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**Antlers at Vail  
Vail, CO**



Report #: 13433-3  
Beginning: October 1, 2023  
Expires: September 30, 2024

**RESERVE STUDY  
Update "With-Site-Visit"**

April 20, 2023

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**  
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**  
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**  
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



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Antlers at Vail

Vail, CO

Level of Service: Update "With-Site-Visit"

Report #: 13433-3

# of Units: 96

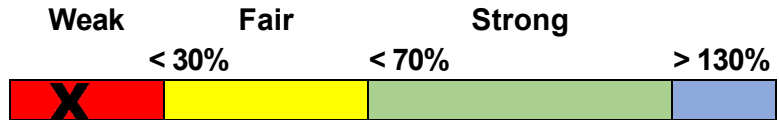
October 1, 2023 through September 30, 2024

Findings & Recommendations

as of October 1, 2023

Starting Reserve Balance	\$450,981
Fully Funded Reserve Balance	\$4,288,224
Annual Rate (Cost) of Deterioration	\$369,497
Percent Funded	10.5 %
Recommended 2023 Monthly "Fully Funding" Contributions	\$44,800
Alternate/Baseline Monthly Minimum Contributions to Keep Reserves Above \$0	\$36,000
Recommended 2023 Special Assessments for Reserves	\$400,000
Most Recent Monthly Reserve Contribution Rate	\$15,167

Reserve Fund Strength: 10.5%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %

Annual Inflation Rate 3.00 %

- This Update "With-Site-Visit", is based on a prior Reserve Study for your 2022-2023 Fiscal Year. We performed the site inspection on 2/14/2023.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 10.5 % Funded. This means the client's special assessment & deferred maintenance risk is currently High.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Monthly Reserve contributions at \$44,800 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% "Full" contribution rates are designed to achieve these funding objectives by the end of our 30-year report scope.
- The goal of the Reserve Study is to help the client offset inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and 'keep pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See appendix for component details; the basis of our assumptions.
- We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Clients that update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.
- Please watch this 5-minute video to understand the key results of a Reserve Study - <https://youtu.be/u83t4BRRIRE>

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Sites &amp; Grounds</b>			
21010 Garage Concrete - Seal	10	4	\$165,000
21050 Garage Concrete - Repair - 5%	10	0	\$10,350
21130 Snowmelt Pavers - Replace	30	8	\$124,000
21140 Paver Walkways - Repair - 10%	10	3	\$25,000
21300 Handrail: Metal - Repair/Paint	5	0	\$4,150
21310 Handrail: Metal - Replace	40	18	\$21,000
21460 Bear Trash Cans - Replace	20	3	\$14,000
21610 Entry Statue - Refurbish/Replace	30	8	\$30,000
21610 Sign - Refurbish/Replace	30	8	\$5,900
21690 Outdoor/Site Furnishings - Replace	10	0	\$4,850
24380 Bell Carts - Replace	10	7	\$18,500
25070 Garage Door - Replace	20	12	\$49,500
<b>Grounds Equipment</b>			
22020 Shuttle Van - Replace	12	3	\$54,250
<b>Building Exteriors</b>			
21300 Metal Stair Handrails - Paint	5	0	\$5,600
23020 Ext. Lights - Replace	25	3	\$35,000
23030 Ext. Lights (Utility) - Replace	25	3	\$4,300
23140 Outdoor Carpeting - Replace	10	6	\$77,000
23220 Balcony Rails - Paint	5	2	\$51,000
23250 Walkway Deck Railing - Paint	5	0	\$66,000
23260 Walkway Deck Railing - Replace	40	18	\$225,000
23310 Wood Siding - Repair/Repaint	5	1	\$10,100
23320 Wood Siding - Replace	50	28	\$61,350
23330 Stucco/EIFS - Seal/Paint	15	0	\$570,550
23350 Building Exteriors - Repaint	20	0	\$101,350
23440 Glass Curtain Wall: East - Replace	30	26	\$33,000
23440 Glass Curtain Wall: West - Replace	30	22	\$77,000
23440 Windows (Common) - Replace	30	26	\$150,000
23540 Roof: Modified Bitumen - Replace	18	5	\$455,000
23590 Roof: Tile Underlayment - Replace	30	8	\$658,000
23650 Gutters/Downspouts - Replace (2002)	25	3	\$11,500
23650 Gutters/Downspouts - Replace (2011)	25	12	\$30,000
23660 Heat Tape - Replace	10	0	\$27,000
<b>Lobby Area</b>			
23480 Exterior Doors - Replace	40	36	\$4,150
24030 Interior Lights - Replace	25	21	\$11,100

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
24220 Lobby Furnishings - Update	10	6	\$40,450
24230 A/V Equipment – Update/Replace	10	6	\$7,500
24240 Coffee Bar - Remodel	30	26	\$7,250
24280 Lobby Bathrooms - Remodel	20	16	\$9,800
24290 Lobby - Remodel	20	16	\$87,600
25000 Mechanical Heat Curtain - Replace	20	16	\$1,500
<b>Office Area</b>			
24220 Office Furniture - Remodel	10	6	\$20,150
24240 Staff Cafe - Remodel	30	26	\$15,250
24250 Staff Cafe Appliances - Replace	10	6	\$7,450
24280 Staff Bathrooms - Remodel	20	16	\$13,900
24310 Office - Remodel	20	16	\$26,700
24320 Board Room - Remodel	20	16	\$17,700
25340 Computers - Replace	10	6	\$16,500
<b>Conference Center</b>			
24010 Interior Surfaces - Repaint	10	0	\$10,250
24080 Conference Area Carpet - Replace	15	12	\$37,850
24120 Ceiling Panels - Replace	40	18	\$24,500
24220 Furnishings and Décor - Update	10	0	\$35,100
24240 Bar Kitchen - Remodel	25	22	\$25,000
24260 Commercial Appliances - Replace	4	0	\$8,200
24280 Conference Room Bathrooms - Remodel	25	3	\$30,000
27290 A/V Equipment - Replace	10	0	\$69,000
29310 Main Kitchen - Remodel	20	0	\$6,000
<b>Mechanicals</b>			
25010 Electric Car Charger - Replace	10	2	\$6,400
25020 Keycard/Fob Reader System - Replace	15	0	\$64,500
25060 Garage Operators - Replace	12	5	\$6,500
25120 North Elevator - Modernize	25	2	\$200,000
25120 South Elevator - Modernize	25	17	\$200,000
25130 East Elevator - Modernize	25	22	\$260,000
25150 Elevator Cab – Remodel (East)	25	22	\$35,000
25150 Elevator Cabs - Remodel (North)	25	3	\$35,000
25150 Elevator Cabs - Remodel (South)	25	17	\$35,000
25190 Condensing Units – Replace - 30%	4	0	\$12,500
25190 Condensing Units – Replace (2019)	20	16	\$12,500
25200 Heat Pump VRV - Replace	15	11	\$20,000
25220 Space Heating - Replace	25	10	\$18,550
25320 Guest Laundry Machines - Replace	10	4	\$15,000
25410 Fire Control Panel - Replace	20	17	\$18,500
25430 CO Monitors - Replace	10	7	\$21,000
27300 Security System - Modernize	10	7	\$21,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Commercial Laundry Mechanicals</b>			
25320 Commercial Dryers - Replace	15	12	\$18,000
25320 Commercial Washers - Replace	10	8	\$15,500
25460 Tankless Water Heaters - Replace	15	7	\$11,800
<b>Boiler Room Mechanicals</b>			
25280 Boiler Pumps - Replace	15	12	\$5,000
25280 Circulation Pumps - Replace	20	6	\$115,000
25440 Boiler Burners - Replace	25	3	\$265,000
25450 Lochinvar Boilers - Replace	25	20	\$120,000
25450 Weil McClain Boilers - Replace	25	3	\$315,000
25470 Water Storage Tank - Replace	30	16	\$16,000
25490 Heat Exchanger - Replace	20	7	\$10,150
<b>Snowmelt/Pool Boiler Room</b>			
25280 SM Pumps/Motors - Repair/Replace	15	7	\$12,050
25450 Pool SM Boiler - Replace	25	9	\$60,000
25450 Snowmelt Boiler - Allowance	3	0	\$20,000
25450 Snowmelt Boiler - Replace	25	11	\$75,500
25450 Snowmelt Burner - Replace	25	11	\$140,000
25490 Heat Exchangers - Replace	20	17	\$31,000
<b>Amenities</b>			
24150 Fitness Equipment - Replace - 25%	2	0	\$6,000
24180 Sauna - Restore	20	2	\$16,000
27190 Sauna Heater - Replace	20	12	\$6,100
29300 Fitness Bathrooms - Remodel	20	16	\$4,350
29300 Sauna Changing Room - Refurbish	20	0	\$11,500
<b>Pool Cabana</b>			
29300 Bathrooms - Remodel	20	3	\$17,000
<b>Pool/Spa</b>			
21310 Fencing: Metal - Replace	40	23	\$20,500
28050 Snowmelt Deck - Replace	30	13	\$133,550
28110 Pool - Resurface	12	10	\$57,000
28120 Spas - Resurface	12	10	\$16,000
28140 Pool Cover - Replace	8	0	\$11,000
28190 Pool Filters - Replace	20	0	\$26,000
28220 Pool/Spa Pumps - Repair/Replace	15	0	\$10,350
28220 Pool/Spa Pumps - Repair/Replace	15	3	\$16,000
28220 Spa Pumps - Repair/Replace	15	6	\$4,550
29410 Furniture: Patio - Replace	10	6	\$18,000
<b>Employee Housing</b>			
24010 Interior Surfaces - Repaint	10	0	\$40,700
24070 Tile Flooring - Replace	30	8	\$21,600
24110 Engineered Flooring - Replace	30	8	\$73,100



<b># Component</b>	<b>Useful Life (yrs)</b>	<b>Rem. Useful Life (yrs)</b>	<b>Current Average Cost</b>
29300 Bathrooms - Remodel/Refurbish	30	8	\$52,500
29310 Kitchens - Remodel/Refurbish	30	8	\$90,500
29320 Kitchen Appliances - Replace	10	0	\$67,000
<b>111 Total Funded Components</b>			

## Introduction



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

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



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

## Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

## *Which Physical Assets are Funded by Reserves?*

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

## What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

**Site Inspection Notes**

During our site visit on 2/14/2023 we visually inspected the common area assets and were able to see a majority of the common areas.

Please see photo appendix for component details; the basis of our assumptions.



## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

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

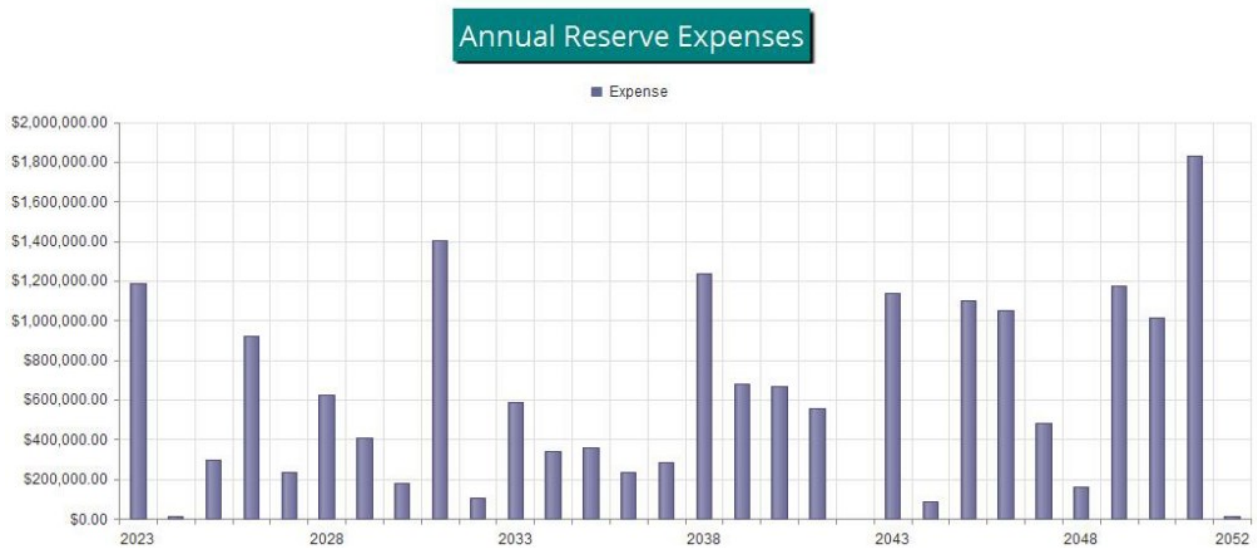


Figure 1

## Reserve Fund Status

As of 10/1/2023 your Reserve Fund balance is projected to be \$450,981 and your Fully Funded Balance is computed to be \$4,288,224 (see the Fully Funded Balance Table). The Fully Funded Balance represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 10.5 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Monthly budgeted contributions of \$44,800 XXX along with a one-time special assessment of \$400,000. The overall 30-Year Plan, in perspective, is shown below in the Annual Reserve Funding (Fig. 2). This same information is shown numerically in both the 30-Year Reserve Plan Summary Table and the 30-Year Income/Expense Detail.

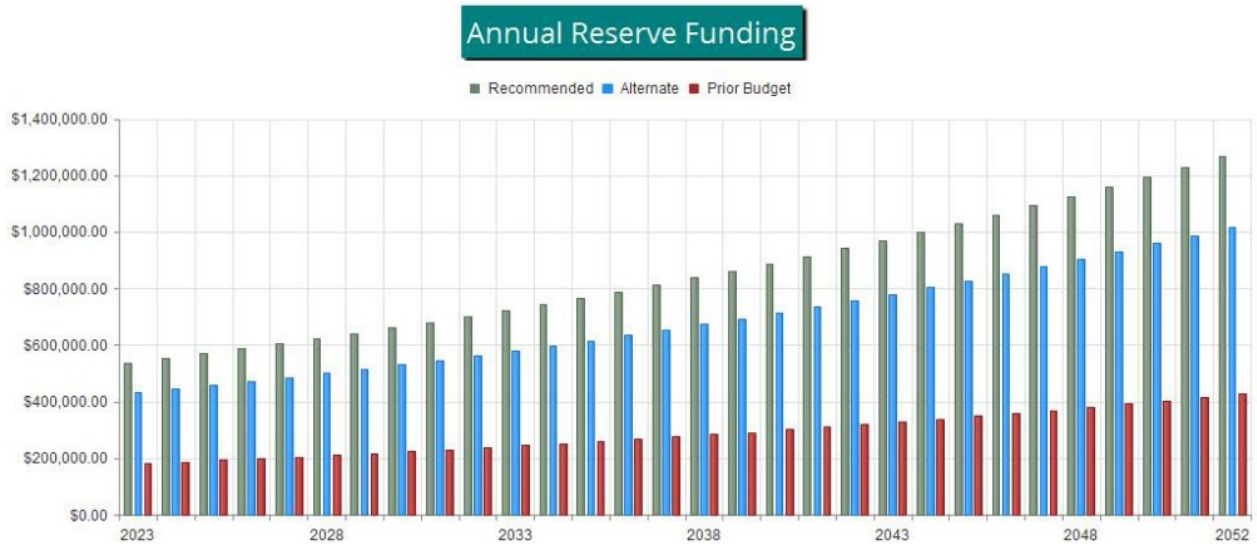


Figure 2



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

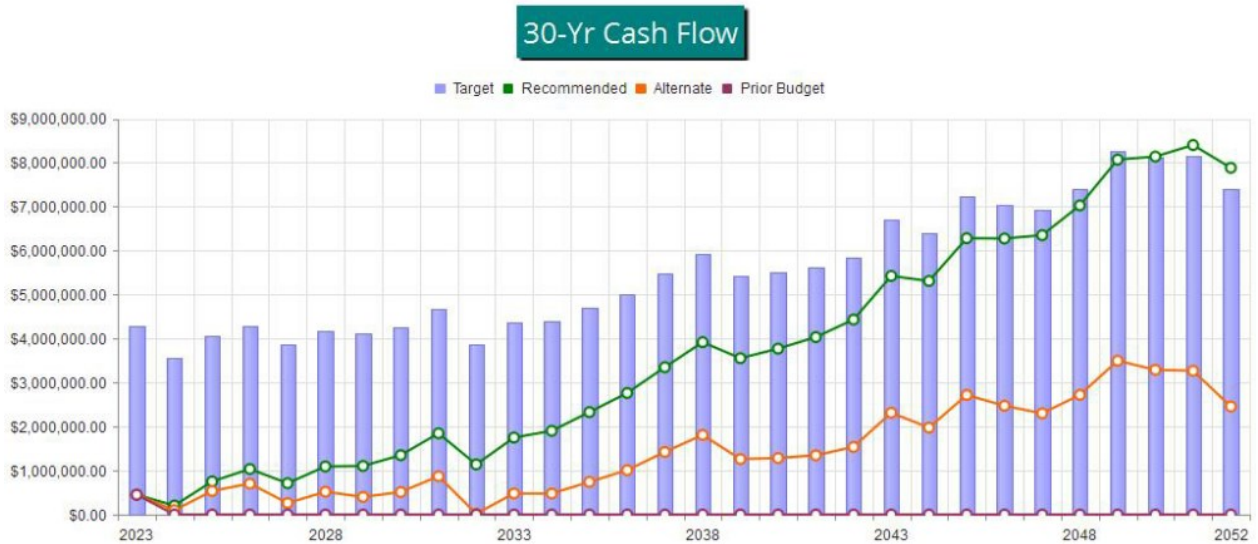


Figure 3

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

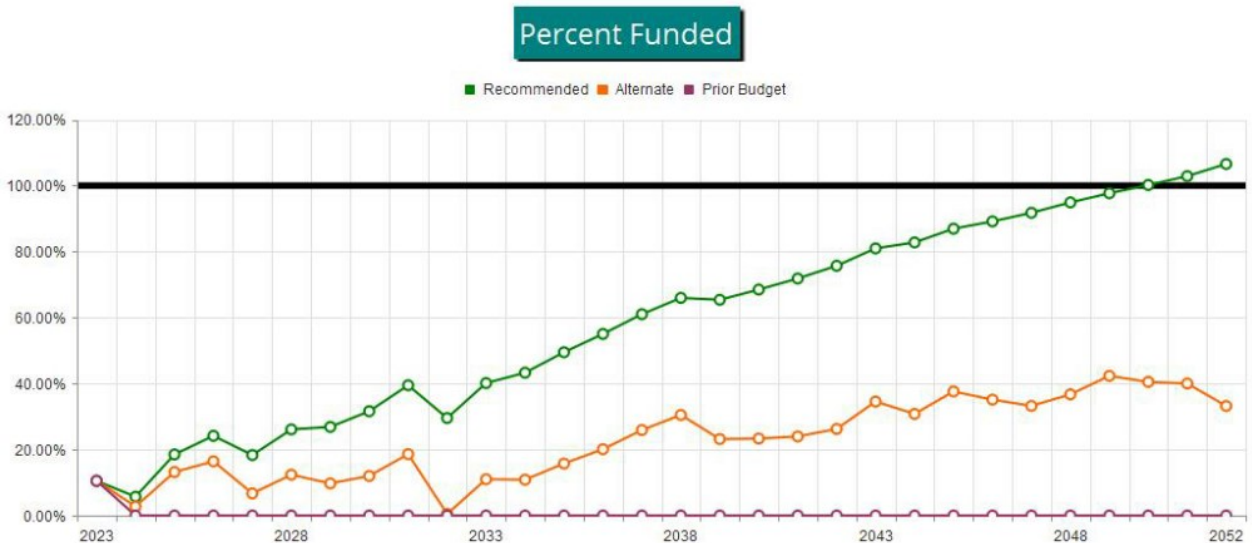


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
<b>Sites &amp; Grounds</b>						
21010	Garage Concrete - Seal	~ 16,500 GSF	10	4	\$132,000	\$198,000
21050	Garage Concrete - Repair - 5%	5% of ~ 16,500 GSF	10	0	\$8,300	\$12,400
21130	Snowmelt Pavers - Replace	~ 3100 GSF	30	8	\$108,500	\$139,500
21140	Paver Walkways - Repair - 10%	~ 10% of 8,900 GSF	10	3	\$23,000	\$27,000
21300	Handrail: Metal - Repair/Paint	~ 250 LF	5	0	\$3,800	\$4,500
21310	Handrail: Metal - Replace	~ 250 LF	40	18	\$18,000	\$24,000
21460	Bear Trash Cans - Replace	~ (4) Units	20	3	\$12,000	\$16,000
21610	Entry Statue - Refurbish/Replace	~ (1) Metal Statue	30	8	\$25,000	\$35,000
21610	Sign - Refurbish/Replace	~ (1) Sign	30	8	\$5,000	\$6,800
21690	Outdoor/Site Furnishings - Replace	~ (9) Pieces	10	0	\$3,500	\$6,200
24380	Bell Carts - Replace	~ (14) Carts	10	7	\$16,000	\$21,000
25070	Garage Door - Replace	~ (1) Door	20	12	\$47,000	\$52,000
<b>Grounds Equipment</b>						
22020	Shuttle Van - Replace	~ (1) Van	12	3	\$51,300	\$57,200
<b>Building Exteriors</b>						
21300	Metal Stair Handrails - Paint	~ 340 LF	5	0	\$5,100	\$6,100
23020	Ext. Lights - Replace	~ (180) Lights	25	3	\$27,000	\$43,000
23030	Ext. Lights (Utility) - Replace	~ (40) Fixtures	25	3	\$3,500	\$5,100
23140	Outdoor Carpeting - Replace	~ 1,300 GSY	10	6	\$72,000	\$82,000
23220	Balcony Rails - Paint	~ 1,700 LF	5	2	\$42,500	\$59,500
23250	Walkway Deck Railing - Paint	~ 2,200 LF	5	0	\$55,000	\$77,000
23260	Walkway Deck Railing - Replace	~ 2,200 LF	40	18	\$210,000	\$240,000
23310	Wood Siding - Repair/Repaint	~ 2,400 GSF	5	1	\$8,200	\$12,000
23320	Wood Siding - Replace	~ 2,400 GSF	50	28	\$52,800	\$69,900
23330	Stucco/EIFS - Seal/Paint	~ 159,300 GSF	15	0	\$479,900	\$661,200
23350	Building Exteriors - Repaint	~ 9,700 LF	20	0	\$97,100	\$105,600
23440	Glass Curtain Wall: East - Replace	~ 280 GSF	30	26	\$29,000	\$37,000
23440	Glass Curtain Wall: West - Replace	~ 1600 GSF	30	22	\$72,000	\$82,000
23440	Windows (Common) - Replace	~ (50) Windows	30	26	\$125,000	\$175,000
23540	Roof: Modified Bitumen - Replace	~ 14,000 GSF	18	5	\$420,000	\$490,000
23590	Roof: Tile Underlayment - Replace	~ 18,800 GSF	30	8	\$564,000	\$752,000
23650	Gutters/Downspouts - Replace (2002)	~ 400 LF	25	3	\$10,000	\$13,000
23650	Gutters/Downspouts - Replace (2011)	~ 1,100 LF	25	12	\$27,000	\$33,000
23660	Heat Tape - Replace	~ 1500 LF	10	0	\$24,000	\$30,000
<b>Lobby Area</b>						
23480	Exterior Doors - Replace	~ (2) Doors	40	36	\$3,600	\$4,700
24030	Interior Lights - Replace	~ (9) Lights	25	21	\$8,600	\$13,600
24220	Lobby Furnishings - Update	~ (24) Pieces	10	6	\$34,600	\$46,300
24230	A/V Equipment - Update/Replace	~ (6) Pieces	10	6	\$6,000	\$9,000
24240	Coffee Bar - Remodel	~ (1) Area	30	26	\$6,200	\$8,300
24280	Lobby Bathrooms - Remodel	~ (2) Bathrooms	20	16	\$8,200	\$11,400
24290	Lobby - Remodel	~ (1) Lobby Area	20	16	\$70,600	\$104,600
25000	Mechanical Heat Curtain - Replace	~ (1) Unit	20	16	\$1,000	\$2,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
<b>Office Area</b>						
24220	Office Furniture - Remodel	~ (32) Pieces	10	6	\$16,700	\$23,600
24240	Staff Cafe - Remodel	~ (1) Area	30	26	\$13,300	\$17,200
24250	Staff Cafe Appliances - Replace	~ (3) Appliances	10	6	\$6,100	\$8,800
24280	Staff Bathrooms - Remodel	~ (2) Bathrooms	20	16	\$11,600	\$16,200
24310	Office - Remodel	~ (1) Office Area	20	16	\$23,300	\$30,100
24320	Board Room - Remodel	~ (1) Room	20	16	\$15,100	\$20,300
25340	Computers - Replace	~ (11) Pieces	10	6	\$11,000	\$22,000
<b>Conference Center</b>						
24010	Interior Surfaces - Repaint	~ 3,600 GSF	10	0	\$9,100	\$11,400
24080	Conference Area Carpet - Replace	~ 280 GSY	15	12	\$33,600	\$42,100
24120	Ceiling Panels - Replace	~ 2,900 GSF	40	18	\$21,000	\$28,000
24220	Furnishings and Décor - Update	~ (150) Pieces	10	0	\$27,600	\$42,600
24240	Bar Kitchen - Remodel	~ (1) Area	25	22	\$22,000	\$28,000
24260	Commercial Appliances - Replace	~ (6) Appliances	4	0	\$7,500	\$8,900
24280	Conference Room Bathrooms - Remodel	~ (2) Bathrooms	25	3	\$24,000	\$36,000
27290	AV Equipment - Replace	~ (2) Units	10	0	\$66,000	\$72,000
29310	Main Kitchen - Remodel	~ (1) Area	20	0	\$5,200	\$6,800
<b>Mechanicals</b>						
25010	Electric Car Charger - Replace	~ (1) Unit	10	2	\$6,000	\$6,800
25020	Keycard/Fob Reader System - Replace	~ (110) Units	15	0	\$54,000	\$75,000
25060	Garage Operators - Replace	~ (1) Unit	12	5	\$6,000	\$7,000
25120	North Elevator - Modernize	~ (1) Elevator	25	2	\$185,000	\$215,000
25120	South Elevator - Modernize	~ (1) Elevator	25	17	\$185,000	\$215,000
25130	East Elevator - Modernize	~ (1) Elevator	25	22	\$225,000	\$295,000
25150	Elevator Cab – Remodel (East)	~ (1) Cab	25	22	\$30,000	\$40,000
25150	Elevator Cabs - Remodel (North)	~ (1) Cab	25	3	\$30,000	\$40,000
25150	Elevator Cabs - Remodel (South)	~ (1) Cab	25	17	\$30,000	\$40,000
25190	Condensing Units – Replace - 30%	~ 20% of (9) Units	4	0	\$10,000	\$15,000
25190	Condensing Units – Replace (2019)	~ (2) Condensers	20	16	\$10,000	\$15,000
25200	Heat Pump VRV - Replace	~ (1) Unit	15	11	\$15,000	\$25,000
25220	Space Heating - Replace	~ (10) Units	25	10	\$15,000	\$22,100
25320	Guest Laundry Machines - Replace	~ (5) Combo Machines	10	4	\$10,000	\$20,000
25410	Fire Control Panel - Replace	~ (1) Panel	20	17	\$15,000	\$22,000
25430	CO Monitors - Replace	~ (6) Units	10	7	\$19,000	\$23,000
27300	Security System - Modernize	~ (17) Pieces	10	7	\$19,000	\$23,000
<b>Commercial Laundry Mechanicals</b>						
25320	Commercial Dryers - Replace	~ (3) Uni-Mac Dryers	15	12	\$14,000	\$22,000
25320	Commercial Washers - Replace	~ (2) Uni Mac Washers	10	8	\$12,000	\$19,000
25460	Tankless Water Heaters - Replace	~ (2) Units	15	7	\$9,600	\$14,000
<b>Boiler Room Mechanicals</b>						
25280	Boiler Pumps - Replace	~ (2) Pumps	15	12	\$3,500	\$6,500
25280	Circulation Pumps - Replace	~ (8) Pumps	20	6	\$100,000	\$130,000
25440	Boiler Burners - Replace	~ (2) Units	25	3	\$230,000	\$300,000
25450	Lochinvar Boilers - Replace	~ (2) Units	25	20	\$116,000	\$124,000
25450	Weil McClain Boilers - Replace	~ (2) Units	25	3	\$300,000	\$330,000
25470	Water Storage Tank - Replace	~ (1) Tank	30	16	\$14,000	\$18,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
25490	Heat Exchanger - Replace	~ (1) Unit	20	7	\$8,300	\$12,000
<b>Snowmelt/Pool Boiler Room</b>						
25280	SM Pumps/Motors - Repair/Replace	~ (7) Pumps	15	7	\$9,500	\$14,600
25450	Pool SM Boiler - Replace	~ (1) Unit	25	9	\$55,000	\$65,000
25450	Snowmelt Boiler - Allowance	~ (1) Unit	3	0	\$18,000	\$22,000
25450	Snowmelt Boiler - Replace	~ (1) Unit	25	11	\$70,000	\$81,000
25450	Snowmelt Burner - Replace	~ (1) Unit	25	11	\$120,000	\$160,000
25490	Heat Exchangers - Replace	~ (3) Units	20	17	\$26,000	\$36,000
<b>Amenities</b>						
24150	Fitness Equipment - Replace - 25%	~ 25% of (3) Pieces	2	0	\$5,000	\$7,000
24180	Sauna - Restore	~ (2) Rooms	20	2	\$14,000	\$18,000
27190	Sauna Heater - Replace	~ (2) Heater	20	12	\$5,600	\$6,600
29300	Fitness Bathrooms - Remodel	~ (2) Bathrooms	20	16	\$3,500	\$5,200
29300	Sauna Changing Room - Refurbish	~ (1) Area	20	0	\$9,000	\$14,000
<b>Pool Cabana</b>						
29300	Bathrooms - Remodel	~ (2) Bathrooms	20	3	\$14,000	\$20,000
<b>Pool/Spa</b>						
21310	Fencing: Metal - Replace	~ 240 LF	40	23	\$18,000	\$23,000
28050	Snowmelt Deck - Replace	~ 3340 GSF	30	13	\$116,900	\$150,200
28110	Pool - Resurface	~ (1) Pool	12	10	\$42,000	\$72,000
28120	Spas - Resurface	~ (2) Spas	12	10	\$14,000	\$18,000
28140	Pool Cover - Replace	~ (1) Cover	8	0	\$10,000	\$12,000
28190	Pool Filters - Replace	~ (4) Units	20	0	\$20,000	\$32,000
28220	Pool/Spa Pumps - Repair/Replace	~ (2) Pumps	15	0	\$9,200	\$11,500
28220	Pool/Spa Pumps - Repair/Replace	~ (4) Pumps	15	3	\$12,000	\$20,000
28220	Spa Pumps - Repair/Replace	~ (2) Pumps	15	6	\$3,600	\$5,500
29410	Furniture: Patio - Replace	~ (27) Pieces	10	6	\$16,000	\$20,000
<b>Employee Housing</b>						
24010	Interior Surfaces - Repaint	~ 14,400 GSF	10	0	\$36,000	\$45,400
24070	Tile Flooring - Replace	~ 720 GSF	30	8	\$18,000	\$25,200
24110	Engineered Flooring - Replace	~ 3,400 GSF	30	8	\$61,200	\$85,000
29300	Bathrooms - Remodel/Refurbish	~ (9) Bathrooms	30	8	\$40,000	\$65,000
29310	Kitchens - Remodel/Refurbish	~ (9) Kitchens	30	8	\$81,600	\$99,400
29320	Kitchen Appliances - Replace	~ (27) Appliances	10	0	\$60,000	\$74,000
<b>111 Total Funded Components</b>						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Sites &amp; Grounds</b>								
21010	Garage Concrete - Seal	\$165,000	X	6	/	10	=	\$99,000
21050	Garage Concrete - Repair - 5%	\$10,350	X	10	/	10	=	\$10,350
21130	Snowmelt Pavers - Replace	\$124,000	X	22	/	30	=	\$90,933
21140	Paver Walkways - Repair - 10%	\$25,000	X	7	/	10	=	\$17,500
21300	Handrail: Metal - Repair/Paint	\$4,150	X	5	/	5	=	\$4,150
21310	Handrail: Metal - Replace	\$21,000	X	22	/	40	=	\$11,550
21460	Bear Trash Cans - Replace	\$14,000	X	17	/	20	=	\$11,900
21610	Entry Statue - Refurbish/Replace	\$30,000	X	22	/	30	=	\$22,000
21610	Sign - Refurbish/Replace	\$5,900	X	22	/	30	=	\$4,327
21690	Outdoor/Site Furnishings - Replace	\$4,850	X	10	/	10	=	\$4,850
24380	Bell Carts - Replace	\$18,500	X	3	/	10	=	\$5,550
25070	Garage Door - Replace	\$49,500	X	8	/	20	=	\$19,800
<b>Grounds Equipment</b>								
22020	Shuttle Van - Replace	\$54,250	X	9	/	12	=	\$40,688
<b>Building Exteriors</b>								
21300	Metal Stair Handrails - Paint	\$5,600	X	5	/	5	=	\$5,600
23020	Ext. Lights - Replace	\$35,000	X	22	/	25	=	\$30,800
23030	Ext. Lights (Utility) - Replace	\$4,300	X	22	/	25	=	\$3,784
23140	Outdoor Carpeting - Replace	\$77,000	X	4	/	10	=	\$30,800
23220	Balcony Rails - Paint	\$51,000	X	3	/	5	=	\$30,600
23250	Walkway Deck Railing - Paint	\$66,000	X	5	/	5	=	\$66,000
23260	Walkway Deck Railing - Replace	\$225,000	X	22	/	40	=	\$123,750
23310	Wood Siding - Repair/Repaint	\$10,100	X	4	/	5	=	\$8,080
23320	Wood Siding - Replace	\$61,350	X	22	/	50	=	\$26,994
23330	Stucco/EIFS - Seal/Paint	\$570,550	X	15	/	15	=	\$570,550
23350	Building Exteriors - Repaint	\$101,350	X	20	/	20	=	\$101,350
23440	Glass Curtain Wall: East - Replace	\$33,000	X	4	/	30	=	\$4,400
23440	Glass Curtain Wall: West - Replace	\$77,000	X	8	/	30	=	\$20,533
23440	Windows (Common) - Replace	\$150,000	X	4	/	30	=	\$20,000
23540	Roof: Modified Bitumen - Replace	\$455,000	X	13	/	18	=	\$328,611
23590	Roof: Tile Underlayment - Replace	\$658,000	X	22	/	30	=	\$482,533
23650	Gutters/Downspouts - Replace (2002)	\$11,500	X	22	/	25	=	\$10,120
23650	Gutters/Downspouts - Replace (2011)	\$30,000	X	13	/	25	=	\$15,600
23660	Heat Tape - Replace	\$27,000	X	10	/	10	=	\$27,000
<b>Lobby Area</b>								
23480	Exterior Doors - Replace	\$4,150	X	4	/	40	=	\$415
24030	Interior Lights - Replace	\$11,100	X	4	/	25	=	\$1,776
24220	Lobby Furnishings - Update	\$40,450	X	4	/	10	=	\$16,180
24230	A/V Equipment - Update/Replace	\$7,500	X	4	/	10	=	\$3,000
24240	Coffee Bar - Remodel	\$7,250	X	4	/	30	=	\$967
24280	Lobby Bathrooms - Remodel	\$9,800	X	4	/	20	=	\$1,960
24290	Lobby - Remodel	\$87,600	X	4	/	20	=	\$17,520
25000	Mechanical Heat Curtain - Replace	\$1,500	X	4	/	20	=	\$300
<b>Office Area</b>								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
24220	Office Furniture - Remodel	\$20,150	X	4	/	10	=	\$8,060
24240	Staff Cafe - Remodel	\$15,250	X	4	/	30	=	\$2,033
24250	Staff Cafe Appliances - Replace	\$7,450	X	4	/	10	=	\$2,980
24280	Staff Bathrooms - Remodel	\$13,900	X	4	/	20	=	\$2,780
24310	Office - Remodel	\$26,700	X	4	/	20	=	\$5,340
24320	Board Room - Remodel	\$17,700	X	4	/	20	=	\$3,540
25340	Computers - Replace	\$16,500	X	4	/	10	=	\$6,600
<b>Conference Center</b>								
24010	Interior Surfaces - Repaint	\$10,250	X	10	/	10	=	\$10,250
24080	Conference Area Carpet - Replace	\$37,850	X	3	/	15	=	\$7,570
24120	Ceiling Panels - Replace	\$24,500	X	22	/	40	=	\$13,475
24220	Furnishings and Décor - Update	\$35,100	X	10	/	10	=	\$35,100
24240	Bar Kitchen - Remodel	\$25,000	X	3	/	25	=	\$3,000
24260	Commercial Appliances - Replace	\$8,200	X	4	/	4	=	\$8,200
24280	Conference Room Bathrooms - Remodel	\$30,000	X	22	/	25	=	\$26,400
27290	A/V Equipment - Replace	\$69,000	X	10	/	10	=	\$69,000
29310	Main Kitchen - Remodel	\$6,000	X	20	/	20	=	\$6,000
<b>Mechanicals</b>								
25010	Electric Car Charger - Replace	\$6,400	X	8	/	10	=	\$5,120
25020	Keycard/Fob Reader System - Replace	\$64,500	X	15	/	15	=	\$64,500
25060	Garage Operators - Replace	\$6,500	X	7	/	12	=	\$3,792
25120	North Elevator - Modernize	\$200,000	X	23	/	25	=	\$184,000
25120	South Elevator - Modernize	\$200,000	X	8	/	25	=	\$64,000
25130	East Elevator - Modernize	\$260,000	X	3	/	25	=	\$31,200
25150	Elevator Cab – Remodel (East)	\$35,000	X	3	/	25	=	\$4,200
25150	Elevator Cabs - Remodel (North)	\$35,000	X	22	/	25	=	\$30,800
25150	Elevator Cabs - Remodel (South)	\$35,000	X	8	/	25	=	\$11,200
25190	Condensing Units – Replace - 30%	\$12,500	X	4	/	4	=	\$12,500
25190	Condensing Units – Replace (2019)	\$12,500	X	4	/	20	=	\$2,500
25200	Heat Pump VRV - Replace	\$20,000	X	4	/	15	=	\$5,333
25220	Space Heating - Replace	\$18,550	X	15	/	25	=	\$11,130
25320	Guest Laundry Machines - Replace	\$15,000	X	6	/	10	=	\$9,000
25410	Fire Control Panel - Replace	\$18,500	X	3	/	20	=	\$2,775
25430	CO Monitors - Replace	\$21,000	X	3	/	10	=	\$6,300
27300	Security System - Modernize	\$21,000	X	3	/	10	=	\$6,300
<b>Commercial Laundry Mechanicals</b>								
25320	Commercial Dryers - Replace	\$18,000	X	3	/	15	=	\$3,600
25320	Commercial Washers - Replace	\$15,500	X	2	/	10	=	\$3,100
25460	Tankless Water Heaters - Replace	\$11,800	X	8	/	15	=	\$6,293
<b>Boiler Room Mechanicals</b>								
25280	Boiler Pumps - Replace	\$5,000	X	3	/	15	=	\$1,000
25280	Circulation Pumps - Replace	\$115,000	X	14	/	20	=	\$80,500
25440	Boiler Burners - Replace	\$265,000	X	22	/	25	=	\$233,200
25450	Lochinvar Boilers - Replace	\$120,000	X	5	/	25	=	\$24,000
25450	Weil McClain Boilers - Replace	\$315,000	X	22	/	25	=	\$277,200
25470	Water Storage Tank - Replace	\$16,000	X	14	/	30	=	\$7,467
25490	Heat Exchanger - Replace	\$10,150	X	13	/	20	=	\$6,598
<b>Snowmelt/Pool Boiler Room</b>								
25280	SM Pumps/Motors - Repair/Replace	\$12,050	X	8	/	15	=	\$6,427

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
25450	Pool SM Boiler - Replace	\$60,000	X	16	/	25	=	\$38,400
25450	Snowmelt Boiler - Allowance	\$20,000	X	3	/	3	=	\$20,000
25450	Snowmelt Boiler - Replace	\$75,500	X	14	/	25	=	\$42,280
25450	Snowmelt Burner - Replace	\$140,000	X	14	/	25	=	\$78,400
25490	Heat Exchangers - Replace	\$31,000	X	3	/	20	=	\$4,650
<b>Amenities</b>								
24150	Fitness Equipment - Replace - 25%	\$6,000	X	2	/	2	=	\$6,000
24180	Sauna - Restore	\$16,000	X	18	/	20	=	\$14,400
27190	Sauna Heater - Replace	\$6,100	X	8	/	20	=	\$2,440
29300	Fitness Bathrooms - Remodel	\$4,350	X	4	/	20	=	\$870
29300	Sauna Changing Room - Refurbish	\$11,500	X	20	/	20	=	\$11,500
<b>Pool Cabana</b>								
29300	Bathrooms - Remodel	\$17,000	X	17	/	20	=	\$14,450
<b>Pool/Spa</b>								
21310	Fencing: Metal - Replace	\$20,500	X	17	/	40	=	\$8,713
28050	Snowmelt Deck - Replace	\$133,550	X	17	/	30	=	\$75,678
28110	Pool - Resurface	\$57,000	X	2	/	12	=	\$9,500
28120	Spas - Resurface	\$16,000	X	2	/	12	=	\$2,667
28140	Pool Cover - Replace	\$11,000	X	8	/	8	=	\$11,000
28190	Pool Filters - Replace	\$26,000	X	20	/	20	=	\$26,000
28220	Pool/Spa Pumps - Repair/Replace	\$10,350	X	15	/	15	=	\$10,350
28220	Pool/Spa Pumps - Repair/Replace	\$16,000	X	12	/	15	=	\$12,800
28220	Spa Pumps - Repair/Replace	\$4,550	X	9	/	15	=	\$2,730
29410	Furniture: Patio - Replace	\$18,000	X	4	/	10	=	\$7,200
<b>Employee Housing</b>								
24010	Interior Surfaces - Repaint	\$40,700	X	10	/	10	=	\$40,700
24070	Tile Flooring - Replace	\$21,600	X	22	/	30	=	\$15,840
24110	Engineered Flooring - Replace	\$73,100	X	22	/	30	=	\$53,607
29300	Bathrooms - Remodel/Refurbish	\$52,500	X	22	/	30	=	\$38,500
29310	Kitchens - Remodel/Refurbish	\$90,500	X	22	/	30	=	\$66,367
29320	Kitchen Appliances - Replace	\$67,000	X	10	/	10	=	\$67,000
								\$4,288,224



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Sites &amp; Grounds</b>					
21010	Garage Concrete - Seal	10	\$165,000	\$16,500	4.47 %
21050	Garage Concrete - Repair - 5%	10	\$10,350	\$1,035	0.28 %
21130	Snowmelt Pavers - Replace	30	\$124,000	\$4,133	1.12 %
21140	Paver Walkways - Repair - 10%	10	\$25,000	\$2,500	0.68 %
21300	Handrail: Metal - Repair/Paint	5	\$4,150	\$830	0.22 %
21310	Handrail: Metal - Replace	40	\$21,000	\$525	0.14 %
21460	Bear Trash Cans - Replace	20	\$14,000	\$700	0.19 %
21610	Entry Statue - Refurbish/Replace	30	\$30,000	\$1,000	0.27 %
21610	Sign - Refurbish/Replace	30	\$5,900	\$197	0.05 %
21690	Outdoor/Site Furnishings - Replace	10	\$4,850	\$485	0.13 %
24380	Bell Carts - Replace	10	\$18,500	\$1,850	0.50 %
25070	Garage Door - Replace	20	\$49,500	\$2,475	0.67 %
<b>Grounds Equipment</b>					
22020	Shuttle Van - Replace	12	\$54,250	\$4,521	1.22 %
<b>Building Exteriors</b>					
21300	Metal Stair Handrails - Paint	5	\$5,600	\$1,120	0.30 %
23020	Ext. Lights - Replace	25	\$35,000	\$1,400	0.38 %
23030	Ext. Lights (Utility) - Replace	25	\$4,300	\$172	0.05 %
23140	Outdoor Carpeting - Replace	10	\$77,000	\$7,700	2.08 %
23220	Balcony Rails - Paint	5	\$51,000	\$10,200	2.76 %
23250	Walkway Deck Railing - Paint	5	\$66,000	\$13,200	3.57 %
23260	Walkway Deck Railing - Replace	40	\$225,000	\$5,625	1.52 %
23310	Wood Siding - Repair/Repaint	5	\$10,100	\$2,020	0.55 %
23320	Wood Siding - Replace	50	\$61,350	\$1,227	0.33 %
23330	Stucco/EIFS - Seal/Paint	15	\$570,550	\$38,037	10.29 %
23350	Building Exteriors - Repaint	20	\$101,350	\$5,068	1.37 %
23440	Glass Curtain Wall: East - Replace	30	\$33,000	\$1,100	0.30 %
23440	Glass Curtain Wall: West - Replace	30	\$77,000	\$2,567	0.69 %
23440	Windows (Common) - Replace	30	\$150,000	\$5,000	1.35 %
23540	Roof: Modified Bitumen - Replace	18	\$455,000	\$25,278	6.84 %
23590	Roof: Tile Underlayment - Replace	30	\$658,000	\$21,933	5.94 %
23650	Gutters/Downspouts - Replace (2002)	25	\$11,500	\$460	0.12 %
23650	Gutters/Downspouts - Replace (2011)	25	\$30,000	\$1,200	0.32 %
23660	Heat Tape - Replace	10	\$27,000	\$2,700	0.73 %
<b>Lobby Area</b>					
23480	Exterior Doors - Replace	40	\$4,150	\$104	0.03 %
24030	Interior Lights - Replace	25	\$11,100	\$444	0.12 %
24220	Lobby Furnishings - Update	10	\$40,450	\$4,045	1.09 %
24230	A/V Equipment - Update/Replace	10	\$7,500	\$750	0.20 %
24240	Coffee Bar - Remodel	30	\$7,250	\$242	0.07 %
24280	Lobby Bathrooms - Remodel	20	\$9,800	\$490	0.13 %
24290	Lobby - Remodel	20	\$87,600	\$4,380	1.19 %
25000	Mechanical Heat Curtain - Replace	20	\$1,500	\$75	0.02 %
<b>Office Area</b>					

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
24220	Office Furniture - Remodel	10	\$20,150	\$2,015	0.55 %
24240	Staff Cafe - Remodel	30	\$15,250	\$508	0.14 %
24250	Staff Cafe Appliances - Replace	10	\$7,450	\$745	0.20 %
24280	Staff Bathrooms - Remodel	20	\$13,900	\$695	0.19 %
24310	Office - Remodel	20	\$26,700	\$1,335	0.36 %
24320	Board Room - Remodel	20	\$17,700	\$885	0.24 %
25340	Computers - Replace	10	\$16,500	\$1,650	0.45 %
<b>Conference Center</b>					
24010	Interior Surfaces - Repaint	10	\$10,250	\$1,025	0.28 %
24080	Conference Area Carpet - Replace	15	\$37,850	\$2,523	0.68 %
24120	Ceiling Panels - Replace	40	\$24,500	\$613	0.17 %
24220	Furnishings and Décor - Update	10	\$35,100	\$3,510	0.95 %
24240	Bar Kitchen - Remodel	25	\$25,000	\$1,000	0.27 %
24260	Commercial Appliances - Replace	4	\$8,200	\$2,050	0.55 %
24280	Conference Room Bathrooms - Remodel	25	\$30,000	\$1,200	0.32 %
27290	A/V Equipment - Replace	10	\$69,000	\$6,900	1.87 %
29310	Main Kitchen - Remodel	20	\$6,000	\$300	0.08 %
<b>Mechanicals</b>					
25010	Electric Car Charger - Replace	10	\$6,400	\$640	0.17 %
25020	Keycard/Fob Reader System - Replace	15	\$64,500	\$4,300	1.16 %
25060	Garage Operators - Replace	12	\$6,500	\$542	0.15 %
25120	North Elevator - Modernize	25	\$200,000	\$8,000	2.17 %
25120	South Elevator - Modernize	25	\$200,000	\$8,000	2.17 %
25130	East Elevator - Modernize	25	\$260,000	\$10,400	2.81 %
25150	Elevator Cab – Remodel (East)	25	\$35,000	\$1,400	0.38 %
25150	Elevator Cabs - Remodel (North)	25	\$35,000	\$1,400	0.38 %
25150	Elevator Cabs - Remodel (South)	25	\$35,000	\$1,400	0.38 %
25190	Condensing Units – Replace - 30%	4	\$12,500	\$3,125	0.85 %
25190	Condensing Units – Replace (2019)	20	\$12,500	\$625	0.17 %
25200	Heat Pump VRV - Replace	15	\$20,000	\$1,333	0.36 %
25220	Space Heating - Replace	25	\$18,550	\$742	0.20 %
25320	Guest Laundry Machines - Replace	10	\$15,000	\$1,500	0.41 %
25410	Fire Control Panel - Replace	20	\$18,500	\$925	0.25 %
25430	CO Monitors - Replace	10	\$21,000	\$2,100	0.57 %
27300	Security System - Modernize	10	\$21,000	\$2,100	0.57 %
<b>Commercial Laundry Mechanicals</b>					
25320	Commercial Dryers - Replace	15	\$18,000	\$1,200	0.32 %
25320	Commercial Washers - Replace	10	\$15,500	\$1,550	0.42 %
25460	Tankless Water Heaters - Replace	15	\$11,800	\$787	0.21 %
<b>Boiler Room Mechanicals</b>					
25280	Boiler Pumps - Replace	15	\$5,000	\$333	0.09 %
25280	Circulation Pumps - Replace	20	\$115,000	\$5,750	1.56 %
25440	Boiler Burners - Replace	25	\$265,000	\$10,600	2.87 %
25450	Lochinvar Boilers - Replace	25	\$120,000	\$4,800	1.30 %
25450	Weil McClain Boilers - Replace	25	\$315,000	\$12,600	3.41 %
25470	Water Storage Tank - Replace	30	\$16,000	\$533	0.14 %
25490	Heat Exchanger - Replace	20	\$10,150	\$508	0.14 %
<b>Snowmelt/Pool Boiler Room</b>					
25280	SM Pumps/Motors - Repair/Replace	15	\$12,050	\$803	0.22 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
25450	Pool SM Boiler - Replace	25	\$60,000	\$2,400	0.65 %
25450	Snowmelt Boiler - Allowance	3	\$20,000	\$6,667	1.80 %
25450	Snowmelt Boiler - Replace	25	\$75,500	\$3,020	0.82 %
25450	Snowmelt Burner - Replace	25	\$140,000	\$5,600	1.52 %
25490	Heat Exchangers - Replace	20	\$31,000	\$1,550	0.42 %
<b>Amenities</b>					
24150	Fitness Equipment - Replace - 25%	2	\$6,000	\$3,000	0.81 %
24180	Sauna - Restore	20	\$16,000	\$800	0.22 %
27190	Sauna Heater - Replace	20	\$6,100	\$305	0.08 %
29300	Fitness Bathrooms - Remodel	20	\$4,350	\$218	0.06 %
29300	Sauna Changing Room - Refurbish	20	\$11,500	\$575	0.16 %
<b>Pool Cabana</b>					
29300	Bathrooms - Remodel	20	\$17,000	\$850	0.23 %
<b>Pool/Spa</b>					
21310	Fencing: Metal - Replace	40	\$20,500	\$513	0.14 %
28050	Snowmelt Deck - Replace	30	\$133,550	\$4,452	1.20 %
28110	Pool - Resurface	12	\$57,000	\$4,750	1.29 %
28120	Spas - Resurface	12	\$16,000	\$1,333	0.36 %
28140	Pool Cover - Replace	8	\$11,000	\$1,375	0.37 %
28190	Pool Filters - Replace	20	\$26,000	\$1,300	0.35 %
28220	Pool/Spa Pumps - Repair/Replace	15	\$10,350	\$690	0.19 %
28220	Pool/Spa Pumps - Repair/Replace	15	\$16,000	\$1,067	0.29 %
28220	Spa Pumps - Repair/Replace	15	\$4,550	\$303	0.08 %
29410	Furniture: Patio - Replace	10	\$18,000	\$1,800	0.49 %
<b>Employee Housing</b>					
24010	Interior Surfaces - Repaint	10	\$40,700	\$4,070	1.10 %
24070	Tile Flooring - Replace	30	\$21,600	\$720	0.19 %
24110	Engineered Flooring - Replace	30	\$73,100	\$2,437	0.66 %
29300	Bathrooms - Remodel/Refurbish	30	\$52,500	\$1,750	0.47 %
29310	Kitchens - Remodel/Refurbish	30	\$90,500	\$3,017	0.82 %
29320	Kitchen Appliances - Replace	10	\$67,000	\$6,700	1.81 %
111	Total Funded Components			\$369,497	100.00 %

Fiscal Year Start: 2023

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2023	\$450,981	\$4,288,224	10.5 %	High	195.38 %	\$537,600	\$400,000	\$3,273	\$1,187,950
2024	\$203,904	\$3,573,864	5.7 %	High	3.00 %	\$553,728	\$0	\$4,778	\$10,403
2025	\$752,006	\$4,062,364	18.5 %	High	3.00 %	\$570,340	\$0	\$8,931	\$296,415
2026	\$1,034,861	\$4,282,685	24.2 %	High	3.00 %	\$587,450	\$0	\$8,725	\$920,131
2027	\$710,905	\$3,879,303	18.3 %	High	3.00 %	\$605,074	\$0	\$9,012	\$232,643
2028	\$1,092,349	\$4,184,408	26.1 %	High	3.00 %	\$623,226	\$0	\$10,976	\$622,820
2029	\$1,103,730	\$4,109,634	26.9 %	High	3.00 %	\$641,923	\$0	\$12,257	\$409,202
2030	\$1,348,708	\$4,265,879	31.6 %	Medium	3.00 %	\$661,180	\$0	\$15,971	\$178,947
2031	\$1,846,913	\$4,677,607	39.5 %	Medium	3.00 %	\$681,016	\$0	\$14,919	\$1,404,595
2032	\$1,138,253	\$3,853,312	29.5 %	High	3.00 %	\$701,446	\$0	\$14,434	\$104,382
2033	\$1,749,751	\$4,357,971	40.2 %	Medium	3.00 %	\$722,489	\$0	\$18,253	\$588,031
2034	\$1,902,464	\$4,394,508	43.3 %	Medium	3.00 %	\$744,164	\$0	\$21,142	\$339,968
2035	\$2,327,802	\$4,702,990	49.5 %	Medium	3.00 %	\$766,489	\$0	\$25,441	\$357,224
2036	\$2,762,508	\$5,018,757	55.0 %	Medium	3.00 %	\$789,484	\$0	\$30,548	\$232,836
2037	\$3,349,703	\$5,488,395	61.0 %	Medium	3.00 %	\$813,168	\$0	\$36,322	\$281,342
2038	\$3,917,852	\$5,938,928	66.0 %	Medium	3.00 %	\$837,563	\$0	\$37,341	\$1,239,207
2039	\$3,553,549	\$5,433,646	65.4 %	Medium	3.00 %	\$862,690	\$0	\$36,607	\$681,840
2040	\$3,771,007	\$5,505,082	68.5 %	Medium	3.00 %	\$888,571	\$0	\$39,005	\$665,271
2041	\$4,033,312	\$5,614,048	71.8 %	Low	3.00 %	\$915,228	\$0	\$42,311	\$558,398
2042	\$4,432,453	\$5,855,234	75.7 %	Low	3.00 %	\$942,685	\$0	\$49,263	\$0
2043	\$5,424,401	\$6,698,243	81.0 %	Low	3.00 %	\$970,965	\$0	\$53,641	\$1,140,650
2044	\$5,308,358	\$6,411,694	82.8 %	Low	3.00 %	\$1,000,094	\$0	\$57,924	\$85,108
2045	\$6,281,267	\$7,224,376	86.9 %	Low	3.00 %	\$1,030,097	\$0	\$62,758	\$1,098,406
2046	\$6,275,716	\$7,038,983	89.2 %	Low	3.00 %	\$1,061,000	\$0	\$63,106	\$1,048,961
2047	\$6,350,861	\$6,920,832	91.8 %	Low	3.00 %	\$1,092,830	\$0	\$66,863	\$483,195
2048	\$7,027,359	\$7,404,410	94.9 %	Low	3.00 %	\$1,125,615	\$0	\$75,454	\$158,604
2049	\$8,069,824	\$8,260,034	97.7 %	Low	3.00 %	\$1,159,383	\$0	\$81,004	\$1,172,431
2050	\$8,137,780	\$8,120,989	100.2 %	Low	3.00 %	\$1,194,165	\$0	\$82,654	\$1,014,574
2051	\$8,400,025	\$8,164,989	102.9 %	Low	3.00 %	\$1,229,990	\$0	\$81,378	\$1,828,855
2052	\$7,882,538	\$7,396,961	106.6 %	Low	3.00 %	\$1,266,890	\$0	\$85,474	\$15,318

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$450,981	\$203,904	\$752,006	\$1,034,861	\$710,905
Annual Reserve Funding	\$537,600	\$553,728	\$570,340	\$587,450	\$605,074
Recommended Special Assessments	\$400,000	\$0	\$0	\$0	\$0
Interest Earnings	\$3,273	\$4,778	\$8,931	\$8,725	\$9,012
<b>Total Income</b>	<b>\$1,391,854</b>	<b>\$762,409</b>	<b>\$1,331,277</b>	<b>\$1,631,036</b>	<b>\$1,324,991</b>
# Component					
<b>Sites &amp; Grounds</b>					
21010 Garage Concrete - Seal	\$0	\$0	\$0	\$0	\$185,709
21050 Garage Concrete - Repair - 5%	\$10,350	\$0	\$0	\$0	\$0
21130 Snowmelt Pavers - Replace	\$0	\$0	\$0	\$0	\$0
21140 Paver Walkways - Repair - 10%	\$0	\$0	\$0	\$27,318	\$0
21300 Handrail: Metal - Repair/Paint	\$4,150	\$0	\$0	\$0	\$0
21310 Handrail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21460 Bear Trash Cans - Replace	\$0	\$0	\$0	\$15,298	\$0
21610 Entry Statue - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21690 Outdoor/Site Furnishings - Replace	\$4,850	\$0	\$0	\$0	\$0
24380 Bell Carts - Replace	\$0	\$0	\$0	\$0	\$0
25070 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grounds Equipment</b>					
22020 Shuttle Van - Replace	\$0	\$0	\$0	\$59,280	\$0
<b>Building Exteriors</b>					
21300 Metal Stair Handrails - Paint	\$5,600	\$0	\$0	\$0	\$0
23020 Ext. Lights - Replace	\$0	\$0	\$0	\$38,245	\$0
23030 Ext. Lights (Utility) - Replace	\$0	\$0	\$0	\$4,699	\$0
23140 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$0	\$54,106	\$0	\$0
23250 Walkway Deck Railing - Paint	\$66,000	\$0	\$0	\$0	\$0
23260 Walkway Deck Railing - Replace	\$0	\$0	\$0	\$0	\$0
23310 Wood Siding - Repair/Repaint	\$0	\$10,403	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23330 Stucco/EIFS - Seal/Paint	\$570,550	\$0	\$0	\$0	\$0
23350 Building Exteriors - Repaint	\$101,350	\$0	\$0	\$0	\$0
23440 Glass Curtain Wall: East - Replace	\$0	\$0	\$0	\$0	\$0
23440 Glass Curtain Wall: West - Replace	\$0	\$0	\$0	\$0	\$0
23440 Windows (Common) - Replace	\$0	\$0	\$0	\$0	\$0
23540 Roof: Modified Bitumen - Replace	\$0	\$0	\$0	\$0	\$0
23590 Roof: Tile Underlayment - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace (2002)	\$0	\$0	\$0	\$12,566	\$0
23650 Gutters/Downspouts - Replace (2011)	\$0	\$0	\$0	\$0	\$0
23660 Heat Tape - Replace	\$27,000	\$0	\$0	\$0	\$0
<b>Lobby Area</b>					
23480 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24220 Lobby Furnishings - Update	\$0	\$0	\$0	\$0	\$0
24230 A/V Equipment - Update/Replace	\$0	\$0	\$0	\$0	\$0
24240 Coffee Bar - Remodel	\$0	\$0	\$0	\$0	\$0
24280 Lobby Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24290 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
25000 Mechanical Heat Curtain - Replace	\$0	\$0	\$0	\$0	\$0
<b>Office Area</b>					
24220 Office Furniture - Remodel	\$0	\$0	\$0	\$0	\$0
24240 Staff Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Staff Cafe Appliances - Replace	\$0	\$0	\$0	\$0	\$0
24280 Staff Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24310 Office - Remodel	\$0	\$0	\$0	\$0	\$0
24320 Board Room - Remodel	\$0	\$0	\$0	\$0	\$0
25340 Computers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Conference Center</b>					
24010 Interior Surfaces - Repaint	\$10,250	\$0	\$0	\$0	\$0

Fiscal Year		2023	2024	2025	2026	2027
24080	Conference Area Carpet - Replace	\$0	\$0	\$0	\$0	\$0
24120	Ceiling Panels - Replace	\$0	\$0	\$0	\$0	\$0
24220	Furnishings and Décor - Update	\$35,100	\$0	\$0	\$0	\$0
24240	Bar Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24260	Commercial Appliances - Replace	\$8,200	\$0	\$0	\$0	\$9,229
24280	Conference Room Bathrooms - Remodel	\$0	\$0	\$0	\$32,782	\$0
27290	A/V Equipment - Replace	\$69,000	\$0	\$0	\$0	\$0
29310	Main Kitchen - Remodel	\$6,000	\$0	\$0	\$0	\$0
<b>Mechanicals</b>						
25010	Electric Car Charger - Replace	\$0	\$0	\$6,790	\$0	\$0
25020	Keycard/Fob Reader System - Replace	\$64,500	\$0	\$0	\$0	\$0
25060	Garage Operators - Replace	\$0	\$0	\$0	\$0	\$0
25120	North Elevator - Modernize	\$0	\$0	\$212,180	\$0	\$0
25120	South Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25130	East Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150	Elevator Cab – Remodel (East)	\$0	\$0	\$0	\$0	\$0
25150	Elevator Cabs - Remodel (North)	\$0	\$0	\$0	\$38,245	\$0
25150	Elevator Cabs - Remodel (South)	\$0	\$0	\$0	\$0	\$0
25190	Condensing Units – Replace - 30%	\$12,500	\$0	\$0	\$0	\$14,069
25190	Condensing Units – Replace (2019)	\$0	\$0	\$0	\$0	\$0
25200	Heat Pump VRV - Replace	\$0	\$0	\$0	\$0	\$0
25220	Space Heating - Replace	\$0	\$0	\$0	\$0	\$0
25320	Guest Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$16,883
25410	Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
25430	CO Monitors - Replace	\$0	\$0	\$0	\$0	\$0
27300	Security System - Modernize	\$0	\$0	\$0	\$0	\$0
<b>Commercial Laundry Mechanicals</b>						
25320	Commercial Dryers - Replace	\$0	\$0	\$0	\$0	\$0
25320	Commercial Washers - Replace	\$0	\$0	\$0	\$0	\$0
25460	Tankless Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Boiler Room Mechanicals</b>						
25280	Boiler Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280	Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25440	Boiler Burners - Replace	\$0	\$0	\$0	\$289,573	\$0
25450	Lochinvar Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25450	Weil McClain Boilers - Replace	\$0	\$0	\$0	\$344,209	\$0
25470	Water Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
25490	Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
<b>Snowmelt/Pool Boiler Room</b>						
25280	SM Pumps/Motors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
25450	Pool SM Boiler - Replace	\$0	\$0	\$0	\$0	\$0
25450	Snowmelt Boiler - Allowance	\$20,000	\$0	\$0	\$21,855	\$0
25450	Snowmelt Boiler - Replace	\$0	\$0	\$0	\$0	\$0
25450	Snowmelt Burner - Replace	\$0	\$0	\$0	\$0	\$0
25490	Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Amenities</b>						
24150	Fitness Equipment - Replace - 25%	\$6,000	\$0	\$6,365	\$0	\$6,753
24180	Sauna - Restore	\$0	\$0	\$16,974	\$0	\$0
27190	Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
29300	Fitness Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
29300	Sauna Changing Room - Refurbish	\$11,500	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>						
29300	Bathrooms - Remodel	\$0	\$0	\$0	\$18,576	\$0
<b>Pool/Spa</b>						
21310	Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
28050	Snowmelt Deck - Replace	\$0	\$0	\$0	\$0	\$0
28110	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120	Spas - Resurface	\$0	\$0	\$0	\$0	\$0
28140	Pool Cover - Replace	\$11,000	\$0	\$0	\$0	\$0
28190	Pool Filters - Replace	\$26,000	\$0	\$0	\$0	\$0
28220	Pool/Spa Pumps - Repair/Replace	\$10,350	\$0	\$0	\$0	\$0
28220	Pool/Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$17,484	\$0
28220	Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
29410	Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
<b>Employee Housing</b>						
24010	Interior Surfaces - Repaint	\$40,700	\$0	\$0	\$0	\$0
24070	Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
24110 Engineered Flooring - Replace	\$0	\$0	\$0	\$0	\$0
29300 Bathrooms - Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
29310 Kitchens - Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
29320 Kitchen Appliances - Replace	\$67,000	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$1,187,950</b>	<b>\$10,403</b>	<b>\$296,415</b>	<b>\$920,131</b>	<b>\$232,643</b>
Ending Reserve Balance	\$203,904	\$752,006	\$1,034,861	\$710,905	\$1,092,349

<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Starting Reserve Balance	\$1,092,349	\$1,103,730	\$1,348,708	\$1,846,913	\$1,138,253
Annual Reserve Funding	\$623,226	\$641,923	\$661,180	\$681,016	\$701,446
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,976	\$12,257	\$15,971	\$14,919	\$14,434
<b>Total Income</b>	<b>\$1,726,550</b>	<b>\$1,757,910</b>	<b>\$2,025,860</b>	<b>\$2,542,848</b>	<b>\$1,854,133</b>
<b># Component</b>					
<b>Sites &amp; Grounds</b>					
21010	Garage Concrete - Seal	\$0	\$0	\$0	\$0
21050	Garage Concrete - Repair - 5%	\$0	\$0	\$0	\$0
21130	Snowmelt Pavers - Replace	\$0	\$0	\$0	\$157,079
21140	Paver Walkways - Repair - 10%	\$0	\$0	\$0	\$0
21300	Handrail: Metal - Repair/Paint	\$4,811	\$0	\$0	\$0
21310	Handrail: Metal - Replace	\$0	\$0	\$0	\$0
21460	Bear Trash Cans - Replace	\$0	\$0	\$0	\$0
21610	Entry Statue - Refurbish/Replace	\$0	\$0	\$0	\$38,003
21610	Sign - Refurbish/Replace	\$0	\$0	\$0	\$7,474
21690	Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$0
24380	Bell Carts - Replace	\$0	\$0	\$22,753	\$0
25070	Garage Door - Replace	\$0	\$0	\$0	\$0
<b>Grounds Equipment</b>					
22020	Shuttle Van - Replace	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
21300	Metal Stair Handrails - Paint	\$6,492	\$0	\$0	\$0
23020	Ext. Lights - Replace	\$0	\$0	\$0	\$0
23030	Ext. Lights (Utility) - Replace	\$0	\$0	\$0	\$0
23140	Outdoor Carpeting - Replace	\$0	\$91,942	\$0	\$0
23220	Balcony Rails - Paint	\$0	\$0	\$62,724	\$0
23250	Walkway Deck Railing - Paint	\$76,512	\$0	\$0	\$0
23260	Walkway Deck Railing - Replace	\$0	\$0	\$0	\$0
23310	Wood Siding - Repair/Repaint	\$0	\$12,060	\$0	\$0
23320	Wood Siding - Replace	\$0	\$0	\$0	\$0
23330	Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0
23350	Building Exteriors - Repaint	\$0	\$0	\$0	\$0
23440	Glass Curtain Wall: East - Replace	\$0	\$0	\$0	\$0
23440	Glass Curtain Wall: West - Replace	\$0	\$0	\$0	\$0
23440	Windows (Common) - Replace	\$0	\$0	\$0	\$0
23540	Roof: Modified Bitumen - Replace	\$527,470	\$0	\$0	\$0
23590	Roof: Tile Underlayment - Replace	\$0	\$0	\$0	\$833,535
23650	Gutters/Downspouts - Replace (2002)	\$0	\$0	\$0	\$0
23650	Gutters/Downspouts - Replace (2011)	\$0	\$0	\$0	\$0
23660	Heat Tape - Replace	\$0	\$0	\$0	\$0
<b>Lobby Area</b>					
23480	Exterior Doors - Replace	\$0	\$0	\$0	\$0
24030	Interior Lights - Replace	\$0	\$0	\$0	\$0
24220	Lobby Furnishings - Update	\$0	\$48,299	\$0	\$0
24230	A/V Equipment - Update/Replace	\$0	\$8,955	\$0	\$0
24240	Coffee Bar - Remodel	\$0	\$0	\$0	\$0
24280	Lobby Bathrooms - Remodel	\$0	\$0	\$0	\$0
24290	Lobby - Remodel	\$0	\$0	\$0	\$0
25000	Mechanical Heat Curtain - Replace	\$0	\$0	\$0	\$0
<b>Office Area</b>					
24220	Office Furniture - Remodel	\$0	\$24,060	\$0	\$0
24240	Staff Cafe - Remodel	\$0	\$0	\$0	\$0
24250	Staff Cafe Appliances - Replace	\$0	\$8,896	\$0	\$0
24280	Staff Bathrooms - Remodel	\$0	\$0	\$0	\$0
24310	Office - Remodel	\$0	\$0	\$0	\$0
24320	Board Room - Remodel	\$0	\$0	\$0	\$0
25340	Computers - Replace	\$0	\$19,702	\$0	\$0
<b>Conference Center</b>					
24010	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0
24080	Conference Area Carpet - Replace	\$0	\$0	\$0	\$0
24120	Ceiling Panels - Replace	\$0	\$0	\$0	\$0
24220	Furnishings and Décor - Update	\$0	\$0	\$0	\$0
24240	Bar Kitchen - Remodel	\$0	\$0	\$0	\$0
24260	Commercial Appliances - Replace	\$0	\$0	\$0	\$10,388
24280	Conference Room Bathrooms - Remodel	\$0	\$0	\$0	\$0
27290	A/V Equipment - Replace	\$0	\$0	\$0	\$0



<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
29310 Main Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Mechanicals</b>					
25010 Electric Car Charger - Replace	\$0	\$0	\$0	\$0	\$0
25020 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
25060 Garage Operators - Replace	\$7,535	\$0	\$0	\$0	\$0
25120 North Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25120 South Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25130 East Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab – Remodel (East)	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cabs - Remodel (North)	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cabs - Remodel (South)	\$0	\$0	\$0	\$0	\$0
25190 Condensing Units – Replace - 30%	\$0	\$0	\$0	\$15,835	\$0
25190 Condensing Units – Replace (2019)	\$0	\$0	\$0	\$0	\$0
25200 Heat Pump VRV - Replace	\$0	\$0	\$0	\$0	\$0
25220 Space Heating - Replace	\$0	\$0	\$0	\$0	\$0
25320 Guest Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
25410 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
25430 CO Monitors - Replace	\$0	\$0	\$25,827	\$0	\$0
27300 Security System - Modernize	\$0	\$0	\$25,827	\$0	\$0
<b>Commercial Laundry Mechanicals</b>					
25320 Commercial Dryers - Replace	\$0	\$0	\$0	\$0	\$0
25320 Commercial Washers - Replace	\$0	\$0	\$0	\$19,635	\$0
25460 Tankless Water Heaters - Replace	\$0	\$0	\$14,513	\$0	\$0
<b>Boiler Room Mechanicals</b>					
25280 Boiler Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Circulation Pumps - Replace	\$0	\$137,316	\$0	\$0	\$0
25440 Boiler Burners - Replace	\$0	\$0	\$0	\$0	\$0
25450 Lochinvar Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25450 Weil McClain Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25470 Water Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchanger - Replace	\$0	\$0	\$12,483	\$0	\$0
<b>Snowmelt/Pool Boiler Room</b>					
25280 SM Pumps/Motors - Repair/Replace	\$0	\$0	\$14,820	\$0	\$0
25450 Pool SM Boiler - Replace	\$0	\$0	\$0	\$0	\$78,286
25450 Snowmelt Boiler - Allowance	\$0	\$23,881	\$0	\$0	\$26,095
25450 Snowmelt Boiler - Replace	\$0	\$0	\$0	\$0	\$0
25450 Snowmelt Burner - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Amenities</b>					
24150 Fitness Equipment - Replace - 25%	\$0	\$7,164	\$0	\$7,601	\$0
24180 Sauna - Restore	\$0	\$0	\$0	\$0	\$0
27190 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
29300 Fitness Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
29300 Sauna Changing Room - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>					
29300 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Pool/Spa</b>					
21310 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
28050 Snowmelt Deck - Replace	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$13,934	\$0
28190 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
28220 Spa Pumps - Repair/Replace	\$0	\$5,433	\$0	\$0	\$0
29410 Furniture: Patio - Replace	\$0	\$21,493	\$0	\$0	\$0
<b>Employee Housing</b>					
24010 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
24070 Tile Flooring - Replace	\$0	\$0	\$0	\$27,362	\$0
24110 Engineered Flooring - Replace	\$0	\$0	\$0	\$92,601	\$0
29300 Bathrooms - Remodel/Refurbish	\$0	\$0	\$0	\$66,505	\$0
29310 Kitchens - Remodel/Refurbish	\$0	\$0	\$0	\$114,643	\$0
29320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$622,820</b>	<b>\$409,202</b>	<b>\$178,947</b>	<b>\$1,404,595</b>	<b>\$104,382</b>
<b>Ending Reserve Balance</b>	<b>\$1,103,730</b>	<b>\$1,348,708</b>	<b>\$1,846,913</b>	<b>\$1,138,253</b>	<b>\$1,749,751</b>



<b>Fiscal Year</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
Starting Reserve Balance	\$1,749,751	\$1,902,464	\$2,327,802	\$2,762,508	\$3,349,703
Annual Reserve Funding	\$722,489	\$744,164	\$766,489	\$789,484	\$813,168
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,253	\$21,142	\$25,441	\$30,548	\$36,322
<b>Total Income</b>	<b>\$2,490,494</b>	<b>\$2,667,770</b>	<b>\$3,119,732</b>	<b>\$3,582,539</b>	<b>\$4,199,194</b>
<b># Component</b>					
<b>Sites &amp; Grounds</b>					
21010 Garage Concrete - Seal	\$0	\$0	\$0	\$0	\$249,577
21050 Garage Concrete - Repair - 5%	\$13,910	\$0	\$0	\$0	\$0
21130 Snowmelt Pavers - Replace	\$0	\$0	\$0	\$0	\$0
21140 Paver Walkways - Repair - 10%	\$0	\$0	\$0	\$36,713	\$0
21300 Handrail: Metal - Repair/Paint	\$5,577	\$0	\$0	\$0	\$0
21310 Handrail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21460 Bear Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
21610 Entry Statue - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21690 Outdoor/Site Furnishings - Replace	\$6,518	\$0	\$0	\$0	\$0
24380 Bell Carts - Replace	\$0	\$0	\$0	\$0	\$0
25070 Garage Door - Replace	\$0	\$0	\$70,575	\$0	\$0
<b>Grounds Equipment</b>					
22020 Shuttle Van - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
21300 Metal Stair Handrails - Paint	\$7,526	\$0	\$0	\$0	\$0
23020 Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
23030 Ext. Lights (Utility) - Replace	\$0	\$0	\$0	\$0	\$0
23140 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$0	\$72,714	\$0	\$0
23250 Walkway Deck Railing - Paint	\$88,698	\$0	\$0	\$0	\$0
23260 Walkway Deck Railing - Replace	\$0	\$0	\$0	\$0	\$0
23310 Wood Siding - Repair/Repaint	\$0	\$13,981	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23330 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
23350 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
23440 Glass Curtain Wall: East - Replace	\$0	\$0	\$0	\$0	\$0
23440 Glass Curtain Wall: West - Replace	\$0	\$0	\$0	\$0	\$0
23440 Windows (Common) - Replace	\$0	\$0	\$0	\$0	\$0
23540 Roof: Modified Bitumen - Replace	\$0	\$0	\$0	\$0	\$0
23590 Roof: Tile Underlayment - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace (2002)	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace (2011)	\$0	\$0	\$42,773	\$0	\$0
23660 Heat Tape - Replace	\$36,286	\$0	\$0	\$0	\$0
<b>Lobby Area</b>					
23480 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24220 Lobby Furnishings - Update	\$0	\$0	\$0	\$0	\$0
24230 A/V Equipment - Update/Replace	\$0	\$0	\$0	\$0	\$0
24240 Coffee Bar - Remodel	\$0	\$0	\$0	\$0	\$0
24280 Lobby Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24290 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
25000 Mechanical Heat Curtain - Replace	\$0	\$0	\$0	\$0	\$0
<b>Office Area</b>					
24220 Office Furniture - Remodel	\$0	\$0	\$0	\$0	\$0
24240 Staff Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Staff Cafe Appliances - Replace	\$0	\$0	\$0	\$0	\$0
24280 Staff Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24310 Office - Remodel	\$0	\$0	\$0	\$0	\$0
24320 Board Room - Remodel	\$0	\$0	\$0	\$0	\$0
25340 Computers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Conference Center</b>					
24010 Interior Surfaces - Repaint	\$13,775	\$0	\$0	\$0	\$0
24080 Conference Area Carpet - Replace	\$0	\$0	\$53,965	\$0	\$0
24120 Ceiling Panels - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furnishings and Décor - Update	\$47,171	\$0	\$0	\$0	\$0
24240 Bar Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24260 Commercial Appliances - Replace	\$0	\$0	\$11,691	\$0	\$0
24280 Conference Room Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$92,730	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
29310 Main Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Mechanicals</b>					
25010 Electric Car Charger - Replace	\$0	\$0	\$9,125	\$0	\$0
25020 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
25060 Garage Operators - Replace	\$0	\$0	\$0	\$0	\$0
25120 North Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25120 South Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25130 East Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab – Remodel (East)	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cabs - Remodel (North)	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cabs - Remodel (South)	\$0	\$0	\$0	\$0	\$0
25190 Condensing Units – Replace - 30%	\$0	\$0	\$17,822	\$0	\$0
25190 Condensing Units – Replace (2019)	\$0	\$0	\$0	\$0	\$0
25200 Heat Pump VRV - Replace	\$0	\$27,685	\$0	\$0	\$0
25220 Space Heating - Replace	\$24,930	\$0	\$0	\$0	\$0
25320 Guest Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$22,689
25410 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
25430 CO Monitors - Replace	\$0	\$0	\$0	\$0	\$0
27300 Security System - Modernize	\$0	\$0	\$0	\$0	\$0
<b>Commercial Laundry Mechanicals</b>					
25320 Commercial Dryers - Replace	\$0	\$0	\$25,664	\$0	\$0
25320 Commercial Washers - Replace	\$0	\$0	\$0	\$0	\$0
25460 Tankless Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Boiler Room Mechanicals</b>					
25280 Boiler Pumps - Replace	\$0	\$0	\$7,129	\$0	\$0
25280 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25440 Boiler Burners - Replace	\$0	\$0	\$0	\$0	\$0
25450 Lochinvar Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25450 Weil McClain Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25470 Water Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
<b>Snowmelt/Pool Boiler Room</b>					
25280 SM Pumps/Motors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
25450 Pool SM Boiler - Replace	\$0	\$0	\$0	\$0	\$0
25450 Snowmelt Boiler - Allowance	\$0	\$0	\$28,515	\$0	\$0
25450 Snowmelt Boiler - Replace	\$0	\$104,510	\$0	\$0	\$0
25450 Snowmelt Burner - Replace	\$0	\$193,793	\$0	\$0	\$0
25490 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Amenities</b>					
24150 Fitness Equipment - Replace - 25%	\$8,063	\$0	\$8,555	\$0	\$9,076
24180 Sauna - Restore	\$0	\$0	\$0	\$0	\$0
27190 Sauna Heater - Replace	\$0	\$0	\$8,697	\$0	\$0
29300 Fitness Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
29300 Sauna Changing Room - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>					
29300 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Pool/Spa</b>					
21310 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
28050 Snowmelt Deck - Replace	\$0	\$0	\$0	\$196,123	\$0
28110 Pool - Resurface	\$76,603	\$0	\$0	\$0	\$0
28120 Spas - Resurface	\$21,503	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
28220 Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
29410 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
<b>Employee Housing</b>					
24010 Interior Surfaces - Repaint	\$54,697	\$0	\$0	\$0	\$0
24070 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24110 Engineered Flooring - Replace	\$0	\$0	\$0	\$0	\$0
29300 Bathrooms - Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
29310 Kitchens - Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
29320 Kitchen Appliances - Replace	\$90,042	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$588,031</b>	<b>\$339,968</b>	<b>\$357,224</b>	<b>\$232,836</b>	<b>\$281,342</b>
<b>Ending Reserve Balance</b>	<b>\$1,902,464</b>	<b>\$2,327,802</b>	<b>\$2,762,508</b>	<b>\$3,349,703</b>	<b>\$3,917,852</b>



<b>Fiscal Year</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
Starting Reserve Balance	\$3,917,852	\$3,553,549	\$3,771,007	\$4,033,312	\$4,432,453
Annual Reserve Funding	\$837,563	\$862,690	\$888,571	\$915,228	\$942,685
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$37,341	\$36,607	\$39,005	\$42,311	\$49,263
<b>Total Income</b>	<b>\$4,792,757</b>	<b>\$4,452,847</b>	<b>\$4,698,583</b>	<b>\$4,990,851</b>	<b>\$5,424,401</b>
# Component					
<b>Sites &amp; Grounds</b>					
21010 Garage Concrete - Seal	\$0	\$0	\$0	\$0	\$0
21050 Garage Concrete - Repair - 5%	\$0	\$0	\$0	\$0	\$0
21130 Snowmelt Pavers - Replace	\$0	\$0	\$0	\$0	\$0
21140 Paver Walkways - Repair - 10%	\$0	\$0	\$0	\$0	\$0
21300 Handrail: Metal - Repair/Paint	\$6,466	\$0	\$0	\$0	\$0
21310 Handrail: Metal - Replace	\$0	\$0	\$0	\$35,751	\$0
21460 Bear Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
21610 Entry Statue - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21690 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
24380 Bell Carts - Replace	\$0	\$0	\$30,578	\$0	\$0
25070 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grounds Equipment</b>					
22020 Shuttle Van - Replace	\$84,520	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
21300 Metal Stair Handrails - Paint	\$8,725	\$0	\$0	\$0	\$0
23020 Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
23030 Ext. Lights (Utility) - Replace	\$0	\$0	\$0	\$0	\$0
23140 Outdoor Carpeting - Replace	\$0	\$123,562	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$0	\$84,295	\$0	\$0
23250 Walkway Deck Railing - Paint	\$102,826	\$0	\$0	\$0	\$0
23260 Walkway Deck Railing - Replace	\$0	\$0	\$0	\$383,047	\$0
23310 Wood Siding - Repair/Repaint	\$0	\$16,208	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23330 Stucco/EIFS - Seal/Paint	\$888,898	\$0	\$0	\$0	\$0
23350 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
23440 Glass Curtain Wall: East - Replace	\$0	\$0	\$0	\$0	\$0
23440 Glass Curtain Wall: West - Replace	\$0	\$0	\$0	\$0	\$0
23440 Windows (Common) - Replace	\$0	\$0	\$0	\$0	\$0
23540 Roof: Modified Bitumen - Replace	\$0	\$0	\$0	\$0	\$0
23590 Roof: Tile Underlayment - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace (2002)	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace (2011)	\$0	\$0	\$0	\$0	\$0
23660 Heat Tape - Replace	\$0	\$0	\$0	\$0	\$0
<b>Lobby Area</b>					
23480 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24220 Lobby Furnishings - Update	\$0	\$64,910	\$0	\$0	\$0
24230 A/V Equipment - Update/Replace	\$0	\$12,035	\$0	\$0	\$0
24240 Coffee Bar - Remodel	\$0	\$0	\$0	\$0	\$0
24280 Lobby Bathrooms - Remodel	\$0	\$15,726	\$0	\$0	\$0
24290 Lobby - Remodel	\$0	\$140,572	\$0	\$0	\$0
25000 Mechanical Heat Curtain - Replace	\$0	\$2,407	\$0	\$0	\$0
<b>Office Area</b>					
24220 Office Furniture - Remodel	\$0	\$32,335	\$0	\$0	\$0
24240 Staff Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Staff Cafe Appliances - Replace	\$0	\$11,955	\$0	\$0	\$0
24280 Staff Bathrooms - Remodel	\$0	\$22,305	\$0	\$0	\$0
24310 Office - Remodel	\$0	\$42,846	\$0	\$0	\$0
24320 Board Room - Remodel	\$0	\$28,403	\$0	\$0	\$0
25340 Computers - Replace	\$0	\$26,478	\$0	\$0	\$0
<b>Conference Center</b>					
24010 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
24080 Conference Area Carpet - Replace	\$0	\$0	\$0	\$0	\$0
24120 Ceiling Panels - Replace	\$0	\$0	\$0	\$41,710	\$0
24220 Furnishings and Décor - Update	\$0	\$0	\$0	\$0	\$0
24240 Bar Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24260 Commercial Appliances - Replace	\$0	\$13,159	\$0	\$0	\$0
24280 Conference Room Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
29310 Main Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Mechanicals</b>					
25010 Electric Car Charger - Replace	\$0	\$0	\$0	\$0	\$0
25020 Keycard/Fob Reader System - Replace	\$100,489	\$0	\$0	\$0	\$0
25060 Garage Operators - Replace	\$0	\$0	\$10,744	\$0	\$0
25120 North Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25120 South Elevator - Modernize	\$0	\$0	\$330,570	\$0	\$0
25130 East Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab – Remodel (East)	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cabs - Remodel (North)	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cabs - Remodel (South)	\$0	\$0	\$57,850	\$0	\$0
25190 Condensing Units – Replace - 30%	\$0	\$20,059	\$0	\$0	\$0
25190 Condensing Units – Replace (2019)	\$0	\$20,059	\$0	\$0	\$0
25200 Heat Pump VRV - Replace	\$0	\$0	\$0	\$0	\$0
25220 Space Heating - Replace	\$0	\$0	\$0	\$0	\$0
25320 Guest Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
25410 Fire Control Panel - Replace	\$0	\$0	\$30,578	\$0	\$0
25430 CO Monitors - Replace	\$0	\$0	\$34,710	\$0	\$0
27300 Security System - Modernize	\$0	\$0	\$34,710	\$0	\$0
<b>Commercial Laundry Mechanicals</b>					
25320 Commercial Dryers - Replace	\$0	\$0	\$0	\$0	\$0
25320 Commercial Washers - Replace	\$0	\$0	\$0	\$26,388	\$0
25460 Tankless Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Boiler Room Mechanicals</b>					
25280 Boiler Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25440 Boiler Burners - Replace	\$0	\$0	\$0	\$0	\$0
25450 Lochinvar Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25450 Weil McClain Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25470 Water Storage Tank - Replace	\$0	\$25,675	\$0	\$0	\$0
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
<b>Snowmelt/Pool Boiler Room</b>					
25280 SM Pumps/Motors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
25450 Pool SM Boiler - Replace	\$0	\$0	\$0	\$0	\$0
25450 Snowmelt Boiler - Allowance	\$31,159	\$0	\$0	\$34,049	\$0
25450 Snowmelt Boiler - Replace	\$0	\$0	\$0	\$0	\$0
25450 Snowmelt Burner - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchangers - Replace	\$0	\$0	\$51,238	\$0	\$0
<b>Amenities</b>					
24150 Fitness Equipment - Replace - 25%	\$0	\$9,628	\$0	\$10,215	\$0
24180 Sauna - Restore	\$0	\$0	\$0	\$0	\$0
27190 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
29300 Fitness Bathrooms - Remodel	\$0	\$6,980	\$0	\$0	\$0
29300 Sauna Changing Room - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>					
29300 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Pool/Spa</b>					
21310 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
28050 Snowmelt Deck - Replace	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$17,652	\$0	\$0	\$0
28190 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps - Repair/Replace	\$16,125	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$27,239	\$0
28220 Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
29410 Furniture: Patio - Replace	\$0	\$28,885	\$0	\$0	\$0
<b>Employee Housing</b>					
24010 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
24070 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24110 Engineered Flooring - Replace	\$0	\$0	\$0	\$0	\$0
29300 Bathrooms - Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
29310 Kitchens - Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
29320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,239,207	\$681,840	\$665,271	\$558,398	\$0
Ending Reserve Balance	\$3,553,549	\$3,771,007	\$4,033,312	\$4,432,453	\$5,424,401





<b>Fiscal Year</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
Starting Reserve Balance	\$5,424,401	\$5,308,358	\$6,281,267	\$6,275,716	\$6,350,861
Annual Reserve Funding	\$970,965	\$1,000,094	\$1,030,097	\$1,061,000	\$1,092,830
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$53,641	\$57,924	\$62,758	\$63,106	\$66,863
<b>Total Income</b>	<b>\$6,449,007</b>	<b>\$6,366,376</b>	<b>\$7,374,122</b>	<b>\$7,399,822</b>	<b>\$7,510,554</b>
# Component					
<b>Sites &amp; Grounds</b>					
21010 Garage Concrete - Seal	\$0	\$0	\$0	\$0	\$335,411
21050 Garage Concrete - Repair - 5%	\$18,693	\$0	\$0	\$0	\$0
21130 Snowmelt Pavers - Replace	\$0	\$0	\$0	\$0	\$0
21140 Paver Walkways - Repair - 10%	\$0	\$0	\$0	\$49,340	\$0
21300 Handrail: Metal - Repair/Paint	\$7,495	\$0	\$0	\$0	\$0
21310 Handrail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21460 Bear Trash Cans - Replace	\$0	\$0	\$0	\$27,630	\$0
21610 Entry Statue - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21690 Outdoor/Site Furnishings - Replace	\$8,760	\$0	\$0	\$0	\$0
24380 Bell Carts - Replace	\$0	\$0	\$0	\$0	\$0
25070 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grounds Equipment</b>					
22020 Shuttle Van - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
21300 Metal Stair Handrails - Paint	\$10,114	\$0	\$0	\$0	\$0
23020 Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
23030 Ext. Lights (Utility) - Replace	\$0	\$0	\$0	\$0	\$0
23140 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$0	\$97,721	\$0	\$0
23250 Walkway Deck Railing - Paint	\$119,203	\$0	\$0	\$0	\$0
23260 Walkway Deck Railing - Replace	\$0	\$0	\$0	\$0	\$0
23310 Wood Siding - Repair/Repaint	\$0	\$18,789	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23330 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
23350 Building Exteriors - Repaint	\$183,049	\$0	\$0	\$0	\$0
23440 Glass Curtain Wall: East - Replace	\$0	\$0	\$0	\$0	\$0
23440 Glass Curtain Wall: West - Replace	\$0	\$0	\$147,540	\$0	\$0
23440 Windows (Common) - Replace	\$0	\$0	\$0	\$0	\$0
23540 Roof: Modified Bitumen - Replace	\$0	\$0	\$0	\$897,982	\$0
23590 Roof: Tile Underlayment - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace (2002)	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace (2011)	\$0	\$0	\$0	\$0	\$0
23660 Heat Tape - Replace	\$48,765	\$0	\$0	\$0	\$0
<b>Lobby Area</b>					
23480 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$20,649	\$0	\$0	\$0
24220 Lobby Furnishings - Update	\$0	\$0	\$0	\$0	\$0
24230 A/V Equipment - Update/Replace	\$0	\$0	\$0	\$0	\$0
24240 Coffee Bar - Remodel	\$0	\$0	\$0	\$0	\$0
24280 Lobby Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24290 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
25000 Mechanical Heat Curtain - Replace	\$0	\$0	\$0	\$0	\$0
<b>Office Area</b>					
24220 Office Furniture - Remodel	\$0	\$0	\$0	\$0	\$0
24240 Staff Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Staff Cafe Appliances - Replace	\$0	\$0	\$0	\$0	\$0
24280 Staff Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24310 Office - Remodel	\$0	\$0	\$0	\$0	\$0
24320 Board Room - Remodel	\$0	\$0	\$0	\$0	\$0
25340 Computers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Conference Center</b>					
24010 Interior Surfaces - Repaint	\$18,513	\$0	\$0	\$0	\$0
24080 Conference Area Carpet - Replace	\$0	\$0	\$0	\$0	\$0
24120 Ceiling Panels - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furnishings and Décor - Update	\$63,395	\$0	\$0	\$0	\$0
24240 Bar Kitchen - Remodel	\$0	\$0	\$47,903	\$0	\$0
24260 Commercial Appliances - Replace	\$14,810	\$0	\$0	\$0	\$16,669
24280 Conference Room Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$124,622	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
29310 Main Kitchen - Remodel	\$10,837	\$0	\$0	\$0	\$0
<b>Mechanicals</b>					
25010 Electric Car Charger - Replace	\$0	\$0	\$12,263	\$0	\$0
25020 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
25060 Garage Operators - Replace	\$0	\$0	\$0	\$0	\$0
25120 North Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25120 South Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25130 East Elevator - Modernize	\$0	\$0	\$498,187	\$0	\$0
25150 Elevator Cab – Remodel (East)	\$0	\$0	\$67,064	\$0	\$0
25150 Elevator Cabs - Remodel (North)	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cabs - Remodel (South)	\$0	\$0	\$0	\$0	\$0
25190 Condensing Units – Replace - 30%	\$22,576	\$0	\$0	\$0	\$25,410
25190 Condensing Units – Replace (2019)	\$0	\$0	\$0	\$0	\$0
25200 Heat Pump VRV - Replace	\$0	\$0	\$0	\$0	\$0
25220 Space Heating - Replace	\$0	\$0	\$0	\$0	\$0
25320 Guest Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$30,492
25410 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
25430 CO Monitors - Replace	\$0	\$0	\$0	\$0	\$0
27300 Security System - Modernize	\$0	\$0	\$0	\$0	\$0
<b>Commercial Laundry Mechanicals</b>					
25320 Commercial Dryers - Replace	\$0	\$0	\$0	\$0	\$0
25320 Commercial Washers - Replace	\$0	\$0	\$0	\$0	\$0
25460 Tankless Water Heaters - Replace	\$0	\$0	\$22,610	\$0	\$0
<b>Boiler Room Mechanicals</b>					
25280 Boiler Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25440 Boiler Burners - Replace	\$0	\$0	\$0	\$0	\$0
25450 Lochinvar Boilers - Replace	\$216,733	\$0	\$0	\$0	\$0
25450 Weil McClain Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25470 Water Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
<b>Snowmelt/Pool Boiler Room</b>					
25280 SM Pumps/Motors - Repair/Replace	\$0	\$0	\$23,089	\$0	\$0
25450 Pool SM Boiler - Replace	\$0	\$0	\$0	\$0	\$0
25450 Snowmelt Boiler - Allowance	\$0	\$37,206	\$0	\$0	\$40,656
25450 Snowmelt Boiler - Replace	\$0	\$0	\$0	\$0	\$0
25450 Snowmelt Burner - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Amenities</b>					
24150 Fitness Equipment - Replace - 25%	\$10,837	\$0	\$11,497	\$0	\$12,197
24180 Sauna - Restore	\$0	\$0	\$30,658	\$0	\$0
27190 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
29300 Fitness Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
29300 Sauna Changing Room - Refurbish	\$20,770	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>					
29300 Bathrooms - Remodel	\$0	\$0	\$0	\$33,551	\$0
<b>Pool/Spa</b>					
21310 Fencing: Metal - Replace	\$0	\$0	\$0	\$40,459	\$0
28050 Snowmelt Deck - Replace	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$109,218	\$0	\$0
28120 Spas - Resurface	\$0	\$0	\$30,658	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$22,361
28190 Pool Filters - Replace	\$46,959	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
28220 Spa Pumps - Repair/Replace	\$0	\$8,464	\$0	\$0	\$0
29410 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
<b>Employee Housing</b>					
24010 Interior Surfaces - Repaint	\$73,509	\$0	\$0	\$0	\$0
24070 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24110 Engineered Flooring - Replace	\$0	\$0	\$0	\$0	\$0
29300 Bathrooms - Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
29310 Kitchens - Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
29320 Kitchen Appliances - Replace	\$121,009	\$0	\$0	\$0	\$0
Total Expenses	\$1,140,650	\$85,108	\$1,098,406	\$1,048,961	\$483,195
Ending Reserve Balance	\$5,308,358	\$6,281,267	\$6,275,716	\$6,350,861	\$7,027,359



<b>Fiscal Year</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>
Starting Reserve Balance	\$7,027,359	\$8,069,824	\$8,137,780	\$8,400,025	\$7,882,538
Annual Reserve Funding	\$1,125,615	\$1,159,383	\$1,194,165	\$1,229,990	\$1,266,890
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$75,454	\$81,004	\$82,654	\$81,378	\$85,474
<b>Total Income</b>	<b>\$8,228,428</b>	<b>\$9,310,211</b>	<b>\$9,414,599</b>	<b>\$9,711,393</b>	<b>\$9,234,902</b>
<b># Component</b>					
<b>Sites &amp; Grounds</b>					
21010 Garage Concrete - Seal	\$0	\$0	\$0	\$0	\$0
21050 Garage Concrete - Repair - 5%	\$0	\$0	\$0	\$0	\$0
21130 Snowmelt Pavers - Replace	\$0	\$0	\$0	\$0	\$0
21140 Paver Walkways - Repair - 10%	\$0	\$0	\$0	\$0	\$0
21300 Handrail: Metal - Repair/Paint	\$8,689	\$0	\$0	\$0	\$0
21310 Handrail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21460 Bear Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
21610 Entry Statue - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21690 Outdoor/Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
24380 Bell Carts - Replace	\$0	\$0	\$41,094	\$0	\$0
25070 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grounds Equipment</b>					
22020 Shuttle Van - Replace	\$0	\$0	\$120,505	\$0	\$0
<b>Building Exteriors</b>					
21300 Metal Stair Handrails - Paint	\$11,725	\$0	\$0	\$0	\$0
23020 Ext. Lights - Replace	\$0	\$0	\$0	\$80,077	\$0
23030 Ext. Lights (Utility) - Replace	\$0	\$0	\$0	\$9,838	\$0
23140 Outdoor Carpeting - Replace	\$0	\$166,058	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$0	\$113,286	\$0	\$0
23250 Walkway Deck Railing - Paint	\$138,189	\$0	\$0	\$0	\$0
23260 Walkway Deck Railing - Replace	\$0	\$0	\$0	\$0	\$0
23310 Wood Siding - Repair/Repaint	\$0	\$21,782	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$140,364	\$0
23330 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
23350 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
23440 Glass Curtain Wall: East - Replace	\$0	\$71,168	\$0	\$0	\$0
23440 Glass Curtain Wall: West - Replace	\$0	\$0	\$0	\$0	\$0
23440 Windows (Common) - Replace	\$0	\$323,489	\$0	\$0	\$0
23540 Roof: Modified Bitumen - Replace	\$0	\$0	\$0	\$0	\$0
23590 Roof: Tile Underlayment - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace (2002)	\$0	\$0	\$0	\$26,311	\$0
23650 Gutters/Downspouts - Replace (2011)	\$0	\$0	\$0	\$0	\$0
23660 Heat Tape - Replace	\$0	\$0	\$0	\$0	\$0
<b>Lobby Area</b>					
23480 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24220 Lobby Furnishings - Update	\$0	\$87,234	\$0	\$0	\$0
24230 A/V Equipment - Update/Replace	\$0	\$16,174	\$0	\$0	\$0
24240 Coffee Bar - Remodel	\$0	\$15,635	\$0	\$0	\$0
24280 Lobby Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24290 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
25000 Mechanical Heat Curtain - Replace	\$0	\$0	\$0	\$0	\$0
<b>Office Area</b>					
24220 Office Furniture - Remodel	\$0	\$43,455	\$0	\$0	\$0
24240 Staff Cafe - Remodel	\$0	\$32,888	\$0	\$0	\$0
24250 Staff Cafe Appliances - Replace	\$0	\$16,067	\$0	\$0	\$0
24280 Staff Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24310 Office - Remodel	\$0	\$0	\$0	\$0	\$0
24320 Board Room - Remodel	\$0	\$0	\$0	\$0	\$0
25340 Computers - Replace	\$0	\$35,584	\$0	\$0	\$0
<b>Conference Center</b>					
24010 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
24080 Conference Area Carpet - Replace	\$0	\$0	\$84,076	\$0	\$0
24120 Ceiling Panels - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furnishings and Décor - Update	\$0	\$0	\$0	\$0	\$0
24240 Bar Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24260 Commercial Appliances - Replace	\$0	\$0	\$0	\$18,761	\$0
24280 Conference Room Bathrooms - Remodel	\$0	\$0	\$0	\$68,638	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>
29310 Main Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Mechanicals</b>					
25010 Electric Car Charger - Replace	\$0	\$0	\$0	\$0	\$0
25020 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
25060 Garage Operators - Replace	\$0	\$0	\$0	\$0	\$15,318
25120 North Elevator - Modernize	\$0	\$0	\$444,258	\$0	\$0
25120 South Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25130 East Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab – Remodel (East)	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cabs - Remodel (North)	\$0	\$0	\$0	\$80,077	\$0
25150 Elevator Cabs - Remodel (South)	\$0	\$0	\$0	\$0	\$0
25190 Condensing Units – Replace - 30%	\$0	\$0	\$0	\$28,599	\$0
25190 Condensing Units – Replace (2019)	\$0	\$0	\$0	\$0	\$0
25200 Heat Pump VRV - Replace	\$0	\$43,132	\$0	\$0	\$0
25220 Space Heating - Replace	\$0	\$0	\$0	\$0	\$0
25320 Guest Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
25410 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
25430 CO Monitors - Replace	\$0	\$0	\$46,647	\$0	\$0
27300 Security System - Modernize	\$0	\$0	\$46,647	\$0	\$0
<b>Commercial Laundry Mechanicals</b>					
25320 Commercial Dryers - Replace	\$0	\$0	\$39,983	\$0	\$0
25320 Commercial Washers - Replace	\$0	\$0	\$0	\$35,463	\$0
25460 Tankless Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
<b>Boiler Room Mechanicals</b>					
25280 Boiler Pumps - Replace	\$0	\$0	\$11,106	\$0	\$0
25280 Circulation Pumps - Replace	\$0	\$248,008	\$0	\$0	\$0
25440 Boiler Burners - Replace	\$0	\$0	\$0	\$606,301	\$0
25450 Lochinvar Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25450 Weil McClain Boilers - Replace	\$0	\$0	\$0	\$720,697	\$0
25470 Water Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchanger - Replace	\$0	\$0	\$22,546	\$0	\$0
<b>Snowmelt/Pool Boiler Room</b>					
25280 SM Pumps/Motors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
25450 Pool SM Boiler - Replace	\$0	\$0	\$0	\$0	\$0
25450 Snowmelt Boiler - Allowance	\$0	\$0	\$44,426	\$0	\$0
25450 Snowmelt Boiler - Replace	\$0	\$0	\$0	\$0	\$0
25450 Snowmelt Burner - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Amenities</b>					
24150 Fitness Equipment - Replace - 25%	\$0	\$12,940	\$0	\$13,728	\$0
24180 Sauna - Restore	\$0	\$0	\$0	\$0	\$0
27190 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
29300 Fitness Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
29300 Sauna Changing Room - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>					
29300 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Pool/Spa</b>					
21310 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
28050 Snowmelt Deck - Replace	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spas - Resurface	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
28220 Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
29410 Furniture: Patio - Replace	\$0	\$38,819	\$0	\$0	\$0
<b>Employee Housing</b>					
24010 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
24070 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24110 Engineered Flooring - Replace	\$0	\$0	\$0	\$0	\$0
29300 Bathrooms - Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
29310 Kitchens - Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
29320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$158,604</b>	<b>\$1,172,431</b>	<b>\$1,014,574</b>	<b>\$1,828,855</b>	<b>\$15,318</b>
<b>Ending Reserve Balance</b>	<b>\$8,069,824</b>	<b>\$8,137,780</b>	<b>\$8,400,025</b>	<b>\$7,882,538</b>	<b>\$9,219,585</b>





## Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Bryan Farley, R.S., president of the Colorado LLC, is a credentialed Reserve Specialist (#260). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.



## Terms and Definitions

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





## Component Details

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

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

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

## Sites & Grounds

**Comp #: 21010 Garage Concrete - Seal**

**Quantity: ~ 16,500 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Concrete surfaces were observed to be in fair condition. Some cracking was noted during our inspection. Lifting of the concrete was observed in local areas. Concrete parking structures, especially subterranean, face moisture intrusion threats frequently. To combat this, a variety of concrete sealers are available. Siloxanes and silanes are frequently employed. Many of these coatings enjoy up to 10 years of adequate service. In addition they readily accept most traffic marking coatings like acrylics and chlorinated rubber. When maintenance time arrives, the floor has often been polished smooth and sealed by a decade of foot and wheel traffic. This leaves property owners with the choice to refinish the floor sealer, or leave it be. For further information, reach out to manufacturers of these products.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 132,000

Worst Case: \$ 198,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21050 Garage Concrete - Repair - 5%**

**Quantity: 5% of ~ 16,500 GSF**

Location: Common Areas

Funded?: Yes.

History:

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

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 8,300

Worst Case: \$ 12,400

Cost Source: Allowance

**Comp #: 21130 Snowmelt Pavers - Replace**

**Quantity: ~ 3100 GSF**

Location: Common areas

Funded?: Yes.

History: Replaced in 2002.

Comments: Paver sections determined to be in fair condition typically exhibit some amount of minor displacement, lifting and tripping hazards, most often in high-traffic areas. Signs of wear and age are evident, but not advanced. Overall appear to be aging normally. As routine maintenance, the paver system should be inspected to identify any physical issues such as lifting, cracking, and excessive surface wear. At long intervals, sunlight, weather and vehicle traffic can degrade the condition of the material, requiring replacement for structural and/or aesthetic reasons. Schedule shown here may be updated based on the aesthetic preferences of the client and standards in the local area. In general, we do not recommend sealing concrete pavers.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 108,500

Worst Case: \$ 139,500

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21140 Paver Walkways - Repair - 10%**

**Quantity: ~ 10% of 8,900 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Paver walkway and/or paths determined to be in fair condition typically exhibit some amount of minor displacement, lifting and tripping hazards, most often in high-traffic areas. Signs of wear and age are evident, but not advanced. Overall appear to be aging normally. Concrete pavers in sidewalk/path applications should have a very long useful life and typically are replaced for aesthetic reasons before physical failure. Should be inspected regularly for trip hazards, lifting, etc. to avoid liability issues. Individual sections can usually be removed and replaced to address settling issues, lifting from tree roots, cracked pavers, etc. A wide variety of sizes, color patterns and other design choices are available. Cost estimates shown here are based on replacement to a similar standard as existing pavers.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$ 23,000

Worst Case: \$ 27,000

Cost Source: Allowance

**Comp #: 21300 Handrail: Metal - Repair/Paint**

**Quantity: ~ 250 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Metal fencing determined to be in poor condition typically exhibits more advanced deterioration of coating or surface finish, with notable wear, possibly including corrosion and rust. In advanced cases, coating may be flaking or peeling away to expose metal structure. Poor curb appeal. Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 3,800

Worst Case: \$ 4,500

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21310 Handrail: Metal - Replace**

**Quantity: ~ 250 LF**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2002

Comments: Metal railing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition. In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:  
40 years

Remaining Life:  
18 years



Best Case: \$ 18,000

Worst Case: \$ 24,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21460 Bear Trash Cans - Replace**

**Quantity: ~ (4) Units**

Location: Common Areas

Funded?: Yes.

History:

Comments: Trash enclosures determined to be in fair condition typically exhibit moderate signs of wear and deterioration. If present, gates and hardware may be in need of repair, or have deteriorated from an aesthetic standpoint. Trash enclosures should be cleaned and inspected regularly, and repaired as needed to ensure safety and good function. Enclosures left to deteriorate can become an eyesore and will have a negative effect on the aesthetic value in the common areas. Due to exposed location and occasional damage from garbage trucks, trash enclosures generally require replacement at the interval shown here.

Useful Life:  
20 years

Remaining Life:  
3 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21610 Entry Statue - Refurbish/Replace**

**Quantity: ~ (1) Metal Statue**

Location: Common Areas

Funded?: Yes.

History:

Comments: Statue determined to be in fair condition typically exhibits acceptable appearance and aesthetics in keeping with local area, but with more weathering and wear showing on surfaces. If present, landscaping and lighting are still in serviceable condition. At this stage, component may be becoming more dated and diminishing in appeal. As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most clients choose to refurbish or replace periodically in order to maintain good appearance and aesthetics in keeping with local area, often before becomes poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21610 Sign - Refurbish/Replace**

**Quantity: ~ (1) Sign**

Location: Common Areas

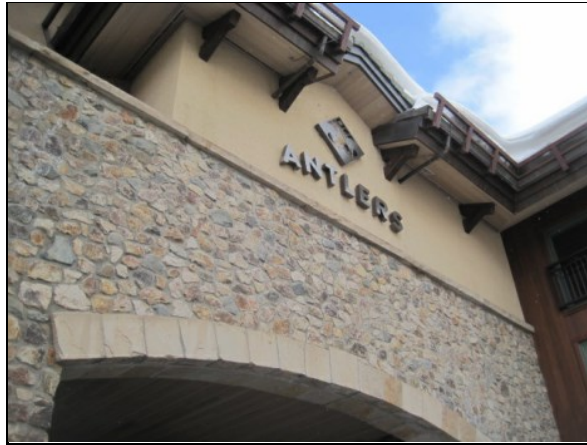
Funded?: Yes.

History:

Comments: Monument signage determined to be in fair condition typically exhibits acceptable appearance and aesthetics in keeping with local area, but with more weathering and wear showing on surfaces. If present, landscaping and lighting are still in serviceable condition. At this stage, signage may be becoming more dated and diminishing in appeal. As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most clients choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 5,000

Worst Case: \$ 6,800

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21690 Outdoor/Site Furnishings - Replace**

**Quantity: ~ (9) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) table, (6) chairs, (2) benches. Outdoor/site furniture determined to be in poor condition typically exhibits more advanced stages of wear or physical deterioration/damage. Even if still in fair physical condition, replacement may still be warranted to replace with more modern/updated style. Inspect regularly, clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below, to maintain a good, consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 3,500

Worst Case: \$ 6,200

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24380 Bell Carts - Replace**

**Quantity: ~ (14) Carts**

Location: Clubhouse

Funded?: Yes.

History: Replaced in 2020.

Comments: Bell carts determined to be in fair condition exhibit attractive, consistent finishes with no significant wear or signs of abuse. If present, gates are intact and functional with no severe deterioration of hardware. Due to exposed location and occasional damage from guests, carts generally require replacement at the interval shown here.

Useful Life:  
10 years

Remaining Life:  
7 years



Best Case: \$ 16,000

Worst Case: \$ 21,000

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 25070 Garage Door - Replace**

**Quantity: ~ (1) Door**

Location: Garage Area

Funded?: Yes.

History: Door replaced in 2016 for \$40,000.

Comments: Door determined to be in fair condition typically exhibit minor to moderate corrosion or rust hardware may show some wear and corrosion but gate(s) operate properly and connections and supports appear to be secure. Fair appearance overall. Garage doors should have a long life expectancy under normal circumstances. Should be inspected and repaired as-needed as an Operating expense to ensure good function. Be sure to inspect internal components (springs, tracks, etc.) for damage and deterioration. Doors should ideally be replaced in all areas at the same time to maintain consistent appearance and obtain better pricing through economies of scale. There are a wide variety of styles available, and costs can vary greatly. Estimates shown here are based on replacement with type comparable to existing doors.

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 47,000

Worst Case: \$ 52,000

Cost Source: Client Cost History + Inflation

**Comp #: 25070 Trash Gate - Replace**

**Quantity: ~ (1) Gate**

Location: Common Areas

Funded?: No. Does not meet \$3500 Funding Threshold.

History:

Comments: Door determined to be in fair condition typically exhibit minor to moderate corrosion or rust hardware may show some wear and corrosion but gate(s) operate properly and connections and supports appear to be secure. Fair appearance overall. Garage doors should have a long life expectancy under normal circumstances. Should be inspected and repaired as-needed as an Operating expense to ensure good function. Be sure to inspect internal components (springs, tracks, etc.) for damage and deterioration. Doors should ideally be replaced in all areas at the same time to maintain consistent appearance and obtain better pricing through economies of scale. There are a wide variety of styles available, and costs can vary greatly. Estimates shown here are based on replacement with type comparable to existing doors.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

## Grounds Equipment

**Comp #: 22020 Shuttle Van - Replace**

**Quantity: ~ (1) Van**

Location: Equipment Storage

Funded?: Yes.

History: Shuttle was purchased new in 2015 for \$42,356

Comments: Includes (1) 2015 Ford Transit. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with a comparable model, either new or lightly used.

Useful Life:  
12 years

Remaining Life:  
3 years



Best Case: \$ 51,300

Worst Case: \$ 57,200

Cost Source: Client Cost History + Inflation

## Building Exteriors

**Comp #: 21300 Metal Stair Handrails - Paint**

**Quantity: ~ 340 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Metal determined to be in poor condition typically exhibits more advanced deterioration of coating or surface finish, with notable wear, possibly including corrosion and rust. In advanced cases, coating may be flaking or peeling away to expose metal structure. Poor curb appeal. Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:

5 years

Remaining Life:

0 years



Best Case: \$ 5,100

Worst Case: \$ 6,100

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23020 Ext. Lights - Replace**

**Quantity: ~ (180) Lights**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2002

Comments: Exterior lights determined to be in fair to poor condition typically exhibit more moderate signs of wear and age, but are generally believed to be aging normally with no unusual conditions noted. Replacement at interval below due to aesthetic desires before functionality.

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

Useful Life:  
25 years

Remaining Life:  
3 years



Best Case: \$ 27,000

Worst Case: \$ 43,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23030 Ext. Lights (Utility) - Replace**

**Quantity: ~ (40) Fixtures**

Location: Common Areas

Funded?: Yes.

History:

Comments: As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:  
25 years

Remaining Life:  
3 years



Best Case: \$ 3,500

Worst Case: \$ 5,100

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23140 Outdoor Carpeting - Replace**

**Quantity: ~ 1,300 GSY**

Location: Common Areas

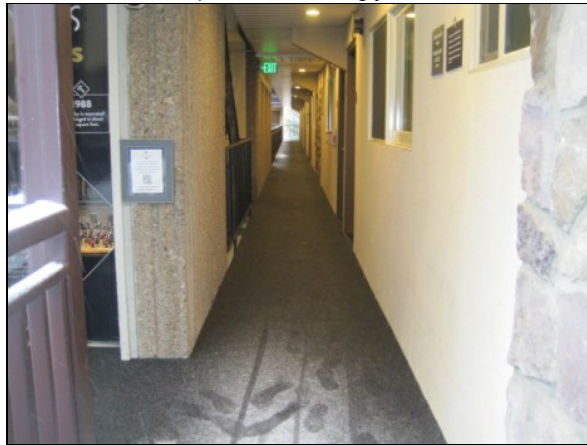
Funded?: Yes.

History: Fully replaced in 2019.

Comments: Outdoor carpeting determined to be in fair condition typically exhibits more prevalence of staining and traffic/wear patterns, but is still in acceptable condition. Carpeting is not a good choice for exterior flooring applications due to tendency to absorb moisture, which can cause significant damage to underlying substrate/structure. No view of any underlying waterproofing measures was included in this inspection, but may be warranted if damage or deterioration to structure may be a concern. If further investigation is completed, the Reserve Study should be updated accordingly based on any new information obtained. Replacement is often required at relatively short intervals compared to other materials, meaning that carpeting can have a much higher total life-cycle cost than alternative surfaces. Replacement will also be required in order to maintain good aesthetic standards in the common areas. Costs shown assume that carpeting will be replaced with similar material. If a new decking system is to be installed, cost estimates should be updated accordingly.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 72,000

Worst Case: \$ 82,000

Cost Source: Client Cost History + Inflation

**Comp #: 23160 Balcony Deck - Recoat**

**Quantity: Exteriors**

Location: Exteriors

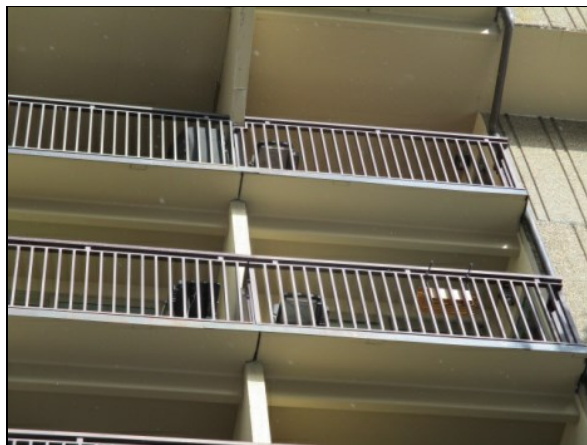
Funded?: No. Component is the responsibility of the individual owners.

History:

Comments: Based on information provided by client during this engagement, individual owners are believed to be responsible for maintaining, repairing and replacing/resurfacing balcony deck surface at their units. However, our review is not intended to be a professional legal opinion and we reserve the right to revise this component if the client is otherwise found to be responsible for maintenance/repair/replacement. No recommendation for Reserve funding at this time. However, the client should still specify approved finishes and ensure that installation is done properly so as not to compromise the building structure through poor workmanship or inappropriate materials.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 23220 Balcony Rails - Paint**

**Quantity: ~ 1,700 LF**

Location: Common Areas

Funded?: Yes.

History: Painted in 2020.

Comments: Deck railing finishes determined to be in fair condition typically exhibit minor to moderate wear, with faded but consistent color. Coating is generally intact but may be beginning to peel or flake in sections. Railings should be painted/re-coated at the approximate interval shown below in order to restore good appearance and protect the railings from excessive surface wear. If railing is exposed to the elements without adequate coating for an extended period of time, useful life may be severely reduced. Best practice is to coordinate with other exterior projects when possible, such as deck re-coating or exterior painting.

Useful Life:  
5 years

Remaining Life:  
2 years



Best Case: \$ 42,500

Worst Case: \$ 59,500

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23230 Balcony Rails - Replace**

**Quantity: ~ 1,700 LF**

Location: Common Areas

Funded?: No. Component is the responsibility of the individual owners.

History:

Comments: Based on information provided by client during this engagement, individual owners are believed to be responsible for maintaining, repairing and replacing/resurfacing balcony deck surface at their units. However, our review is not intended to be a professional legal opinion and we reserve the right to revise this component if the client is otherwise found to be responsible for maintenance/repair/replacement. No recommendation for Reserve funding at this time. However, the client should still specify approved finishes and ensure that installation is done properly so as not to compromise the building structure through poor workmanship or inappropriate materials.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 23250 Walkway Deck Railing - Paint**

**Quantity: ~ 2,200 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Deck railing finishes determined to be in poor condition typically exhibit moderate to advanced surface wear, possibly including cracking, peeling and flaking. Poor curb appeal is readily apparent at this stage. Railings should be painted/re-coated at the approximate interval shown below in order to restore good appearance and protect the railings from excessive surface wear. If railing is exposed to the elements without adequate coating for an extended period of time, useful life may be severely reduced. Best practice is to coordinate with other exterior projects when possible, such as deck re-coating or exterior painting.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 55,000

Worst Case: \$ 77,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23260 Walkway Deck Railing - Replace**

**Quantity: ~ 2,200 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Deck railings determined to be in fair condition typically exhibit some wear and age, but are not showing any advanced structural concerns, loose attachments, rust, etc. Appearance may be declining or outdated at this stage, but railings are still performing their intended function. Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance, inspect regularly to ensure safety and stability repair promptly as needed using general operating/maintenance funds. We suggest Reserve funding for regular intervals of total replacement as indicated below. Unless otherwise noted, costs shown are based on replacement with a similar style of railing. However, if the client chooses to upgrade or replace with a different style, costs may be substantially different. Any new information about changes in style should be incorporated into future Reserve Study updates.

Useful Life:  
40 years

Remaining Life:  
18 years



Best Case: \$ 210,000

Worst Case: \$ 240,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23310 Wood Siding - Repair/Repaint**

**Quantity: ~ 2,400 GSF**

Location: Exteriors

Funded?: Yes.

History: Stained in 2019.

Comments: Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. Typical paint cycles can vary greatly depending upon many factors including type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 8,200

Worst Case: \$ 12,000

Cost Source: Client Cost History + Inflation



**Comp #: 23320 Wood Siding - Replace**

**Quantity: ~ 2,400 GSF**

Location: Exteriors

Funded?: Yes.

History:

Comments: Wood siding determined to be in fair condition typically exhibits some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define scope, timing and costs, including plan for some margin of contingency. Siding is vertical clapboard. Surface was stained. No view of the critical underlying waterproofing was available as part of our limited visual review. Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies and building envelope integrity when practical. Inspect annually and repair locally as needed using general maintenance funds. Keep the wood siding painted to protect the wood from decay caused by water. Another item that greatly influences useful life is the thoroughness of the original painting. Wood siding will last longer if each piece was painted on all six sides. Typically, wood siding is painted on the two sides that are exposed and not on the back, ends, or top. Since we perform only a visual review, we were unable to confirm the extents of the painting. It is reasonable to presume that not all six sides are painted. If the siding is not painted on all sides, water can infiltrate and be absorbed into the wood on the unpainted sides, which over time will lead to cupping, warping and decay, limiting its useful life.

Useful Life:  
50 years

Remaining Life:  
28 years



Best Case: \$ 52,800

Worst Case: \$ 69,900

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23330 Stucco/EIFS - Seal/Paint**

**Quantity: ~ 159,300 GSF**

Location: Exteriors

Funded?: Yes.

History:

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

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 479,900

Worst Case: \$ 661,200

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23350 Building Exteriors - Repaint**

**Quantity: ~ 9,700 LF**

Location: Exteriors

Funded?: Yes.

History:

Comments: Concrete exteriors should be pressure-washed and sealed with a waterproofing sealer to preserve appearance of the building exterior and help prevent water intrusion into the wall surface. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the association may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc. Water intrusion to the concrete structure can cause significant spalling and damage which can compromise the structure of the building if not corrected. Most buildings with structural concrete will experience some level of deterioration and spalling on an ongoing basis. Proper painting/waterproofing is essential to preventing and limiting the spread of damage. Without further inspection, the extent and severity of damage is fairly unpredictable, and therefore cost estimates for restoration can vary greatly. Our inspection is visual only and is not intended to be comprehensive or forensic in nature. We strongly recommend having the building inspected by a qualified engineer to properly identify and quantify all damaged and deteriorated areas in need of repair. All structural elements should be inspected (as applicable), including but not limited to the following: exterior walls, elevated balcony/walkway decks, window and door thresholds, overhead slabs, planters, columns, beams, pool decks, garage structures, etc. If more comprehensive evaluations are performed, the resulting recommendations should be incorporated into future Reserve Study updates. An allowance for restoration is recommended here based on our experience working with other properties.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 97,100

Worst Case: \$ 105,600

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23370 Stone Veneer - Maintain/Repair**

**Quantity: ~ 9100 GSF**

Location: Exteriors

Funded?: No. Does not meet National Reserve Study Standards - not predictable

History:

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 23440 Glass Curtain Wall: East - Replace**

**Quantity: ~ 280 GSF**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2019.

Comments: Windows and doors determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available. Unless otherwise noted, this component refers only to exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:  
30 years

Remaining Life:  
26 years



Best Case: \$ 29,000

Worst Case: \$ 37,000

Cost Source: Client Cost History + Inflation

**Comp #: 23440 Glass Curtain Wall: West - Replace**

**Quantity: ~ 1600 GSF**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2016.

Comments: Windows and doors determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available. Unless otherwise noted, this component refers only to exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 72,000

Worst Case: \$ 82,000

Cost Source: Client Cost History + Inflation

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**Comp #: 23440 Windows (Common) - Replace**

**Quantity: ~ (50) Windows**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Windows determined to be in good condition typically exhibit only minor routine signs of wear and age. Frames appear to be intact with no significant pitting or other surface wear. All moving parts appear to be functional and glass appears to be clear and free from damage. Windows were metal. Inspect regularly including sealant if any and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls and preventing water damage. With ordinary care and maintenance useful life is long but difficult to predict. Many factors affect useful life including quality of window installed waterproofing flashing details exposure to wind driven rain. In many cases windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:  
30 years

Remaining Life:  
26 years



Best Case: \$ 125,000

Worst Case: \$ 175,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23540 Roof: Modified Bitumen - Replace**

**Quantity: ~ 14,000 GSF**

Location: Exteriors

Funded?: Yes.

History: Replaced in 2011.

Comments: Modified bitumen built up roofs determined to be in fair condition and typically exhibit normal signs of wear for the age of the roof. These characteristics may include some loss of granule cover, evidence of ponding, blisters or wrinkles, etc. At this stage, leaks may become more frequent but roof is overall believed to be aging normally. Our inspection is limited to a visual evaluation of accessible areas and is not a substitute for a comprehensive inspection including destructive testing, sub-surface moisture evaluation, core sampling, etc. The typical useful life of a flat (AKA "low-slope") roof will vary depending on the quality of the roof system installed, weather/storm activity, and the maintenance receives throughout its life. As routine maintenance, many manufacturers recommend professional roofing inspections at least twice annually and after storms. We generally recommend consideration of ongoing roof maintenance contracts with professional vendors. Ongoing routine inspections by maintenance personnel are also advisable, to remove accumulated debris, clear drains and inspect for minor problems. Keep all drainage elements (scuppers, drains, gutters/downspouts, etc.) clear to allow proper drainage and prevent the ponding of water on the roof surface. We also recommend using walk pads or extra roofing material to provide pathways in high-traffic areas, such as around any HVAC units or other equipment. Take care to minimize any penetrations in the roof system. Rooftop satellite dishes or other equipment should not be permanently mounted into the roof if avoidable; most equipment can instead be weighed down by concrete blocks or other ballast. All penetrations including drains, vent pipes, conduit, etc. should be carefully flashed and waterproofed. For more information, we recommend consulting with independent roofing consultants or with organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors client (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:  
18 years

Remaining Life:  
5 years



Best Case: \$ 420,000

Worst Case: \$ 490,000

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 23590 Roof: Tile Underlayment - Replace**

**Quantity: ~ 18,800 GSF**

Location: Exteriors

Funded?: Yes.

History:

Comments: Open valleys with copper flashing observed. Visible portions of roof flashing were observed at the rake, headwall, and sidewall. Debris was not observed on the roof surface. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Concrete or clay tile can last in the 50-75 year range, but the underlayment and the wood battens beneath the roofing will likely need to be replaced sooner. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. The majority of tile roofs are installed with minimum standards including the lowest grades of underlayment and flashings. Standard underlayment has a general useful life of about 25 years, depending on climate exposure and moisture content. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof, walls, windows, decks, exterior painting, and caulking/sealant. The National Roofing Contractors client (NRCA) has additional information available on their web site <http://www.nrca.net/Consumers/>. Information regarding the difference between the expected life of the tiles and the expected life of the underlayment and flashings can be found at <https://www.reservestudy.com/lifetime-tile-roofs-fact-or-fiction>.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 564,000

Worst Case: \$ 752,000

Cost Source: Research with Local Vendor/Contractor

**Comp #: 23650 Gutters/Downspouts - Replace (2002)**

**Quantity: ~ 400 LF**

Location: Exteriors

Funded?: Yes.

History: Replaced in 2011.

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

Useful Life:  
25 years

Remaining Life:  
3 years



Best Case: \$ 10,000

Worst Case: \$ 13,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23650 Gutters/Downspouts - Replace (2011)**

**Quantity: ~ 1,100 LF**

Location: Exteriors

Funded?: Yes.

History: Replaced in 2011.

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

Useful Life:  
25 years

Remaining Life:  
12 years



Best Case: \$ 27,000

Worst Case: \$ 33,000

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 23660 Heat Tape - Replace**

**Quantity: ~ 1500 LF**

Location: Exteriors

Funded?: Yes.

History:

Comments: The heat tape was reported to be in poor condition. Based upon the age of the heat tape, plan to replace soon. Heat tape was observed along the edges of the roof and the downspouts. Heat tape generally follows the length of the gutter and downspouts. Heat cables, when installed and functioning properly, will help offset the likelihood of an ice dam. Heat tape, on average, creates an output between 50-70°F. When installed in the gutters, the heat cables can keep your gutters and downspouts from collecting and freezing with ice and snow melt.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 24,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database: Similar Project Cost History

## Lobby Area

### Comp #: 23480 Exterior Doors - Replace

Quantity: ~ (2) Doors

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Utility doors determined to be in good condition typically exhibit minor normal signs of wear and tear. Frame hardware and hinges are free from significant rust and corrosion and doors generally appear to open and close easily. Utility doors should have a very long useful life expectancy in most cases. However occasional replacements may be required especially for doors located in more exposed areas. Inspect periodically and repair as needed to maintain appearance security and operation with maintenance funds. Should be painted along with building exteriors or other painting/waterproofing projects to preserve appearance and prolong useful life. Based on our experience with comparable properties we recommend planning for ongoing partial replacements at the approximate interval shown here.

Useful Life:  
40 years

Remaining Life:  
36 years



Best Case: \$ 3,600

Worst Case: \$ 4,700

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24030 Interior Lights - Replace**

**Quantity: ~ (9) Lights**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (2) Chandelier, (7) Sconces. Interior wall lights were noted to be in good condition with no significant damage/deterioration observed or reported to us. As routine maintenance inspect repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available funding recommendations are based on replacement with comparable quality fixtures.

Useful Life:  
25 years

Remaining Life:  
21 years



Best Case: \$ 8,600

Worst Case: \$ 13,600

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24220 Lobby Furnishings - Update**

**Quantity: ~ (24) Pieces**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (2) Lamps, (10) Upholstered Chairs, (2) Upholstered Sofas, (4) Wall Tables, (6) Chairs, (1) Table. The furniture and decor appeared in generally good to fair condition. No damage fading or outdated appearances of the furniture was observed. This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture artwork window treatments misc. decorative items etc. in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement painting etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 34,600

Worst Case: \$ 46,300

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24230 A/V Equipment – Update/Replace**

**Quantity: ~ (6) Pieces**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (1) TV in Lobby, (4) TVs in Offices, (1) TV in Conference Room. Minimal or no subjective/aesthetic value for this sauna heater. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24240 Coffee Bar - Remodel**

**Quantity: ~ (1) Area**

Location: Building Interiors

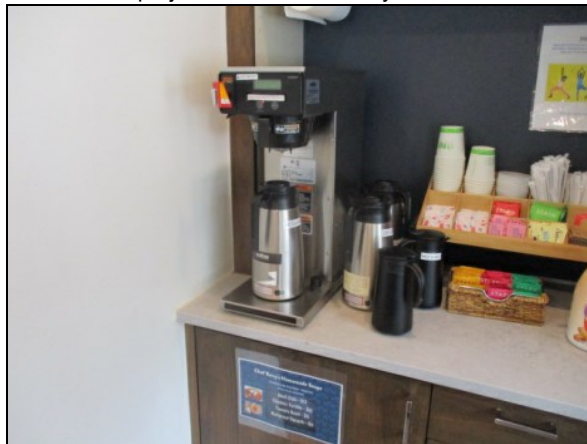
Funded?: Yes.

History:

Comments: Includes (10) GSF of Counters, (5) LF of Base Cabinets, (1) Lavazza Espresso Machine, (1) Bunn Coffee Maker. Coffee bar was observed to be in good condition. Counters and cabinets were clean and free of issues. Fixtures appeared to be in good condition. Materials typically have an extended useful life. However many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops replacement of sinks installation/replacement of under-cabinet lighting etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas such as bathrooms or other amenity rooms.

Useful Life:  
30 years

Remaining Life:  
26 years



Best Case: \$ 6,200

Worst Case: \$ 8,300

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24280 Lobby Bathrooms - Remodel**

**Quantity: ~ (2) Bathrooms**

Location: Building Interiors

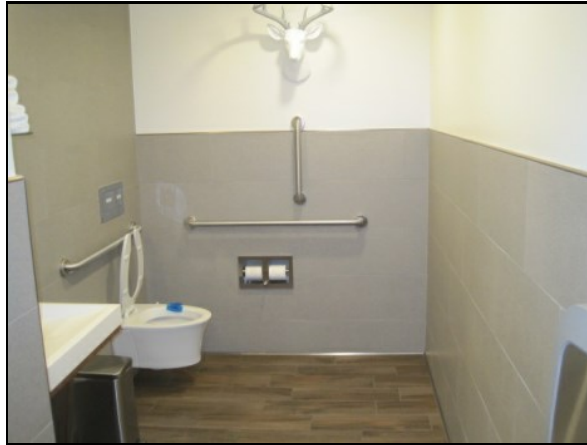
Funded?: Yes.

History:

Comments: Includes (110 GSF) Tile, (192 GSF) Wall Tile, (256 GSF) Surfaces. Bathrooms were determined to be in good to fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in good condition. As routine maintenance inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures partitions countertops lighting flooring ventilation fans accessories decor etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 8,200

Worst Case: \$ 11,400

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 24290 Lobby - Remodel**

**Quantity: ~ (1) Lobby Area**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (3630 GSF) Surfaces, (2100 GSF) Engineered Hardwood, (1) TV, (1) Fireplace. Lobby was observed to be in good condition. Flooring was clean and free of issues. Fixtures appeared to be in good condition. Lobby remodeling is prudent in order to maintain an attractive desirable appearance for existing owners as well as potential buyers and other guests. Typical projects often include replacement of finishes and furnishings artwork lighting etc. Life estimates can vary greatly depending on level of wear and preferences of client. Costs can vary greatly depending on types of materials selected for replacement. Many clients choose to work with design personnel to maintain a coordinated attractive aesthetic. Funding recommendation shown here is for remodeling to an appropriate standard for this client. Life and cost estimates should be re-evaluated during future Reserve Study updates.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 70,600

Worst Case: \$ 104,600

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25000 Mechanical Heat Curtain - Replace**

**Quantity: ~ (1) Unit**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Life expectancies can vary greatly depending on level of use, type of technology, amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted, expected to be functional. Plan to replace at the approximate interval shown below.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 1,000

Worst Case: \$ 2,000

Cost Source: ARI Cost Database: Similar Project Cost History

## Office Area

### Comp #: 24220 Office Furniture - Remodel

Quantity: ~ (32) Pieces

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (8) Desks, (8) Chairs, (1) Sofa, (3) Tables, (2) High Tops, (10) Stools. The furniture and decor appeared in generally good to fair condition. No damage fading or outdated appearances of the furniture was observed. This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture artwork window treatments misc. decorative items etc. in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement painting etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 16,700

Worst Case: \$ 23,600

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24240 Staff Cafe - Remodel**

**Quantity: ~ (1) Area**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (12) GSF of Counters, (6) LF of Base Cabinets, (10) LF of Wall Cabinets, (1) Sink, (324 GSF) Engineered Flooring. Kitchen area was observed to be in good condition. Counters and cabinets were clean and free of issues. Fixtures appeared to be in good condition. Kitchen materials typically have an extended useful life. However many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops replacement of sinks installation/replacement of under-cabinet lighting etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas such as bathrooms or other amenity rooms.

Useful Life:  
30 years

Remaining Life:  
26 years



Best Case: \$ 13,300

Worst Case: \$ 17,200

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 24250 Staff Cafe Appliances - Replace**

**Quantity: ~ (3) Appliances**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (1) Microwave, (1) Dishwasher, (1) Fridge. Individual appliances were not tested during inspection and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use quality care and maintenance etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances. Costs shown here include replacement of all appliances at one time. Minimal or no subjective/aesthetic value for commercial kitchen appliances. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar appliances and assuming normal amount of usage and good preventive maintenance.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 6,100

Worst Case: \$ 8,800

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 24280 Staff Bathrooms - Remodel**

**Quantity: ~ (2) Bathrooms**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (180 GSF) Tile, (252 GSF) Wall Tile, (336 GSF) Surfaces. Bathrooms were determined to be in good to fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in good condition. As routine maintenance inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures partitions countertops lighting flooring ventilation fans accessories decor etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 11,600

Worst Case: \$ 16,200

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24310 Office - Remodel**

**Quantity: ~ (1) Office Area**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (2736 GSF) Surfaces, (165 GSY) Carpet. Office was observed to be in good condition. Flooring was clean and free of issues. Fixtures and equipment appeared to be in good condition. Periodic office remodeling is prudent in order to maintain an attractive functional workspace for personnel. Typical projects often include replacement of room finishes and furnishings and may also include replacement of IT equipment phones office supplies storage units etc. Life estimates can vary greatly depending on level of use and preferences of client. If the office is used as a public" area for hosting potential buyers and other important visitors

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 23,300

Worst Case: \$ 30,100

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24320 Board Room - Remodel**

**Quantity: ~ (1) Room**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (352 GSF) Surfaces, (53 GSY) Carpet, (2) Tables, (1) Board Table, (14) Chairs, (1) Chandelier. Room was observed to be in good condition. Flooring was clean and free of issues. Fixtures appeared to be in good condition. Common rooms should be considered a significant aesthetic priority even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring interior painting lighting furnishings decor etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 15,100

Worst Case: \$ 20,300

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25340 Computers - Replace**

**Quantity: ~ (11) Pieces**

Location: Building Interiors

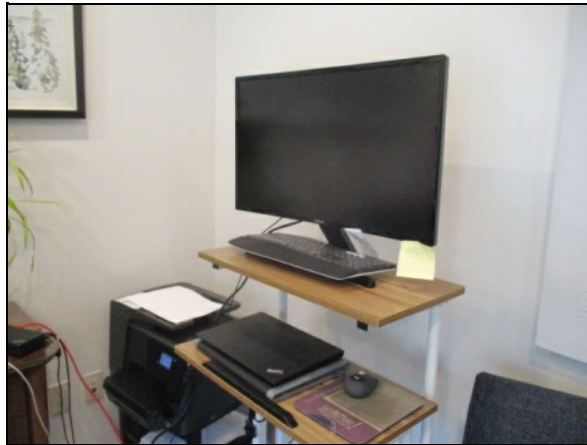
Funded?: Yes.

History:

Comments: Includes (4) Computers, (7) Monitors. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Computers and other IT equipment have a relatively short useful life (depending on the application and level of use) due to advancements in technology. Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 11,000

Worst Case: \$ 22,000

Cost Source: ARI Cost Database: Similar Project Cost History

## Conference Center

**Comp #: 24010 Interior Surfaces - Repaint**

**Quantity: ~ 3,600 GSF**

Location: Interiors

Funded?: Yes.

History:

Comments: Interior areas determined to be in poor condition typically exhibit concerns such as physical deterioration (peeling, cracking, etc) or are no longer upholding aesthetic standards. Even if appearance is still fair, repainting may be warranted/recommended due to timing of other interior projects. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 9,100

Worst Case: \$ 11,400

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24080 Conference Area Carpet - Replace**

**Quantity: ~ 280 GSY**

Location: Interiors

Funded?: Yes.

History: Replaced in 2020.

Comments: Includes (222 GSY) in Conference Rooms, (58 GSY) in Hallways. Carpeted surfaces were determined to be in fair condition. Minor evidence of staining, matting, or loose seams observed. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective, but not as flexible as other flooring finishes (tile, wood, etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the client for planning purposes.

Useful Life:  
15 years

Remaining Life:  
12 years



Best Case: \$ 33,600

Worst Case: \$ 42,100

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24120 Ceiling Panels - Replace**

**Quantity: ~ 2,900 GSF**

Location: Interiors

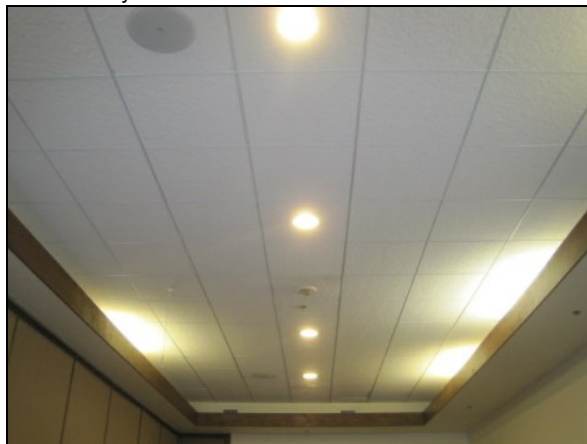
Funded?: Yes.

History:

Comments: Ceiling tiles were determined to be in fair condition. Tiles did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration or broken tiles. Suspended ceiling systems can have an indefinite useful life in most applications, but replacement may be warranted due to staining, rusting of the framework, etc. Individual panels can be replaced as needed as an Operating expense, but plan on complete replacement at the approximate interval shown below in order to maintain good aesthetic standards in the common areas. Best practice is to coordinate this work with other interior finish projects (painting, flooring, etc.) in order to maintain consistency.

Useful Life:  
40 years

Remaining Life:  
18 years



Best Case: \$ 21,000

Worst Case: \$ 28,000

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 24220 Furnishings and Décor - Update**

**Quantity: ~ (150) Pieces**

Location: Clubhouse

Funded?: Yes.

History:

Comments: Includes (126) Chairs, (12) Tables. The furniture and decor appeared in fair condition. No damage, fading, or outdated appearances of the furniture was observed. This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 27,600

Worst Case: \$ 42,600

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24240 Bar Kitchen - Remodel**

**Quantity: ~ (1) Area**

Location: Clubhouse

Funded?: Yes.

History: Replaced in 2020.

Comments: Includes (220 GSF) Flooring, (30 LF) Base Cabinets, (60 GSF) Countertop. Kitchen was observed to be in fair condition. Counters and cabinets were clean and mostly free of issues. Fixtures appeared to be in fair condition. Kitchen materials typically have an extended useful life. However, many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops, replacement of sinks, installation/replacement of under-cabinet lighting, etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms.

Useful Life:  
25 years

Remaining Life:  
22 years



Best Case: \$ 22,000

Worst Case: \$ 28,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24260 Commercial Appliances - Replace**

**Quantity: ~ (6) Appliances**

Location: Clubhouse

Funded?: Yes. Below \$10,000 threshold

History:

Comments: Includes (2) Refrigerators, (3) Commercial Coolers/Freezers, and (1) Ice Machine, (1) Griddle, (1) Oven and Gas Stove, (1) Salamander, and (1) Ansul Ventilation System. Kitchen appliances were observed to be in fair condition. Appliances were reported to be older, but functional and free of issues. Individual appliances were not tested during inspection, and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use, quality, care and maintenance, etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances.

Useful Life:  
4 years

Remaining Life:  
0 years



Best Case: \$ 7,500

Worst Case: \$ 8,900

Cost Source: Allowance

**Comp #: 24280 Conference Room Bathrooms - Remodel**

**Quantity: ~ (2) Bathrooms**

Location: Clubhouse

Funded?: Yes.

History:

Comments: Includes (1120 GSF) Surfaces, (320 GSF) Tile. Bathrooms were determined to be in fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition, but no major issues observed. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, decor, etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:  
25 years

Remaining Life:  
3 years



Best Case: \$ 24,000

Worst Case: \$ 36,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 26080 Drinking Fountain - Replace**

**Quantity: ~ (1) Unit**

Location: Common Areas

Funded?: No. Below \$3500 threshold.

History:

Comments: No noted or reported issues with the drinking fountains at the time of the inspection, however, the drinking fountains may need to be upgraded in the future due to aesthetic reasons. Drinking fountains were not tested during site inspection, but are assumed to be functional. Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function. Best practice is often to replace at the same time as other exterior furnishings, if present, such as pool furniture, picnic tables, etc. Funding recommendation shown here assumes replacement with comparable types.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 27290 A/V Equipment - Replace**

**Quantity: ~ (2) Units**

Location: Clubhouse

Funded?: Yes.

History: Replaced in 2014.

Comments: Includes (1) Overhead projector and (1) screen. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. A/V equipment have a relatively short useful life (depending on the application and level of use) due to advancements in technology. Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 66,000

Worst Case: \$ 72,000

Cost Source: Client Cost History + Inflation

**Comp #: 29310 Main Kitchen - Remodel**

**Quantity: ~ (1) Area**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1056 GSF) Surfaces, (460 GSF) Flooring. Kitchen was observed to be older and in poor condition. Counters and cabinets appeared to be outdated. Even if physical conditions are satisfactory, severely outdated types should be considered for replacement for aesthetic reasons. Kitchen materials typically have an extended useful life. However, many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops, replacement of sinks, installation/replacement of under-cabinet lighting, etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 5,200

Worst Case: \$ 6,800

Cost Source: ARI Cost Database: Similar Project Cost History

**Mechanicals**

**Comp #: 25010 Electric Car Charger - Replace**

**Quantity: ~ (1) Unit**

Location: Common Areas

Funded?: Yes.

History: Car charging system was installed in 2015 for \$5,000

Comments: Includes (1) Chargepro Electric Car Charger (S: BAE902960). The electric car charging system was in fair condition. These systems typically exhibit moderate surface wear and signs of age, but are still functional and serviceable. The car charging system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 6,000

Worst Case: \$ 6,800

Cost Source: Client Cost History + Inflation

**Comp #: 25020 Keycard/Fob Reader System - Replace**

**Quantity: ~ (110) Units**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2002

Comments: Includes (2) Pool, (5) Common Areas, (96) Units, and (9) Employee Housing. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Card/fob reader devices were/were observed to be functional during site inspection. Due to use, exposure, and advancements in technology, plan to replace devices and control system at the approximate interval shown here. Individual readers can often be replaced as an Operating expense due to damage or localized failures. To ensure a functional, compatible system and obtain better pricing, plan on replacing all devices together as one project.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 54,000

Worst Case: \$ 75,000

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 25060 Garage Operators - Replace**

**Quantity: ~ (1) Unit**

Location: Common Areas

Funded?: Yes.

History: Installed in 2016.

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:  
12 years

Remaining Life:  
5 years



Best Case: \$ 6,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25120 North Elevator - Modernize**

**Quantity: ~ (1) Elevator**

Location: Utility room

Funded?: Yes.

History: North elevator was installed in 2001.

Comments: Elevators should be inspected regularly and tested as a preventive maintenance expense. This modernization project typically includes replacement/upgrade of controller(s), mechanical door components, push-button fixtures, and includes additional allowances for electrical work or fire alarm work by others, code-required changes, etc. Elevator vendors typically recommend modernization cycles of approximately 25 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval is typically 20-30 years or sometimes longer, depending on level of use, maintenance, availability of replacement parts, etc. When remaining useful life is below 5 years, we recommend beginning discussions with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned for, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated depending on unpredictable electrical or fire safety code changes and should be monitored during future Reserve Study updates.

Useful Life:  
25 years

Remaining Life:  
2 years



Best Case: \$ 185,000

Worst Case: \$ 215,000

Cost Source: Research with Local Vendor/Contractor



**Comp #: 25120 South Elevator - Modernize**

**Quantity: ~ (1) Elevator**

Location: Utility room

Funded?: Yes.

History: Repaired in 2016.

Comments: Elevators should be inspected regularly and tested as a preventive maintenance expense. This modernization project typically includes replacement/upgrade of controller(s), mechanical door components, push-button fixtures, and includes additional allowances for electrical work or fire alarm work by others, code-required changes, etc. Elevator vendors typically recommend modernization cycles of approximately 25 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval is typically 20-30 years or sometimes longer, depending on level of use, maintenance, availability of replacement parts, etc. When remaining useful life is below 5 years, we recommend beginning discussions with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned for, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated depending on unpredictable electrical or fire safety code changes and should be monitored during future Reserve Study updates.

Useful Life:  
25 years

Remaining Life:  
17 years



Best Case: \$ 185,000

Worst Case: \$ 215,000

Cost Source: Research with Local Vendor/Contractor

**Comp #: 25130 East Elevator - Modernize**

**Quantity: ~ (1) Elevator**

Location: Utility room

Funded?: Yes.

History: Installed in 2019.

Comments: East elevator is a roomless traction elevator, per discussion with client. Elevators should be inspected regularly and tested as a preventive maintenance expense. This modernization project typically includes replacement/upgrade of controller(s), mechanical door components, push-button fixtures, and includes additional allowances for electrical work or fire alarm work by others, code-required changes, etc. Elevator vendors typically recommend modernization cycles of approximately 25 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval is typically 20-30 years or sometimes longer, depending on level of use, maintenance, availability of replacement parts, etc. When remaining useful life is below 5 years, we recommend beginning discussions with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned for, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated depending on unpredictable electrical or fire safety code changes and should be monitored during future Reserve Study updates.

Useful Life:  
25 years

Remaining Life:  
22 years



Best Case: \$ 225,000

Worst Case: \$ 295,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25150 Elevator Cab – Remodel (East)**

**Quantity: ~ (1) Cab**

Location: Common Areas

Funded?: Yes.

History: 2019

Comments: Elevator cabs determined to be in fair condition typically exhibit normal signs of wear and age, such as scuffing and surface wear to flooring and wall paneling, but remain generally clean and without any signs of advanced wear or damage. At this stage, aesthetic standards are still being upheld and cabs are aging normally overall. This component recommends budgeting for periodic remodeling of the elevator cab interior(s) to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known. Note if present, any service-only cabs are not expected to be a significant aesthetic priority and are not included here unless otherwise noted.

Useful Life:  
25 years

Remaining Life:  
22 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: Research with Local Vendor/Contractor

**Comp #: 25150 Elevator Cabs - Remodel (North)**

**Quantity: ~ (1) Cab**

Location: Common Areas

Funded?: Yes.

History:

Comments: Elevator cabs determined to be in fair condition typically exhibit normal signs of wear and age, such as scuffing and surface wear to flooring and wall paneling, but remain generally clean and without any signs of advanced wear or damage. At this stage, aesthetic standards are still being upheld and cabs are aging normally overall. This component recommends budgeting for periodic remodeling of the elevator cab interior(s) to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known. Note if present, any service-only cabs are not expected to be a significant aesthetic priority and are not included here unless otherwise noted.

Useful Life:  
25 years

Remaining Life:  
3 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: Research with Local Vendor/Contractor

**Comp #: 25150 Elevator Cabs - Remodel (South)**

**Quantity: ~ (1) Cab**

Location: Common Areas

Funded?: Yes.

History:

Comments: Elevator cabs determined to be in fair condition typically exhibit normal signs of wear and age, such as scuffing and surface wear to flooring and wall paneling, but remain generally clean and without any signs of advanced wear or damage. At this stage, aesthetic standards are still being upheld and cabs are aging normally overall. This component recommends budgeting for periodic remodeling of the elevator cab interior(s) to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known. Note if present, any service-only cabs are not expected to be a significant aesthetic priority and are not included here unless otherwise noted.

Useful Life:  
25 years

Remaining Life:  
17 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: Research with Local Vendor/Contractor

**Comp #: 25190 Condensing Units – Replace - 30%**

**Quantity: ~ 20% of (9) Units**

Location: Adjacent to lobby and fitness room, 6th floor adjacent to north elevator

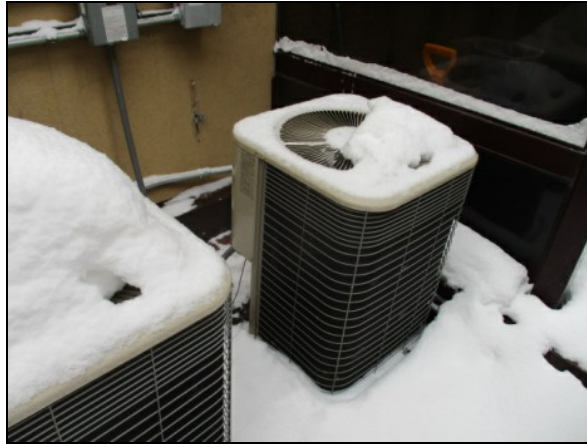
Funded?: Yes.

History:

Comments: Inventory includes (1) Lennox 2-Ton Condenser (S: 5801F27213), (3) Lennox 3-Ton Condensers (S: 5801E69625, (3) Lennox 2.5-Ton Condensers (S:5801F28063), (1) Mitsubishi 2-Ton Condenser (S: 02008234), (1) Goodman 2-Ton Condenser (S:130-628-6174). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:  
4 years

Remaining Life:  
0 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Cost Source: Allowance

**Comp #: 25190 Condensing Units – Replace (2019)**

**Quantity: ~ (2) Condensers**

Location: Adjacent to lobby and fitness room, 6th floor adjacent to north elevator

Funded?: Yes.

History: (2) Units replaced in 2019

Comments: Inventory includes (1) Lennox 2-ton system, serial number 5801F27213, (3) Lennox-3 ton unit, serial number 5801E69625, (3) Lennox 2.5-ton unit, serial number 5801F28063, (1) Mitsubishi 2-ton system serial number 02008234, and (1) Goodman, 2-ton system, serial number 130-628-6174 (replaced in 2013). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25200 Heat Pump VRV - Replace**

**Quantity: ~ (1) Unit**

Location:

Funded?: Yes.

History: Installed in 2019.

Comments: Includes (1) Daikin VRV Heat Pump (M: RELQ72TATJU, S: 1906391057). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 25220 Space Heating - Replace**

**Quantity: ~ (10) Units**

Location: Garage

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Heaters should be inspected and evaluated regularly by servicing vendor. In some cases, replacement is warranted due to lack of available replacement parts, or to upgrade to more efficient technology. Treat routine repairs/maintenance as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 15,000

Worst Case: \$ 22,100

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 25320 Guest Laundry Machines - Replace**

**Quantity: ~ (5) Combo Machines**

Location: Common Areas

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Laundry machines should be inspected, serviced and repaired as needed by vendor and/or staff to ensure full useful life and achieve optimal performance. Useful life expectancy shown here assumes proper preventive maintenance and normal levels of use. Costs to replace are based on replacement with same-size units unless otherwise noted.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 25410 Fire Control Panel - Replace**

**Quantity: ~ (1) Panel**

Location: Building Interiors

Funded?: Yes.

History: Replaced in 2020.

Comments: Includes (1) Notifier Panel. Our inspection is for planning and budgeting purposes only fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases, manufacturers discontinue support of equipment after a certain number of years, which may limit availability of replacement parts as the system ages. Cost estimates assume that existing wiring can be re-used and that only panel and devices will be replaced. If wiring requires replacement, estimates should be increased accordingly, but in our experience wiring should have an indefinite useful life. Cost estimates are based on quantity and type of existing equipment, not including any expansion or upgrades, which may be required. We recommend reviewing system components with fire alarm vendor on a regular basis. If expansion of system is found to be required, the Reserve Study should be updated and any additional costs should be factored accordingly.

Useful Life:  
20 years

Remaining Life:  
17 years



Best Case: \$ 15,000

Worst Case: \$ 22,000

Cost Source: Research with Local Vendor/Contractor

**Comp #: 25420 Exit/Emergency Fixtures - Replace**

**Quantity: ~ (9) Lights**

Location: Common Areas

Funded?: No. Below \$3500 threshold.

History:

Comments: There were nine (9) emergency exit signs on the property. They appeared to be in overall fair condition. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 25430 CO Monitors - Replace**

**Quantity: ~ (6) Units**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2020 for ~\$20,000.

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Carbon monoxide monitors were not tested for functionality during site inspection.

Should be inspected, tested and individually repaired/replaced as needed by qualified vendor. Funding recommendation shown here provides for replacement of all units together as one project. As with any life safety component, monitors should be kept in good condition and replaced periodically with more modern technology.

Useful Life:  
10 years

Remaining Life:  
7 years



Best Case: \$ 19,000

Worst Case: \$ 23,000

Cost Source: Client Cost History + Inflation

**Comp #: 27300 Security System - Modernize**

**Quantity: ~ (17) Pieces**

Location: Clubhouse

Funded?: Yes.

History: Replaced in 2021 for ~\$21,000.

Comments: Includes (16) cameras, (1) DVR. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:  
10 years

Remaining Life:  
7 years



Best Case: \$ 19,000

Worst Case: \$ 23,000

Cost Source: Client Cost History

## Commercial Laundry Mechanicals

### Comp #: 25320 Commercial Dryers - Replace

Quantity: ~ (3) Uni-Mac Dryers

Location: Common Areas

Funded?: Yes.

History: 2020

Comments: Includes (3) Uni-mac Commercial Dryers. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Laundry machines should be inspected, serviced and repaired as needed by vendor and/or staff to ensure full useful life and achieve optimal performance. Useful life expectancy shown here assumes proper preventive maintenance and normal levels of use. Costs to replace are based on replacement with same-size units unless otherwise noted.

Useful Life:  
15 years

Remaining Life:  
12 years



Best Case: \$ 14,000

Worst Case: \$ 22,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25320 Commercial Washers - Replace**

**Quantity: ~ (2) Uni Mac Washers**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2022 for \$14,000.

Comments: Includes (2) 65 lb. Uni-Mac Commercial Washers (M: UWN065T4VXU0001, S:1206010256). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Laundry machines should be inspected, serviced and repaired as needed by vendor and/or staff to ensure full useful life and achieve optimal performance. Useful life expectancy shown here assumes proper preventive maintenance and normal levels of use. Costs to replace are based on replacement with same-size units unless otherwise noted.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 12,000

Worst Case: \$ 19,000

Cost Source: Client Cost History + Inflation

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**Comp #: 25460 Tankless Water Heaters - Replace**

**Quantity: ~ (2) Units**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (2) Navien Tankless Water Heaters (M: NPE-240A, S: 7414Z1612041124). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Water heater life expectancies can vary greatly depending on level of use, type of technology, amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted, expected to be functional. Plan to replace at the approximate interval shown below. When evaluating replacements, we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$ 9,600

Worst Case: \$ 14,000

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 25460 Water Heater - Replace**

**Quantity: ~ (1) 80 Gallon**

Location: Mechanical Room

Funded?: No. Below \$3500 threshold.

History: Replaced in 2012.

Comments: Includes (1) Rheem 80G Water Heater (M: ST80, S: RR 0712D01931). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Water heater life expectancies can vary greatly depending on level of use, type of technology, amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted, expected to be functional. Plan to replace at the approximate interval shown below. When evaluating replacements, we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

## Boiler Room Mechanicals

### Comp #: 25280 Boiler Pumps - Replace

Quantity: ~ (2) Pumps

Location:

Funded?: Yes.

History:

Comments: Includes (2) 1/2HP Pumps (M: SQM56B17D11009A). Pump motor replacements should ideally be coordinated with replacement of other HVAC equipment whenever possible to minimize downtime and obtain better pricing for installation, etc. Costs to replace are based on replacement with same size motor(s) unless otherwise noted, plus an allowance for service and refurbishment/rebuilding of overall pump assembly. In some cases, complete replacement of entire pump assembly may be warranted, and if required, costs should be incorporated into future Reserve Study updates.

Useful Life:  
15 years

Remaining Life:  
12 years



Best Case: \$ 3,500

Worst Case: \$ 6,500

Cost Source: ARI Cost Database: Similar Project Cost History

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### Comp #: 25280 Circulation Pumps - Replace

Quantity: ~ (8) Pumps

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (4), 3/4HP pumps, (4) 5HP Armstrong Pumps (M: 3x2.5x8, S: 432746). Pump motor replacements should ideally be coordinated with replacement of other HVAC equipment whenever possible to minimize downtime and obtain better pricing for installation, etc. Costs to replace are based on replacement with same size motor(s) unless otherwise noted, plus an allowance for service and refurbishment/rebuilding of overall pump assembly. In some cases, complete replacement of entire pump assembly may be warranted, and if required, costs should be incorporated into future Reserve Study updates.

Useful Life:  
20 years

Remaining Life:  
6 years



Best Case: \$ 100,000

Worst Case: \$ 130,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25440 Boiler Burners - Replace**

**Quantity: ~ (2) Units**

Location: Mechanical Room

Funded?: Yes.

History: Replaced in 2002.

Comments: Includes (2) Gordon Pieatt Burners 3,103,000 BTU Burners (M: WR10.1-G-30, S: AN819675, AN819676). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler burner should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property.

Useful Life:  
25 years

Remaining Life:  
3 years



Best Case: \$ 230,000

Worst Case: \$ 300,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25450 Lochinvar Boilers - Replace**

**Quantity: ~ (2) Units**

Location:

Funded?: Yes.

History: Replaced in 2018.

Comments: Includes (2) Lochinvar Copperfin 990,000 BTU Boilers (M: CWN0987, S: 1809109369296). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the client should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:  
25 years

Remaining Life:  
20 years



Best Case: \$ 116,000

Worst Case: \$ 124,000

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 25450 Weil McClain Boilers - Replace**

**Quantity: ~ (2) Units**

Location: Mechanical Room

Funded?: Yes.

History: Replaced in 2002.

Comments: Includes (2) Weil McClain Series 88, 2,887,000 BTU Boilers (M: 1088). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the client should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:  
25 years

Remaining Life:  
3 years



Best Case: \$ 300,000

Worst Case: \$ 330,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25470 Water Storage Tank - Replace**

**Quantity: ~ (1) Tank**

Location: Mechanical Room

Funded?: Yes.

History: Replaced in 2010

Comments: Includes (1) 1250 Gallon Lochinvar Water Storage Tank (M: THG1250, S: G009172). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the client should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:  
30 years

Remaining Life:  
16 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25490 Heat Exchanger - Replace**

**Quantity: ~ (1) Unit**

Location: Mechanical Room

Funded?: Yes.

History: Replaced in 2011

Comments: Includes (1) Armstrong Heat Exchanger. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Heat exchanger should be inspected and serviced regularly as an Operating expense. In some cases, individual parts (i.e. plates for plate heat exchanger units) can be replaced without needing to replace the entire unit. Costs shown here are based on complete replacement unless otherwise noted.

Useful Life:  
20 years

Remaining Life:  
7 years



Best Case: \$ 8,300

Worst Case: \$ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History



## Snowmelt/Pool Boiler Room

**Comp #: 25280 SM Pumps/Motors - Repair/Replace**

**Quantity: ~ (7) Pumps**

Location:

Funded?: Yes.

History:

Comments: Includes (5) Taco Pumps, (1) Taco 1HP Pump, (1) Grundfos Pump. Pump motor replacements should ideally be coordinated with replacement of other HVAC equipment whenever possible to minimize downtime and obtain better pricing for installation, etc. Costs to replace are based on replacement with same size motor(s) unless otherwise noted, plus an allowance for service and refurbishment/rebuilding of overall pump assembly. In some cases, complete replacement of entire pump assembly may be warranted, and if required, costs should be incorporated into future Reserve Study updates.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$ 9,500

Worst Case: \$ 14,600

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25450 Pool SM Boiler - Replace**

**Quantity: ~ (1) Unit**

Location:

Funded?: Yes.

History: Installed in 2008.

Comments: Includes (1) Buderus 541,000 BTU Pool Boiler (M: G334, S:08249826). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the client should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:  
25 years

Remaining Life:  
9 years



Best Case: \$ 55,000

Worst Case: \$ 65,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25450 Snowmelt Boiler - Allowance**

**Quantity: ~ (1) Unit**

Location:

Funded?: Yes.

History: The Buderus SB615 was installed in 2010

Comments: Component included at the request of the Client due to ongoing maintenance needs. Contingency funding is not common for this component.

Client said maintenance on snowmelt boiler runs higher than others due to the nature of the system. Client recommended cost and timeline below.

Useful Life:  
3 years

Remaining Life:  
0 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Cost Source: Allowance

**Comp #: 25450 Snowmelt Boiler - Replace**

**Quantity: ~ (1) Unit**

Location:

Funded?: Yes.

History: Installed in 2010.

Comments: Includes (1) Buderus SB615 1,393,000 BTU Snowmelt Boiler (M: SB615-400, S: 251000-10214-00050-7747014158). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the client should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:  
25 years

Remaining Life:  
11 years



Best Case: \$ 70,000

Worst Case: \$ 81,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25450 Snowmelt Burner - Replace**

**Quantity: ~ (1) Unit**

Location:

Funded?: Yes.

History: Replaced in 2010.

Comments: Includes (1) Riello 1,862,000 BTU Burner (M: RS50, S: 02094000280). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the client should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:  
25 years

Remaining Life:  
11 years



Best Case: \$ 120,000

Worst Case: \$ 160,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25460 Water Heater - Replace**

**Quantity: ~ (1) 40 Gallon Unit**

Location:

Funded?: No. Below \$3500 threshold

History:

Comments: Includes (1) Triangle Tube Optimizer 40 Gallon Water Heater. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Water heater life expectancies can vary greatly depending on level of use, type of technology, amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted, expected to be functional. Plan to replace at the approximate interval shown below. When evaluating replacements, we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 25490 Heat Exchangers - Replace**

**Quantity: ~ (3) Units**

Location:

Funded?: Yes.

History: Replaced in 2004

Comments: There were three (3) Triangle Tube heat exchangers for the pool. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Heat exchanger should be inspected and serviced regularly as an Operating expense. In some cases, individual parts (i.e. plates for plate heat exchanger units) can be replaced without needing to replace the entire unit. Costs shown here are based on complete replacement unless otherwise noted.

Useful Life:  
20 years

Remaining Life:  
17 years



Best Case: \$ 26,000

Worst Case: \$ 36,000

Cost Source: Client Cost History

**Comp #: 25510 Snowmelt Controllers -Replace**

**Quantity: ~ (3) Controllers**

Location:

Funded?: No. Below \$3500 threshold.

History: Installed in 2001.

Comments: Includes (1) Tekmar 254 (June 2000), (1) Tekmar 263 (June 2016), (1) Tekmar 665 (August 2017). System combined with snow/ice sensor provides automatic detection (snow/ice) and maintains a set temperature in the snow melting slab/asphalt. These controllers will help conserve the life of the boiler snow melt systems.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

## Amenities

**Comp #: 24150 Fitness Equipment - Replace - 25%****Quantity: ~ 25% of (3) Pieces**

Location: Fitness Room

Funded?: Yes. Replaced as needed - Below \$10,000 threshold

History:

Comments: Includes (1) Treadmill, (1) Stationary Bike, (1) Elliptical. Fitness equipment determined to be in poor condition typically exhibits more advanced signs of wear and usage, such as rusting on exposed surfaces, deterioration at handgrips, malfunctioning electronics, etc. If equipment is still in usable physical condition, replacement may still be warranted in order to upgrade to more modern technology that would be more appropriate for the property.

Useful Life:  
2 yearsRemaining Life:  
0 years

Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: Allowance

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**Comp #: 24180 Sauna - Restore****Quantity: ~ (2) Rooms**

Location: Interiors

Funded?: Yes.

History:

Comments: Sauna rooms determined to be in fair condition typically exhibit routine signs of use and some light deterioration to wood surfaces, but no major wear or splintering. Appearance is still consistent overall. Clean, inspect and repair as needed as an Operating expense. Life expectancy can vary greatly depending on level of use and aesthetic preferences. Funding recommendation shown here is based on our experience with similar properties. Timing of remodeling is ultimately subjective. Best practice is to coordinate remodeling with other amenities, such as bathrooms or other facilities.

Useful Life:  
20 yearsRemaining Life:  
2 years

Best Case: \$ 14,000

Worst Case: \$ 18,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 26440 Fitness Flooring - Replace**

**Quantity: ~ 100 GSY**

Location: Fitness Room

Funded?: No. Below \$3500 threshold.

History:

Comments: In general, costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 27190 Sauna Heater - Replace**

**Quantity: ~ (2) Heater**

Location: Clubhouse

Funded?: Yes.

History: Sauna heater installed in 2015.

Comments: Sauna heater was not tested during site inspection. Should be inspected and repaired as needed as an Operating expense. Assumed to be functional and in good working condition. Life expectancy can be very long and will depend on level of use. Funding recommendation shown here is based on our experience with similar properties.

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 5,600

Worst Case: \$ 6,600

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 29300 Fitness Bathrooms - Remodel**

**Quantity: ~ (2) Bathrooms**

Location: Common Areas

Funded?: Yes.

History: Remodeled in 2019.

Comments: Includes (160 GSF) Surfaces, (280 GSF) Tile. Bathrooms were determined to be in fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition, but no major issues observed. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, decor, etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 3,500

Worst Case: \$ 5,200

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 29300 Sauna Changing Room - Refurbish**

**Quantity: ~ (1) Area**

Location: Common Areas

Funded?: Yes.

History:

Comments: Bathrooms were determined to be in poor condition. The bathroom fixtures appeared to be in outdated condition. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, decor, etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 9,000

Worst Case: \$ 14,000

Cost Source: ARI Cost Database: Similar Project Cost History

## Pool Cabana

**Comp #: 23030 Cabana Lights (Utility) - Replace**

**Quantity: ~ (3) Lights**

Location: Common Areas

Funded?: No. Replace as needed using funding from the operating budget.

History:

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 23590 Cabana Roof: Tile Underlay-Replace**

**Quantity: ~ 300 GSF**

Location: Exteriors

Funded?: No. Funding included with #23590

History: Roof was replaced in 2007.

Comments: Plan to replace the roofing system at the same time as the residential building. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of debris. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. At this time, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Good Condition: Roofs were reported to be in good condition at the time of the inspection. No recent reports of leaking or water intrusion. No debris observed at the time of the inspection. No missing shingles observed. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including; roof, walls, windows, decks, exterior painting, and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors Association (NRCA) <http://www.nrca.net>.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 26080 Cabana Drink Fountains - Replace**

**Quantity: ~ (1) Unit**

Location: Common Areas

Funded?: No. Below \$3500 threshold.

History:

Comments: No noted or reported issues with the drinking fountains at the time of the inspection. Drinking fountains were not tested during site inspection, but are assumed to be functional. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 27070 Cabana Exterior - Caulk/Paint**

**Quantity: ~ 220 GSF**

Location: Exteriors

Funded?: No. Included with Component #23330.

History:

Comments: Exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. Typical paint cycles can vary greatly depending upon many factors including type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 29300 Bathrooms - Remodel**

**Quantity: ~ (2) Bathrooms**

Location: Common Areas

Funded?: Yes.

History: Remodeled in 2007.

Comments: Bathrooms were determined to be in fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition, but no major issues observed. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, decor, etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:  
20 years

Remaining Life:  
3 years



Best Case: \$ 14,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database: Similar Project Cost History

## Pool/Spa

**Comp #: 2843 Retention Tanks - Replace**

**Quantity: ~ (2) Tanks**

Location: Pool Area

Funded?: No. Below \$3500 threshold.

History:

Comments: Includes (2) fiberglass 75psi retention tanks. Pool retention tanks should be inspected prior to use to identify any broken or missing sections, and to ensure safety. Equipment was reported to be older, but still in good, operational.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 21300 Fencing: Metal - Repair/Paint**

**Quantity: ~ 240 LF**

Location: Common Areas

Funded?: No. Below \$3500 threshold.

History:

Comments: Metal fencing determined to be in fair condition typically exhibits a finish coat or surface which is mostly uniform but exhibits minor to moderate corrosion or rust. Coloring may be faded but is still mostly consistent. Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 21310 Fencing: Metal - Replace**

**Quantity: ~ 240 LF**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2007.

Comments: Metal railing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition. In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:  
40 years

Remaining Life:  
23 years



Best Case: \$ 18,000

Worst Case: \$ 23,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21430 Pool Pergola - Stain/Paint**

**Quantity: ~ 400 GSF**

Location: Common Areas

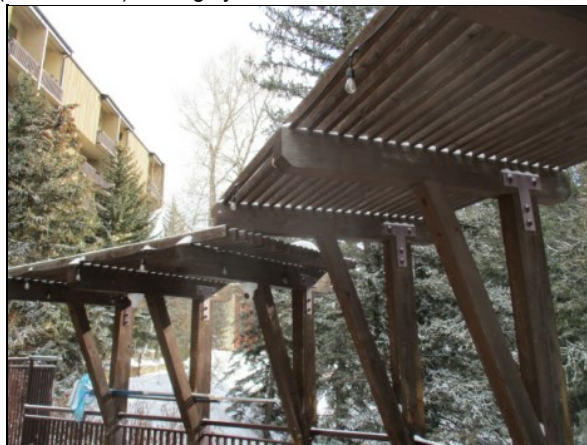
Funded?: No. Below \$3500 threshold.

History: Replaced in 2007.

Comments: Fair condition: Pergola structures determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage. As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the pergola and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



**Comp #: 25470 Backwash Tank - Replace**

**Quantity: ~ (1) Tank**

Location: Pool Area

Funded?: No. Component funded through Operating Budget

History:

Comments: The tank was in operational condition with no reported leaks or problems by the client. In most cases, equipment are repaired or rebuilt as needed as an Operating cost, as expenses involved do not typically meet threshold for Reserve funding.

Plan to repair and replace as needed as an Operating expense, but keep track of any larger projects. This component may need to be re-evaluated during future Reserve Study updates if costs become significant.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 28050 Snowmelt Deck - Replace**

**Quantity: ~ 3340 GSF**

Location: Pool/Spa Area

Funded?: Yes.

History: Installed in 2007.

Comments: Includes ~ (3338 GSF) Snowmelt Pool Decking. Decking was observed to be in fair condition. Deck was not exhibiting major signs of wear and/or age. Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and repairing will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding, which may result in slip-and-fall hazards if not corrected.

This component funds for the removal and replacement of the snow melt lines that lay beneath the concrete. Over time, the lines will deteriorate and will need to be replaced. This project will include tearing out the concrete, removing and re-laying the lines. Snow melt systems should be inspected regularly and repaired as-needed by serving vendor or maintenance staff to ensure proper function and optimal performance. Minor repairs such as pump motor replacements, electronic system parts, etc. should be considered an Operating expense. Plan to replace the entire system at the approximate interval shown below based on our experience and research with similar systems. Total life span can vary based on level of use, preventive maintenance, quality of materials and installation, etc. The snow-melt system revolves around keeping the top surface warm enough to melt falling snow when it contacts the surface instead of letting it pile up. The two popular types of heating systems both work by generating radiant heat underneath the driveway, thus keeping the pavement warm during snowstorms. The first heating method uses an electric current to generate heat on a wire or across a mat, in almost exactly the same manner as most indoor floor-heating systems. The second method uses a series of tubes and pumps to move hot water directly underneath the driveway, warming it up.

Useful Life:  
30 years

Remaining Life:  
13 years



Best Case: \$ 116,900

Worst Case: \$ 150,200

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28110 Pool - Resurface**

**Quantity: ~ (1) Pool**

Location: Pool/Spa Area

Funded?: Yes.

History: Pool was resurfaced in 2021.

Comments: Pool surfaces exhibited some pitting, chipping, un-even, and broken surfaces. Cracks were observed to be substantial. Approximately 601 GSF footprint area with 106 waterline/perimeter length. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the client.

Useful Life:  
12 years

Remaining Life:  
10 years



Best Case: \$ 42,000

Worst Case: \$ 72,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28120 Spas - Resurface**

**Quantity: ~ (2) Spas**

Location: Pool/Spa Area

Funded?: Yes.

History: Resurfaced in 2021.

Comments: Includes (1) spa (170 GSF, 50LF Perimeter), (1) spa (112 GSF, 39LF Perimeter). Spa surfaces exhibited considerable pitting, chipping, un-even, and broken surfaces. Cracks were observed to be substantial. Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Whenever possible, both should be done at the same time to achieve better pricing and minimize downtime. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily.

Useful Life:  
12 years

Remaining Life:  
10 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28140 Pool Cover - Replace**

**Quantity: ~ (1) Cover**

Location: Pool/Spa Area

Funded?: Yes.

History:

Comments: Cover was observed to be in poor condition. Fabric was noted to be faded with ripping observed. Inspect regularly and properly store when not in use. Cover can provide cost savings for temperature differentials, reduce cleaning costs and provide safety. We suggest planning to replace at regular intervals to maintain proper functionality.

Useful Life:  
8 years

Remaining Life:  
0 years



Best Case: \$ 10,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28150 Spa Cover - Replace**

**Quantity: ~ (1) Cover**

Location: Pool/Spa Area

Funded?: No. Below \$3500 threshold

History:

Comments: Cover was observed to be in poor condition. Fabric was noted to be faded with ripping observed. Inspect regularly and properly store when not in use. Cover can provide cost savings for temperature differentials, reduce cleaning costs and provide safety. We suggest planning to replace at regular intervals to maintain proper functionality.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 28190 Pool Filters - Replace**

**Quantity: ~ (4) Units**

Location: Pool/Spa Area

Funded?: Yes.

History: Filters were installed in 2004.

Comments: Includes (4) Pentair Commercial Pool/Spa Filters (M: TR-140C). Vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 20,000

Worst Case: \$ 32,000

Cost Source: Research with Local Vendor/Contractor

**Comp #: 28220 Pool/Spa Pumps - Repair/Replace**

**Quantity: ~ (4) Pumps**

Location: Pool/Spa Area

Funded?: Yes.

History:

Comments: Includes (4) Pentair Whisperflo 2HP. Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted, and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:  
15 years

Remaining Life:  
3 years



Best Case: \$ 12,000

Worst Case: \$ 20,000

Cost Source: Research with Local Vendor/Contractor

**Comp #: 28220 Pool/Spa Pumps - Repair/Replace**

**Quantity: ~ (2) Pumps**

Location: Pool/Spa Area

Funded?: Yes.

History:

Comments: Includes (2) Marathon 7.5HP Pumps (M: UVF184TTDW16314AA, S: 357208). Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted, and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 9,200

Worst Case: \$ 11,500

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28220 Spa Pumps - Repair/Replace**

**Quantity: ~ (2) Pumps**

Location: Pool/Spa Area

Funded?: Yes.

History:

Comments: Includes (2) Ametek Rotary blower pumps. Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted, and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:  
15 years

Remaining Life:  
6 years



Best Case: \$ 3,600

Worst Case: \$ 5,500

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 29410 Furniture: Patio - Replace**

**Quantity: ~ (27) Pieces**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2019.

Comments: Includes (12) chairs, (12) chaise lounges, (2) couches, (1) table. The furniture appeared in fair condition. No damage, fading, or outdated appearances of the furniture was observed. We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database: Similar Project Cost History

## Employee Housing

### Comp #: 24010 Interior Surfaces - Repaint

Quantity: ~ 14,400 GSF

Location: Interiors

Funded?: Yes.

History:

Comments: Interior areas determined to be in poor condition typically exhibit concerns such as physical deterioration (peeling, cracking, etc) or are no longer upholding aesthetic standards. Even if appearance is still fair, repainting may be warranted/recommended due to timing of other interior projects. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 36,000

Worst Case: \$ 45,400

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 24030 Interior Lights - Replace**

**Quantity: ~ (4) Fixtures**

Location: Interiors

Funded?: No. Component funded through Operating Budget

History:

Comments: Interior wall lights were noted to be in poor condition with damage/deterioration observed. Fixtures were observed to have an outdated appearance. As routine maintenance, inspect, repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available funding recommendations are based on replacement with comparable quality fixtures.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 24070 Tile Flooring - Replace**

**Quantity: ~ 720 GSF**

Location: Interiors

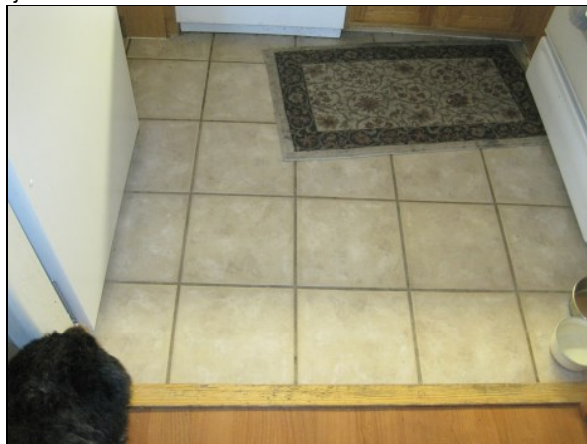
Funded?: Yes.

History:

Comments: Tiled surfaces were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration or broken tiles. As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here, but this schedule can be adjusted at the client's discretion.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 18,000

Worst Case: \$ 25,200

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 24110 Engineered Flooring - Replace**

**Quantity: ~ 3,400 GSF**

Location: Interiors

Funded?: Yes.

History:

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

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 61,200

Worst Case: \$ 85,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 29300 Bathrooms - Remodel/Refurbish**

**Quantity: ~ (9) Bathrooms**

Location: Common Areas

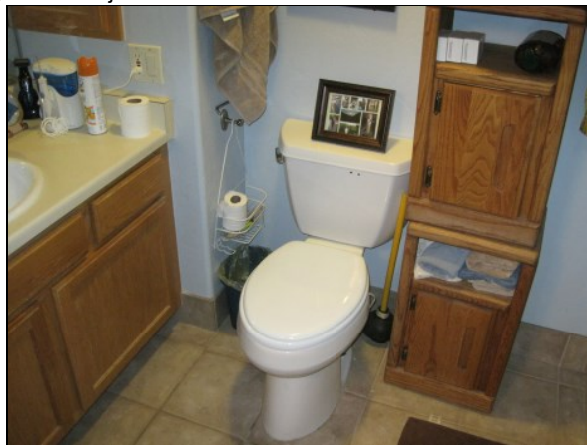
Funded?: Yes.

History:

Comments: Includes (9) bathrooms with (1) of each of the following: (1) toilet, (1) cabinet/vanity, and (1) stand up shower. Bathrooms were determined to be in fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition, but no major issues observed.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 40,000

Worst Case: \$ 65,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 29310 Kitchens - Remodel/Refurbish**

**Quantity: ~ (9) Kitchens**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (9) Kitchens with (1) each of the following: ~ 12 LF bass cabinetry, ~ 12 LF wall cabinetry, (1) single sink. Kitchen was reported to be in fair condition. Kitchen materials typically have an extended useful life. However, many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops, replacement of sinks, installation/replacement of under-cabinet lighting, etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 81,600

Worst Case: \$ 99,400

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 29320 Kitchen Appliances - Replace**

**Quantity: ~ (27) Appliances**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (9) Kitchens with (1) each of the following: (1) GE refrigerator, (1) GE dishwasher, and (1) GE stove/oven combo. Kitchen appliances are older and should most likely be replaced soon with newer equipment. Individual appliances were not tested during inspection, and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use, quality, care and maintenance, etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 60,000

Worst Case: \$ 74,000

Cost Source: ARI Cost Database: Similar Project Cost History