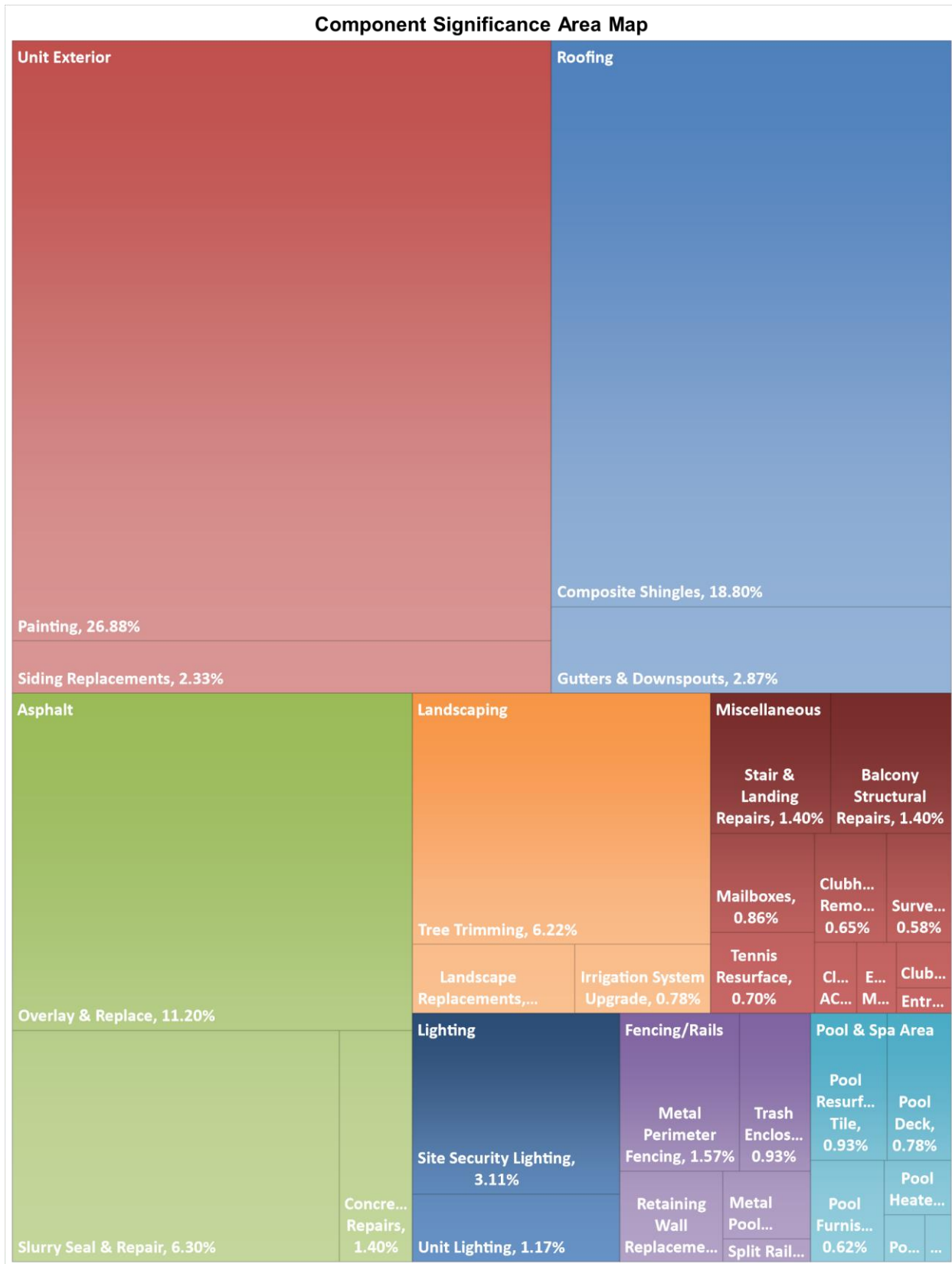
Below 30% = Poorly Funded
(Higher Risk of Special Assessment)

Funding Plan	Reserve Contribution	Percent Funded														
	2022	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
110% Recommended	\$ 174,174	68%	74%	84%	92%	99%	106%	110%	113%	110%	107%	106%	104%	103%	103%	102%
Recommended	\$ 158,340	68%	72%	80%	86%	92%	97%	106%	108%	105%	104%	102%	101%	100%	100%	99%
90% Recommended	\$ 142,506	68%	70%	76%	79%	84%	88%	91%	97%	101%	100%	99%	98%	97%	97%	97%
80% Recommended	\$ 126,672	68%	67%	72%	73%	76%	80%	76%	77%	82%	86%	89%	91%	92%	93%	95%
70% Recommended	\$ 110,838	68%	65%	68%	67%	69%	71%	62%	57%	63%	67%	70%	72%	73%	71%	73%
60% Recommended	\$ 95,004	68%	63%	64%	61%	61%	62%	47%	37%	44%	48%	51%	54%	55%	48%	50%



Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Components are mapped below according to their percent of the total annual depreciation and are color coded by category



Component Summary
Spinnaker Run

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Roofing							
Composite Shingles	95000	SF	25	20	\$ 5.30	\$ 503,500	1
Gutters & Downspouts	192	Each	25	20	\$ 400	\$ 76,800	1
						\$ 580,300	
Unit Exterior							
Painting	192	Each	6	0	\$ 900	\$ 172,800	1
Siding Replacements	1	Allowance	6	0	\$ 15,000	\$ 15,000	1
						\$ 187,800	
Asphalt							
Slurry Seal & Repair	150000	SF	4	1	\$ 0.18	\$ 27,000	1
Overlay & Replace	150000	SF	25	5	\$ 2.00	\$ 300,000	1
Concrete Repairs	1	Allowance	8	3	\$ 12,000	\$ 12,000	1
						\$ 339,000	
Fencing/Rails							
Split Rail Fencing	200	LF	20	4	\$ 18.00	\$ 3,600	1
Metal Pool Fencing	220	LF	25	19	\$ 60.00	\$ 13,200	1
Metal Perimeter Fencing	700	LF	25	22	\$ 60.00	\$ 42,000	1
Retaining Wall Replacements	1	Allowance	6	2	\$ 5,000	\$ 5,000	1
Trash Enclosures	1	Allowance	15	4	\$ 15,000	\$ 15,000	1
						\$ 78,800	
Pool & Spa Area							
Pool Resurface/Tile	1	Allowance	12	2	\$ 12,000	\$ 12,000	1
Pool Heater	1	Each	10	1	\$ 3,250	\$ 3,250	1
Pool Filter	1	Each	10	1	\$ 1,100	\$ 1,100	1
Pool Pump/Motor	1	Each	7	1	\$ 1,200	\$ 1,200	1
Pool Deck	1	Allowance	30	2	\$ 25,000	\$ 25,000	1
Pool Furnishings	1	Allowance	6	1	\$ 4,000	\$ 4,000	1
						\$ 46,550	
Landscaping							
Irrigation System Upgrade	1	Allowance	12	2	\$ 10,000	\$ 10,000	1
Landscape Replacements	1	Allowance	8	2	\$ 8,000	\$ 8,000	1
Tree Trimming	1	Allowance	3	2	\$ 20,000	\$ 20,000	1
						\$ 38,000	
Lighting							
Site Security Lighting	1	Allowance	24	23	\$ 80,000	\$ 80,000	1
Unit Lighting	1	Allowance	24	3	\$ 30,000	\$ 30,000	1
						\$ 110,000	
Miscellaneous							
Mailboxes	192	Each	25	2	\$ 120	\$ 23,040	1
Stair & Landing Repairs	1	Allowance	8	4	\$ 12,000	\$ 12,000	1
Surveillance	1	Allowance	8	2	\$ 5,000	\$ 5,000	1
Entry Monument	1	Allowance	20	1	\$ 2,500	\$ 2,500	1
Clubhouse Remodel	1	Allowance	20	2	\$ 14,000	\$ 14,000	1
Clubhouse AC	1	Each	15	10	\$ 4,000	\$ 4,000	1
Clubhouse Furnace	1	Each	18	2	\$ 4,000	\$ 4,000	1
Entry Monument	2	Each	20	10	\$ 2,500	\$ 5,000	1
Tennis Resurface	1	Allowance	6	4	\$ 4,500	\$ 4,500	1
Balcony Structural Repairs	1	Allowance	8	3	\$ 12,000	\$ 12,000	1
Balcony Floorboards and Railings		Unit Owner Responsibility					3
						\$ 86,040	
Contingency							
5%							1

TOTALS

\$ 1,466,490

Notes: Any other items not listed are included in operating budget.

Component Significance

This table makes it easy to see what components are the most significant

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
Roofing							
Composite Shingles	\$ 100,700	12.76%		\$ 20,140	18.80%		\$2,480.48
Gutters & Downspouts	\$ 15,360	1.95%		\$ 3,072	2.87%		\$ 378.35
	\$ 116,060	14.71%		\$ 23,212	21.67%		\$2,858.84
Unit Exterior							
Painting	\$ 172,800	21.90%		\$ 28,800	26.88%		\$3,547.07
Siding Replacements	\$ 15,000	1.90%		\$ 2,500	2.33%		\$ 307.91
	\$ 187,800	23.80%		\$ 31,300	29.22%		\$3,854.97
Asphalt							
Slurry Seal & Repair	\$ 20,250	2.57%		\$ 6,750	6.30%		\$ 831.34
Overlay & Replace	\$ 240,000	30.41%		\$ 12,000	11.20%		\$1,477.94
Concrete Repairs	\$ 7,500	0.95%		\$ 1,500	1.40%		\$ 184.74
	\$ 267,750	33.93%		\$ 20,250	18.90%		\$2,494.03
Fencing/Rails							
Split Rail Fencing	\$ 2,880	0.36%		\$ 180	0.17%		\$ 22.17
Metal Pool Fencing	\$ 3,168	0.40%		\$ 528	0.49%		\$ 65.03
Metal Perimeter Fencing	\$ 5,040	0.64%		\$ 1,680	1.57%		\$ 206.91
Retaining Wall Replacements	\$ 3,333	0.42%		\$ 833	0.78%		\$ 102.64
Trash Enclosures	\$ 11,000	1.39%		\$ 1,000	0.93%		\$ 123.16
	\$ 25,421	3.22%		\$ 4,221	3.94%		\$ 519.91
Pool & Spa Area							
Pool Resurface/Tile	\$ 10,000	1.27%		\$ 1,000	0.93%		\$ 123.16
Pool Heater	\$ 2,925	0.37%		\$ 325	0.30%		\$ 40.03
Pool Filter	\$ 990	0.13%		\$ 110	0.10%		\$ 13.55
Pool Pump/Motor	\$ 1,029	0.13%		\$ 171	0.16%		\$ 21.11
Pool Deck	\$ 23,333	2.96%		\$ 833	0.78%		\$ 102.64
Pool Furnishings	\$ 3,333	0.42%		\$ 667	0.62%		\$ 82.11
	\$ 41,610	5.27%		\$ 3,106	2.90%		\$ 382.59
Landscaping							
Irrigation System Upgrade	\$ 8,333	1.06%		\$ 833	0.78%		\$ 102.64
Landscape Replacements	\$ 6,000	0.76%		\$ 1,000	0.93%		\$ 123.16
Tree Trimming	\$ 6,667	0.84%		\$ 6,667	6.22%		\$ 821.08
	\$ 21,000	2.66%		\$ 8,500	7.93%		\$1,046.88
Lighting							
Site Security Lighting	\$ 3,333	0.42%		\$ 3,333	3.11%		\$ 410.54
Unit Lighting	\$ 26,250	3.33%		\$ 1,250	1.17%		\$ 153.95
	\$ 29,583	3.75%		\$ 4,583	4.28%		\$ 564.49
Miscellaneous							
Mailboxes	\$ 21,197	2.69%		\$ 922	0.86%		\$ 113.51
Stair & Landing Repairs	\$ 6,000	0.76%		\$ 1,500	1.40%		\$ 184.74
Surveillance	\$ 3,750	0.48%		\$ 625	0.58%		\$ 76.98
Entry Monument	\$ 2,375	0.30%		\$ 125	0.12%		\$ 15.40
Clubhouse Remodel	\$ 12,600	1.60%		\$ 700	0.65%		\$ 86.21
Clubhouse AC	\$ 1,333	0.17%		\$ 267	0.25%		\$ 32.84
Clubhouse Furnace	\$ 3,556	0.45%		\$ 222	0.21%		\$ 27.37
Entry Monument	\$ 2,500	0.32%		\$ 250	0.23%		\$ 30.79
Tennis Resurface	\$ 1,500	0.19%		\$ 750	0.70%		\$ 92.37
Balcony Structural Repairs	\$ 7,500	0.95%		\$ 1,500	1.40%		\$ 184.74
Balcony Floorboards and Railings							
	\$ 62,311	7.90%		\$ 6,860	6.40%		\$ 844.95
Contingency							
5%	\$ 37,577	4.76%		\$ 5,102	4.76%		\$ 628.33
	\$ 789,112	100.00%	100%	\$ 107,135	100%	100%	\$ 13,195

Annual Expenses by Component

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Roofing										
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exterior										
Painting	\$ 172,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206,332	\$ -	\$ -	\$ -
Siding Replacements	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,911	\$ -	\$ -	\$ -
Asphalt										
Slurry Seal & Repair	\$ -	\$ 27,810	\$ -	\$ -	\$ -	\$ 31,300	\$ -	\$ -	\$ -	\$ 35,229
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347,782	\$ -	\$ -	\$ -	\$ -
Concrete Repairs	\$ -	\$ -	\$ -	\$ 13,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing/Rails										
Split Rail Fencing	\$ -	\$ -	\$ -	\$ -	\$ 4,052	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Pool Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Perimeter Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Wall Replacements	\$ -	\$ -	\$ 5,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,334	\$ -
Trash Enclosures	\$ -	\$ -	\$ -	\$ -	\$ 16,883	\$ -	\$ -	\$ -	\$ -	\$ -
Pool & Spa Area										
Pool Resurface/Tile	\$ -	\$ -	\$ 12,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Heater	\$ -	\$ 3,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Filter	\$ -	\$ 1,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Pump/Motor	\$ -	\$ 1,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,520	\$ -
Pool Deck	\$ -	\$ -	\$ 26,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furnishings	\$ -	\$ 4,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,919	\$ -	\$ -
Landscaping										
Irrigation System Upgrade	\$ -	\$ -	\$ 10,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacements	\$ -	\$ -	\$ 8,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Trimming	\$ -	\$ -	\$ 21,218	\$ -	\$ -	\$ 23,185	\$ -	\$ -	\$ 25,335	\$ -

Annual Expenses by Component

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Lighting										
Site Security Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Lighting	\$ -	\$ -	\$ -	\$ 32,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous										
Mailboxes	\$ -	\$ -	\$ 24,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stair & Landing Repairs	\$ -	\$ -	\$ -	\$ -	\$ 13,506	\$ -	\$ -	\$ -	\$ -	\$ -
Surveillance	\$ -	\$ -	\$ 5,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Monument	\$ -	\$ 2,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Remodel	\$ -	\$ -	\$ 14,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse AC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Furnace	\$ -	\$ -	\$ 4,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Monument	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Resurface	\$ -	\$ -	\$ -	\$ -	\$ 5,065	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Structural Repairs	\$ -	\$ -	\$ -	\$ 13,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Floorboards and Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ 187,800	\$ 40,222	\$ 133,716	\$ 59,007	\$ 39,505	\$ 402,268	\$ 224,243	\$ 4,919	\$ 33,189
									\$	\$ 35,229

Annual Expenses by Component

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Roofing											
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 909,377
Gutters & Downspouts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,709
Unit Exterior											
Painting	\$ -	\$ -	\$ 246,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 294,180	\$ -	\$ -
Siding Replacements	\$ -	\$ -	\$ 21,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,536	\$ -	\$ -
Asphalt											
Slurry Seal & Repair	\$ -	\$ -	\$ -	\$ 39,650	\$ -	\$ -	\$ -	\$ 44,627	\$ -	\$ -	\$ -
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Repairs	\$ -	\$ 16,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,042	\$ -
Fencing/Rails											
Split Rail Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Pool Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,146	\$ -
Metal Perimeter Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Wall Replacemen	\$ -	\$ -	\$ -	\$ -	\$ 7,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,031
Trash Enclosures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,303	\$ -
Pool & Spa Area											
Pool Resurface/Tile	\$ -	\$ -	\$ -	\$ -	\$ 18,151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Heater	\$ -	\$ 4,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Filter	\$ -	\$ 1,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Pump/Motor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,870	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Deck	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furnishings	\$ -	\$ -	\$ -	\$ 5,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,014	\$ -
Landscaping											
Irrigation System Upgrade	\$ -	\$ -	\$ -	\$ -	\$ 15,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacements	\$ 10,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,619	\$ -	\$ -
Tree Trimming	\$ -	\$ 27,685	\$ -	\$ -	\$ 30,252	\$ -	\$ -	\$ 33,057	\$ -	\$ -	\$ 36,122

Annual Expenses by Component

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Lighting											
Site Security Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous											
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stair & Landing Repairs	\$ -	\$ -	\$ 17,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,673
Surveillance	\$ 6,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,512	\$ -	\$ -
Entry Monument	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse AC	\$ 5,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Furnace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,224
Entry Monument	\$ 6,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Resurface	\$ 6,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,221	\$ -	\$ -	\$ -	\$ -
Balcony Structural Repairs	\$ -	\$ 16,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,042	\$ -
Balcony Floorboards and R:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 35,614	\$ 66,928	\$ 284,867	\$ 45,525	\$ 71,092	\$ 1,870	\$ 7,221	\$ 77,684	\$ 341,849	\$ 98,547	\$ 1,122,137

Annual Expenses by Component

	2043	2044	2045	2046	2047	2048	2049	2050	2051
Roofing									
Composite Shingles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Exterior									
Painting	\$ -	\$ -	\$ -	\$ 351,267	\$ -	\$ -	\$ -	\$ -	\$ -
Siding Replacements	\$ -	\$ -	\$ -	\$ 30,492	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt									
Slurry Seal & Repair	\$ 50,228	\$ -	\$ -	\$ -	\$ 56,532	\$ -	\$ -	\$ -	\$ 63,627
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,655	\$ -	\$ -
Fencing/Rails									
Split Rail Fencing	\$ -	\$ -	\$ -	\$ 7,318	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Pool Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Perimeter Fencing	\$ -	\$ 80,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Wall Replacemen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,783	\$ -	\$ -	\$ -
Trash Enclosures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool & Spa Area									
Pool Resurface/Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,879	\$ -	\$ -	\$ -
Pool Heater	\$ 6,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Filter	\$ 2,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Pump/Motor	\$ -	\$ 2,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,828
Pool Deck	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furnishings	\$ -	\$ -	\$ -	\$ -	\$ 8,375	\$ -	\$ -	\$ -	\$ -
Landscaping									
Irrigation System Upgrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,566	\$ -	\$ -	\$ -
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,253	\$ -	\$ -	\$ -
Tree Trimming	\$ -	\$ -	\$ 39,472	\$ -	\$ -	\$ 43,132	\$ -	\$ -	\$ 47,131

Annual Expenses by Component

	2043	2044	2045	2046	2047	2048	2049	2050	2051
Lighting									
Site Security Lighting	\$ -	\$ -	\$ 157,887	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unit Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,639	\$ -	\$ -
Miscellaneous									
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,178	\$ -	\$ -
Stair & Landing Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,455	\$ -
Surveillance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,783	\$ -	\$ -	\$ -
Entry Monument	\$ 4,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse Remodel	\$ -	\$ 26,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse AC	\$ -	\$ -	\$ -	\$ -	\$ 8,375	\$ -	\$ -	\$ -	\$ -
Clubhouse Furnace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Monument	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Resurface	\$ -	\$ 8,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,296	\$ -
Balcony Structural Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,655	\$ -	\$ -
Balcony Floorboards and R:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 62,971	\$ 118,224	\$ 197,359	\$ 389,077	\$ 73,282	\$ 129,395	\$ 171,128	\$ 37,751	\$ 113,586

Component Details

Roofing

Composite Shingles

Approximate Component Quantity	-	95000	Estimated Current Unit Cost	\$	5.30
Unit of Measure	-	SF	Estimated Total Current Cost	\$	503,500
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	909,377
Estimated Remaining Useful Life (Years)	-	20	Fully Funded Balance	\$	100,700
Estimated Replacement Year	-	2042	Depreciation This Year	\$	20,140
Cost Source	-	1	Monthly Contribution	\$	2,480.48
Depreciation Percent	-	18.80%	Fully Funded Balance Percent		12.76%
Life Remaining Percent	-	80%			



Roofing

Gutters & Downspouts

Approximate Component Quantity	-	192	Estimated Current Unit Cost	\$	400.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	76,800
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	138,709
Estimated Remaining Useful Life (Years)	-	20	Fully Funded Balance	\$	15,360
Estimated Replacement Year	-	2042	Depreciation This Year	\$	3,072
Cost Source	-	1	Monthly Contribution	\$	378.35
Depreciation Percent	-	2.87%	Fully Funded Balance Percent		1.95%
Life Remaining Percent	-	80%			

Unit Exterior

Painting

Approximate Component Quantity	- 192	Estimated Current Unit Cost	\$ 900.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 172,800
Normal Useful Life (Years)	- 6	Estimated Total Future Cost	\$ 172,800
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 172,800
Estimated Replacement Year	- 2022	Depreciation This Year	\$ 28,800
Cost Source	- 1	Monthly Contribution	\$ 3,547.07
Depreciation Percent	- 26.88%	Fully Funded Balance Percent	21.90%
Life Remaining Percent	- 0%		




Unit Exterior

Siding Replacements


Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 15,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 15,000
Normal Useful Life (Years)	- 6	Estimated Total Future Cost	\$ 15,000
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 15,000
Estimated Replacement Year	- 2022	Depreciation This Year	\$ 2,500
Cost Source	- 1	Monthly Contribution	\$ 307.91
Depreciation Percent	- 2.33%	Fully Funded Balance Percent	1.90%
Life Remaining Percent	- 0%		




Asphalt**Slurry Seal & Repair**

Approximate Component Quantity	-	150000	Estimated Current Unit Cost	\$	0.18
Unit of Measure	-	SF	Estimated Total Current Cost	\$	27,000
Normal Useful Life (Years)	-	4	Estimated Total Future Cost	\$	27,810
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	\$	20,250
Estimated Replacement Year	-	2023	Depreciation This Year	\$	6,750
Cost Source	-	1	Monthly Contribution	\$	831.34
Depreciation Percent	-	6.30%	Fully Funded Balance Percent		2.57%
Life Remaining Percent	-	 25%			

Asphalt**Overlay & Replace**

Approximate Component Quantity	-	150000	Estimated Current Unit Cost	\$	2.00
Unit of Measure	-	SF	Estimated Total Current Cost	\$	300,000
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	347,782
Estimated Remaining Useful Life (Years)	-	5	Fully Funded Balance	\$	240,000
Estimated Replacement Year	-	2027	Depreciation This Year	\$	12,000
Cost Source	-	1	Monthly Contribution	\$	1,477.94
Depreciation Percent	-	11.20%	Fully Funded Balance Percent		30.41%
Life Remaining Percent	-	 20%			

Asphalt**Concrete Repairs**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	12,000.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	12,000
Normal Useful Life (Years)	-	8	Estimated Total Future Cost	\$	13,113
Estimated Remaining Useful Life (Years)	-	3	Fully Funded Balance	\$	7,500
Estimated Replacement Year	-	2025	Depreciation This Year	\$	1,500
Cost Source	-	1	Monthly Contribution	\$	184.74
Depreciation Percent	-	1.40%	Fully Funded Balance Percent		0.95%
Life Remaining Percent	-	 38%			

Fencing/Rails

Approximate Component Quantity	-	200
Unit of Measure	-	LF
Normal Useful Life (Years)	-	20
Estimated Remaining Useful Life (Years)	-	4
Estimated Replacement Year	-	2026
Cost Source	-	1
Depreciation Percent	-	0.17%
Life Remaining Percent	-	<div style="display: inline-block; width: 20%; height: 10px; background-color: #4F81BD; vertical-align: middle;"></div> 20%

Split Rail Fencing

Estimated Current Unit Cost	\$	18.00
Estimated Total Current Cost	\$	3,600
Estimated Total Future Cost	\$	4,052
Fully Funded Balance	\$	2,880
Depreciation This Year	\$	180
Monthly Contribution	\$	22.17
Fully Funded Balance Percent		0.36%



Fencing/Rails

Approximate Component Quantity	-	220
Unit of Measure	-	LF
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	19
Estimated Replacement Year	-	2041
Cost Source	-	1
Depreciation Percent	-	0.49%
Life Remaining Percent	-	<div style="display: inline-block; width: 76%; height: 10px; background-color: #4F81BD; vertical-align: middle;"></div> 76%

Metal Pool Fencing

Estimated Current Unit Cost	\$	60.00
Estimated Total Current Cost	\$	13,200
Estimated Total Future Cost	\$	23,146
Fully Funded Balance	\$	3,168
Depreciation This Year	\$	528
Monthly Contribution	\$	65.03
Fully Funded Balance Percent		0.40%

Fencing/Rails

Metal Perimeter Fencing

Approximate Component Quantity	-	700	Estimated Current Unit Cost	\$	60.00
Unit of Measure	-	LF	Estimated Total Current Cost	\$	42,000
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	80,476
Estimated Remaining Useful Life (Years)	-	22	Fully Funded Balance	\$	5,040
Estimated Replacement Year	-	2044	Depreciation This Year	\$	1,680
Cost Source	-	1	Monthly Contribution	\$	206.91
Depreciation Percent	-	1.57%	Fully Funded Balance Percent		0.64%
Life Remaining Percent	-	88%			




Fencing/Rails

Retaining Wall Replacements

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	5,000.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	5,000
Normal Useful Life (Years)	-	6	Estimated Total Future Cost	\$	5,305
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	\$	3,333
Estimated Replacement Year	-	2024	Depreciation This Year	\$	833
Cost Source	-	1	Monthly Contribution	\$	102.64
Depreciation Percent	-	0.78%	Fully Funded Balance Percent		0.42%
Life Remaining Percent	-	33%			



Fencing/Rails


Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	15
Estimated Remaining Useful Life (Years)	-	4
Estimated Replacement Year	-	2026
Cost Source	-	1
Depreciation Percent	-	0.93%
Life Remaining Percent	-	 27%

Trash Enclosures

Estimated Current Unit Cost	\$	15,000.00
Estimated Total Current Cost	\$	15,000
Estimated Total Future Cost	\$	16,883
Fully Funded Balance	\$	11,000
Depreciation This Year	\$	1,000
Monthly Contribution	\$	123.16
Fully Funded Balance Percent		1.39%



Pool & Spa Area


Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	12
Estimated Remaining Useful Life (Years)	-	2
Estimated Replacement Year	-	2024
Cost Source	-	1
Depreciation Percent	-	0.93%
Life Remaining Percent	-	 17%

Pool Resurface/Tile

Estimated Current Unit Cost	\$	12,000.00
Estimated Total Current Cost	\$	12,000
Estimated Total Future Cost	\$	12,731
Fully Funded Balance	\$	10,000
Depreciation This Year	\$	1,000
Monthly Contribution	\$	123.16
Fully Funded Balance Percent		1.27%



Pool & Spa Area


Approximate Component Quantity	-	1	
Unit of Measure	-	Each	
Normal Useful Life (Years)	-	10	
Estimated Remaining Useful Life (Years)	-	1	
Estimated Replacement Year	-	2023	
Cost Source	-	1	
Depreciation Percent	-	0.30%	
Life Remaining Percent	-	 10%	

Pool Heater

Estimated Current Unit Cost	\$	3,250.00
Estimated Total Current Cost	\$	3,250
Estimated Total Future Cost	\$	3,348
Fully Funded Balance	\$	2,925
Depreciation This Year	\$	325
Monthly Contribution	\$	40.03
Fully Funded Balance Percent		0.37%




Pool & Spa Area

Approximate Component Quantity	-	1	
Unit of Measure	-	Each	
Normal Useful Life (Years)	-	10	
Estimated Remaining Useful Life (Years)	-	1	
Estimated Replacement Year	-	2023	
Cost Source	-	1	
Depreciation Percent	-	0.10%	
Life Remaining Percent	-	 10%	

Pool Filter

Estimated Current Unit Cost	\$	1,100.00
Estimated Total Current Cost	\$	1,100
Estimated Total Future Cost	\$	1,133
Fully Funded Balance	\$	990
Depreciation This Year	\$	110
Monthly Contribution	\$	13.55
Fully Funded Balance Percent		0.13%


Pool & Spa Area

Approximate Component Quantity	-	1	
Unit of Measure	-	Each	
Normal Useful Life (Years)	-	7	
Estimated Remaining Useful Life (Years)	-	1	
Estimated Replacement Year	-	2023	
Cost Source	-	1	
Depreciation Percent	-	0.16%	
Life Remaining Percent	-	 14%	


Pool Pump/Motor

Estimated Current Unit Cost	\$	1,200.00
Estimated Total Current Cost	\$	1,200
Estimated Total Future Cost	\$	1,236
Fully Funded Balance	\$	1,029
Depreciation This Year	\$	171
Monthly Contribution	\$	21.11
Fully Funded Balance Percent		0.13%


Pool & Spa Area**Pool Deck**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 25,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 25,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 26,523
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 23,333
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 833
Cost Source	- 1	Monthly Contribution	\$ 102.64
Depreciation Percent	- 0.78%	Fully Funded Balance Percent	2.96%
Life Remaining Percent	-  7%		


Pool & Spa Area**Pool Furnishings**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,000
Normal Useful Life (Years)	- 6	Estimated Total Future Cost	\$ 4,120
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 3,333
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 667
Cost Source	- 1	Monthly Contribution	\$ 82.11
Depreciation Percent	- 0.62%	Fully Funded Balance Percent	0.42%
Life Remaining Percent	-  17%		

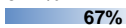
Landscaping**Irrigation System Upgrade**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 10,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 10,000
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 10,609
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 8,333
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 833
Cost Source	- 1	Monthly Contribution	\$ 102.64
Depreciation Percent	- 0.78%	Fully Funded Balance Percent	1.06%
Life Remaining Percent	-  17%		

Landscaping**Landscape Replacements**

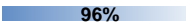
Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 8,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 8,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 8,487
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 6,000
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 1,000
Cost Source	- 1	Monthly Contribution	\$ 123.16
Depreciation Percent	- 0.93%	Fully Funded Balance Percent	0.76%
Life Remaining Percent	-  25%		

Landscaping**Tree Trimming**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 20,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,000
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 21,218
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 6,667
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 6,667
Cost Source	- 1	Monthly Contribution	\$ 821.08
Depreciation Percent	- 6.22%	Fully Funded Balance Percent	0.84%
Life Remaining Percent	-  67%		


Lighting

Site Security Lighting

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 80,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 80,000
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 157,887
Estimated Remaining Useful Life (Years)	- 23	Fully Funded Balance	\$ 3,333
Estimated Replacement Year	- 2045	Depreciation This Year	\$ 3,333
Cost Source	- 1	Monthly Contribution	\$ 410.54
Depreciation Percent	- 3.11%	Fully Funded Balance Percent	0.42%
Life Remaining Percent	-  96%		


Lighting

Unit Lighting

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 30,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 30,000
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 32,782
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 26,250
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 1,250
Cost Source	- 1	Monthly Contribution	\$ 153.95
Depreciation Percent	- 1.17%	Fully Funded Balance Percent	3.33%
Life Remaining Percent	-  13%		


Miscellaneous

Mailboxes


Approximate Component Quantity	- 192	Estimated Current Unit Cost	\$ 120.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 23,040
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 24,443
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 21,197
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 922
Cost Source	- 1	Monthly Contribution	\$ 113.51
Depreciation Percent	- 0.86%	Fully Funded Balance Percent	2.69%
Life Remaining Percent	-  8%		




Miscellaneous**Stair & Landing Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 12,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 12,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 13,506
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 6,000
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 1,500
Cost Source	- 1	Monthly Contribution	\$ 184.74
Depreciation Percent	- 1.40%	Fully Funded Balance Percent	0.76%
Life Remaining Percent	-  50%		

Miscellaneous**Surveillance**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 5,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 5,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 5,305
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 3,750
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 625
Cost Source	- 1	Monthly Contribution	\$ 76.98
Depreciation Percent	- 0.58%	Fully Funded Balance Percent	0.48%
Life Remaining Percent	-  25%		

Miscellaneous**Entry Monument**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 2,500.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 2,500
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 2,575
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 2,375
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 125
Cost Source	- 1	Monthly Contribution	\$ 15.40
Depreciation Percent	- 0.12%	Fully Funded Balance Percent	0.30%
Life Remaining Percent	-  5%		

Miscellaneous

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	20
Estimated Remaining Useful Life (Years)	-	2
Estimated Replacement Year	-	2024
Cost Source	-	1
Depreciation Percent	-	0.65%
Life Remaining Percent	-	 10%

Clubhouse Remodel

Estimated Current Unit Cost	\$	14,000.00
Estimated Total Current Cost	\$	14,000
Estimated Total Future Cost	\$	14,853
Fully Funded Balance	\$	12,600
Depreciation This Year	\$	700
Monthly Contribution	\$	86.21
Fully Funded Balance Percent		1.60%



Miscellaneous

Approximate Component Quantity	-	1
Unit of Measure	-	Each
Normal Useful Life (Years)	-	15
Estimated Remaining Useful Life (Years)	-	10
Estimated Replacement Year	-	2032
Cost Source	-	1
Depreciation Percent	-	0.25%
Life Remaining Percent	-	 67%


Clubhouse AC

Estimated Current Unit Cost	\$	4,000.00
Estimated Total Current Cost	\$	4,000
Estimated Total Future Cost	\$	5,376
Fully Funded Balance	\$	1,333
Depreciation This Year	\$	267
Monthly Contribution	\$	32.84
Fully Funded Balance Percent		0.17%




Miscellaneous

Clubhouse Furnace

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 4,000
Normal Useful Life (Years)	- 18	Estimated Total Future Cost	\$ 4,244
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 3,556
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 222
Cost Source	- 1	Monthly Contribution	\$ 27.37
Depreciation Percent	- 0.21%	Fully Funded Balance Percent	0.45%
Life Remaining Percent	-  11%		


Miscellaneous

Entry Monument

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 2,500.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 5,000
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 6,720
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 2,500
Estimated Replacement Year	- 2032	Depreciation This Year	\$ 250
Cost Source	- 1	Monthly Contribution	\$ 30.79
Depreciation Percent	- 0.23%	Fully Funded Balance Percent	0.32%
Life Remaining Percent	-  50%		

Miscellaneous


Tennis Resurface

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,500.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,500
Normal Useful Life (Years)	- 6	Estimated Total Future Cost	\$ 5,065
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 1,500
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 750
Cost Source	- 1	Monthly Contribution	\$ 92.37
Depreciation Percent	- 0.70%	Fully Funded Balance Percent	0.19%
Life Remaining Percent	-  67%		



Miscellaneous

Balcony Structural Repairs

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 12,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 12,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 13,113
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 7,500
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 1,500
Cost Source	- 1	Monthly Contribution	\$ 184.74
Depreciation Percent	- 1.40%	Fully Funded Balance Percent	0.95%
Life Remaining Percent	-  38%		



Disclaimer

This report attempts to determine the estimated remaining useful life of the components that can be visually observed. This report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements. The study is not a guarantee or warranty, or a recommendation to purchase. Estimated remaining useful lives are calculated with reasonable consideration for weather conditions. Natural disasters, including seismic activity will not be addressed in this report. Reserve Funding for earthquake damages and other disasters exceeds the scope of the study. We recommend the development consider additional insurance to cover unforeseen disasters. We assume the components of the association will receive proper maintenance. The report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements.

In providing the opinions of probable construction costs, the client understands that McCaffery Reserve Consulting (MRC) has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of MRC's qualifications and experience. MRC makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

Because the reserve study is a projection, the estimated lives and costs of components will likely change over time depending on a variety of factors such as future inflation rates and levels of maintenance applied by future boards, unknown defects in materials that may lead to premature failures, etc. As a result, some components may experience longer lives while others will experience premature failures. Some components may cost less at the time of replacement due to changes in manufacturing methods while others may cost more due to material shortages or high demand. All future projections are therefore theoretical and reserve studies should be updated annually.

MRC has made a reasonable effort to ensure that the report is accurate. This study does not preclude errors resulting from unforeseen conditions or circumstances. The scope of this report is expressly limited to the components described herein. MRC has obtained certain information, documentation and materials from the association agent and the reserve study is based upon the accuracy of such information. Material inaccuracies could adversely effect the reserve study. MRC is not responsible for such inaccuracies. This study is limited to a visual observation. There has been neither destructive testing nor inspection of the interior of private units; floors, wall or ceiling cavities, or structural elements. It is assumed that the components have been constructed per original construction documents and comply with applicable codes. This study is not designed to uncover latent or patent defects. Estimates represent replacement of a component with similar materials unless otherwise noted. Local building codes have not been researched to determine whether or not current ordinances will permit the replacement of any component with components of like material. The estimates do not take into account the abbreviated useful life of a component as a result of its original construction, installation, or design. MRC is not responsible for any claims, demands, or damages arising out of the discovery of asbestos, radon or any environmental claims, demands or damages. We do not assume any liability for damages which may result from this study. We are not responsible for conditions this report fails to disclose. The information contained in this study is deemed reliable as of the date of this study, but is not guaranteed.

The Association, by accepting this study, agrees to release MRC from any claims, demands or damages. The Association, in consideration of MRC performing the reserve study, hereby agrees to indemnify, defend and hold harmless MRC from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this reserve study.

The information contained within the report is assembled in conjunction with the client and is intended to assist the client with its reserve planning. MRC does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the product lives associated with these items.