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Planning For The Inevitable™



Westwind
Vail, CO



Report #: 54845-0
Beginning: August 1, 2025
Expires: July 31, 2026

RESERVE STUDY
"Full"

July 29, 2025

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Westwind
Vail, CO
Level of Service: "Full"

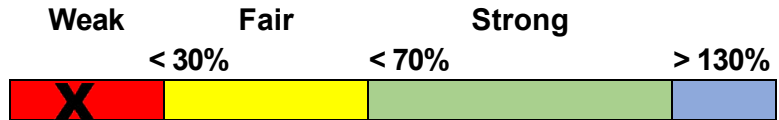
Report #: 54845-0
of Units: 37
August 1, 2025 through July 31, 2026

Findings & Recommendations

as of August 1, 2025

Starting Reserve Balance	\$165,000
Fully Funded Reserve Balance	\$1,437,862
Annual Rate (Cost) of Deterioration	\$180,942
Percent Funded	11.5 %
Recommended 2025 Annual "Fully Funding" Reserve Transfers	\$250,000
Alternate/Baseline Annual Minimum Transfers to Keep Reserves Above \$0	\$192,000
Recommended 2025 Special Assessments for Reserves	\$340,000
Most Recent Annual Reserve Transfer Rate	\$42,436

Reserve Fund Strength: 11.5%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.50 %
Annual Inflation Rate	3.00 %

- This "Full" (original, created "from scratch"), is based on our site inspection on 5/28/2025.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 11.5 % Funded. This means the client's special assessment & deferred maintenance risk is currently High.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve transfers at \$250,000 with 3% annual increases along with a one-time special assessment of \$340,000 in order to be within the 70% to 130% level as noted above. 100% "Full" transfer 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 the inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve transfer rate that offsets the annual deterioration of the components and 'keeps pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See the 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/I5B24oNLTY>

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sites and Grounds			
21010 Garage Concrete - Coat	10	0	\$112,700
21050 Snowmelt Driveway Concrete - Replace	30	24	\$478,150
21610 Sign - Refurbish/Replace	30	24	\$4,500
Building Exteriors			
23160 Concrete Balcony Deck - Recoat	10	0	\$25,850
23220 Balcony Rails - Paint	5	1	\$12,500
23230 Balcony Rails - Replace	30	0	\$22,900
23310 Wood Siding – Repair/Repaint	5	5	\$132,441
23320 Wood Siding - Replace	50	0	\$351,450
23330 Stucco - Seal/Paint	12	7	\$54,300
23430 Windows - Replace (New) - 55%	30	25	\$140,250
23430 Windows - Replace (Old) - 45%	30	0	\$114,750
23440 Windows (Common) - Replace	30	0	\$27,000
23480 Main Entrance Doors - Replace	40	10	\$5,600
23570 Roof: Composition Shingle - Replace	20	8	\$204,000
23600 Roof: Metal - Replace	40	35	\$23,250
23650 Gutters/Downspouts - Replace	30	24	\$22,050
23660 Internal Heat Tape - Replace	10	9	\$32,650
Courtyard Area			
21140 Courtyard Pavers - Replace - 5%	5	0	\$3,850
21690 Site Furnishings - Replace	10	7	\$8,700
23020 Courtyard Unit Lights - Replace	25	20	\$11,550
23230 Courtyard Rails - Replace	30	24	\$76,000
24080 Courtyard Balcony Carpet - Replace	10	4	\$25,600
24300 Elevator/Residence Landings - Remodel	10	4	\$40,200
26070 Grill - Replace	10	2	\$1,200
29380 Fireplace - Replace	10	4	\$10,000
Building Interiors			
24040 Stairwells - Refurbish	20	0	\$20,100
24140 Fitness Room & Bathroom - Remodel	20	15	\$21,450
24150 Fitness Equipment (All) - Replace	10	5	\$12,500
24220 Lobby Furnishings and Décor - Update	10	7	\$8,900
24290 Lobby/Office Area - Remodel	10	7	\$30,800
24290 Ski Locker Room - Replace	10	8	\$42,700
General Mechanicals			
23490 Garage Doors - Replace	20	15	\$2,000
25020 Keycard/Fob Reader System - Replace	15	10	\$48,600

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
25060 Garage Operators - Replace	12	5	\$6,500
25120 Hydraulic Elevator - Modernize	25	18	\$235,000
25150 Elevator Cab - Remodel	25	18	\$30,000
25160 Wheelchair Lift - Replace (Pool)	25	20	\$20,000
25230 Exhaust Fans – Replace	25	24	\$90,000
25290 Sump Pump - Replace	15	10	\$4,500
25330 Surveillance System-Upgrade/Replace	10	5	\$10,000
25410 Kidde VS Fire Control Panel - Update	20	5	\$26,000
25420 Exit Fixtures - Replace	25	0	\$4,200
Boiler Room Mechanicals			
25280 Baldor 3HP Pumps - Replace	20	14	\$8,000
25280 Grundfos Magna 3 Pumps - Replace	15	9	\$33,000
25280 Grundfos Magna 3 Pumps - Replace	15	9	\$44,000
25280 Grundfos Pumps - Replace	15	9	\$25,000
25280 Grundfos Vertical Pump - Replace	15	9	\$11,000
25300 Danfoss VFD - Replace	15	9	\$6,400
25440 Lochinvar FTXL 725 Boilers - Replace	25	19	\$150,000
25440 Lochinvar FTXL 850 Boilers - Replace	25	19	\$240,000
25460 HTP 120 Gallon Water Heaters - Replace	15	9	\$42,000
25460 HTP Water Heaters - Replace (2023)	15	9	\$21,000
Pool Area			
23020 Pool Deck Lights - Replace (Black)	25	20	\$4,450
28020 Wood Pool Fence - Repair/Paint	5	1	\$1,850
28030 Wood Pool Fence - Replace	25	18	\$18,750
28070 Snowmelt Pavers - Resurface	30	25	\$81,950
28090 Coping Stones - Repair	24	18	\$17,420
28100 Pool/Spa - Re-Tile	24	18	\$7,705
28110 Pool - Resurface	12	7	\$17,000
28130 Steel Spa - Replace	12	5	\$11,000
28140 Pool Cover - Replace	8	0	\$7,000
28240 Pool/Spa ADA Lift - Replace	12	4	\$7,000
Pool Mechanicals			
25490 Heat Exchanger - Replace	20	14	\$3,000
25490 Tube Exchanger - Replace	20	14	\$25,000
28190 Pentair Cartridge Filters - Replace	20	14	\$8,000
28200 Delta UV Evoqua Filter - Replace	20	14	\$6,500
28220 Pentair Pool/Spa Pumps – Repair/Replace	15	9	\$10,000

67 Total Funded Components

Introduction



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

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



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

Methodology

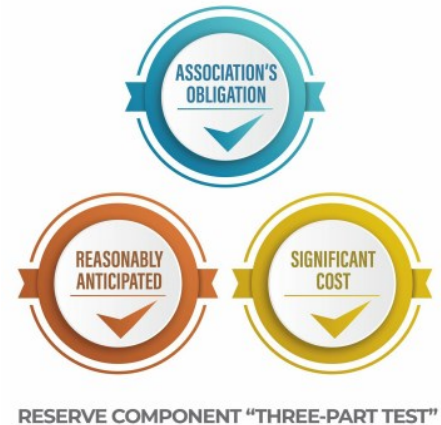


For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual 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 natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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 transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers 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.*



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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. 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 5/28/2025 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.

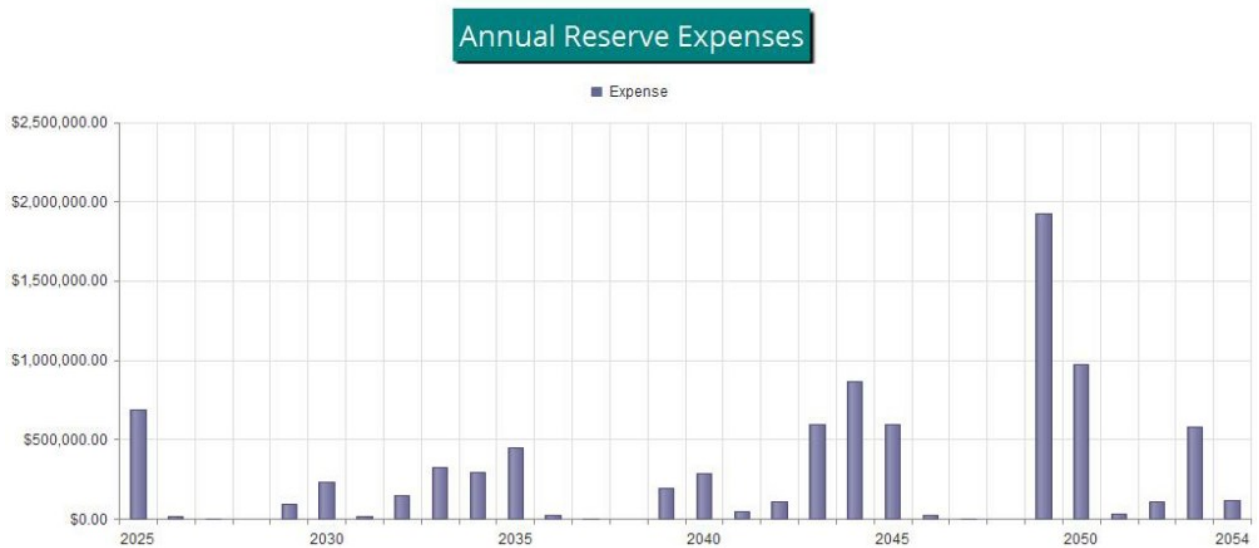


Figure 1

Reserve Fund Status

As of 8/1/2025 your Reserve Fund balance is projected to be \$165,000 and your Fully Funded Balance is computed to be \$1,437,862 (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 11.5 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted transfers of \$250,000 along with a one-time special assessment of \$340,000. 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.

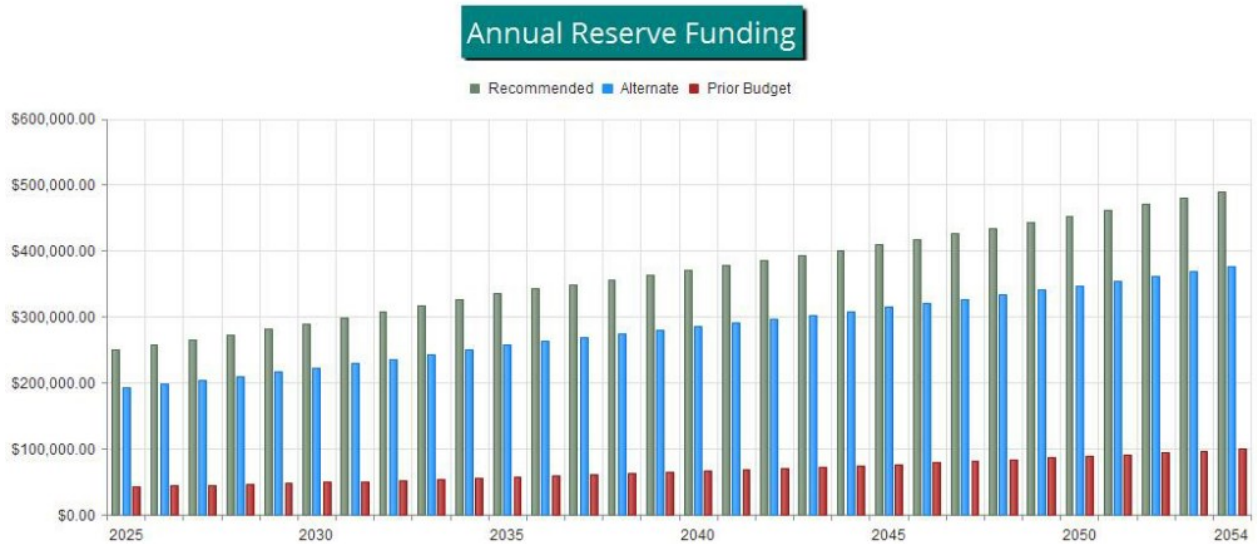


Figure 2

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

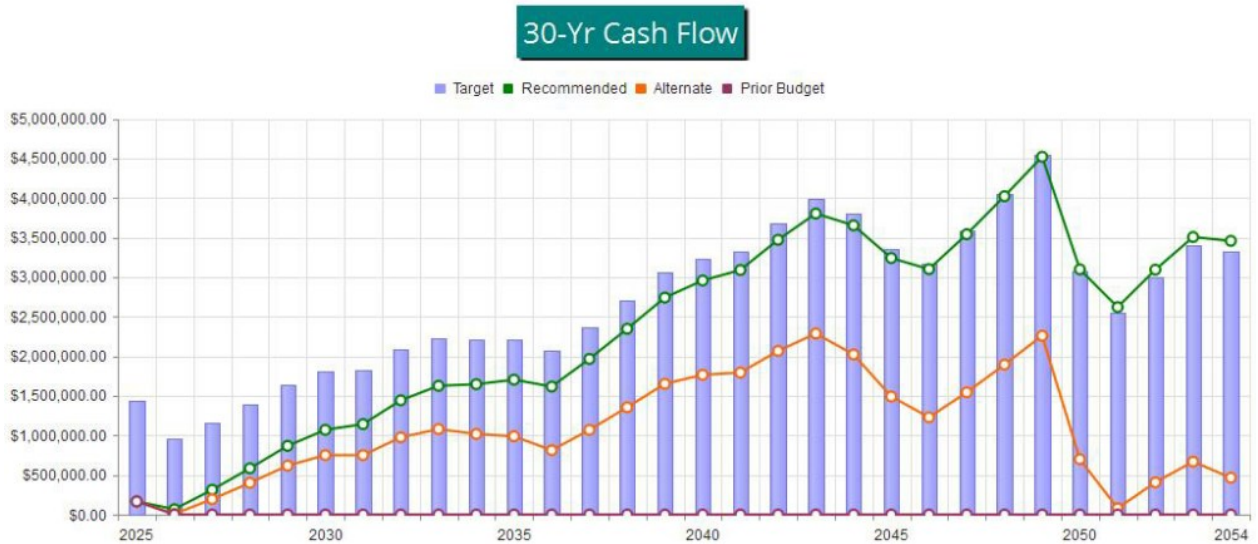


Figure 3

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.

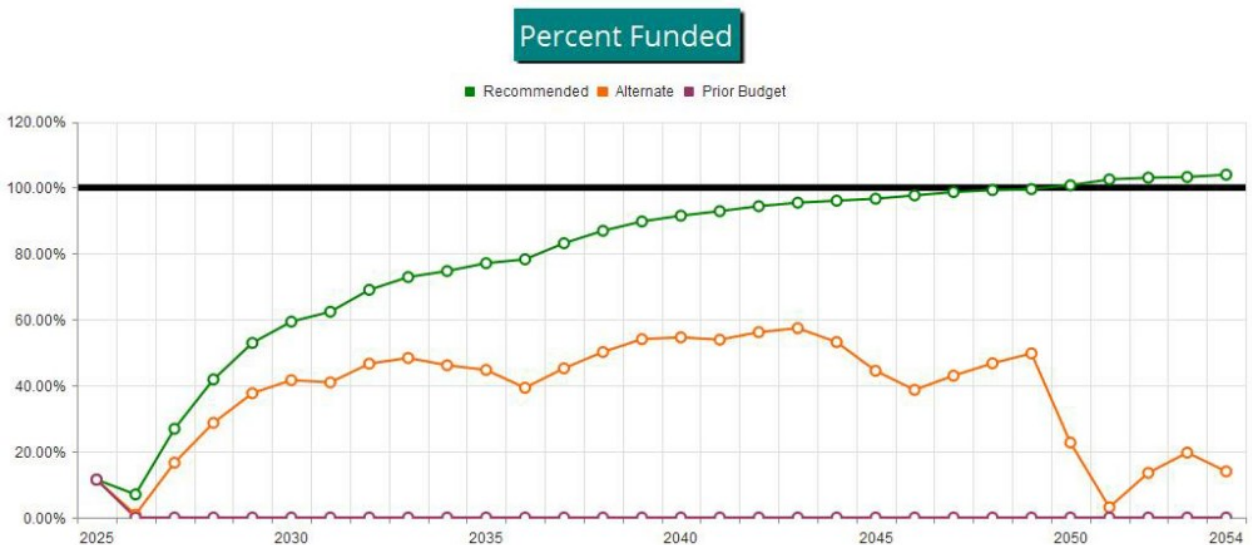


Figure 4



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 specific proportion related 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 funding requirements. 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	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Sites and Grounds							
21010	Garage Concrete - Coat	15,000	GSF	10	0	\$101,000	\$124,000
21050	Snowmelt Driveway Concrete - Replace	10,600	GSF	30	24	\$430,000	\$526,000
21610	Sign - Refurbish/Replace	1	Unit	30	24	\$4,050	\$4,950
Building Exteriors							
23160	Concrete Balcony Deck - Recoat	1,600	GSF	10	0	\$23,300	\$28,400
23220	Balcony Rails - Paint	420	LF	5	1	\$11,200	\$13,800
23230	Balcony Rails - Replace	420	LF	30	0	\$20,600	\$25,200
23310	Wood Siding – Repair/Repaint	20,400	GSF	5	5	\$119,000	\$146,000
23320	Wood Siding - Replace	12,800	GSF	50	0	\$316,000	\$387,000
23330	Stucco - Seal/Paint	12,800	GSF	12	7	\$48,900	\$59,700
23430	Windows - Replace (New) - 55%	85	Windows	30	25	\$126,000	\$154,000
23430	Windows - Replace (Old) - 45%	85	Windows	30	0	\$103,000	\$126,000
23440	Windows (Common) - Replace	9	Windows	30	0	\$24,300	\$29,700
23480	Main Entrance Doors - Replace	3	Doors	40	10	\$5,040	\$6,160
23570	Roof: Composition Shingle - Replace	13,600	GSF	20	8	\$184,000	\$224,000
23600	Roof: Metal - Replace	620	GSF	40	35	\$20,900	\$25,600
23650	Gutters/Downspouts - Replace	1,600	LF	30	24	\$19,800	\$24,300
23660	Internal Heat Tape - Replace	1,600	LF	10	9	\$29,400	\$35,900
Courtyard Area							
21140	Courtyard Pavers - Replace - 5%	2,700	GSF	5	0	\$3,460	\$4,240
21690	Site Furnishings - Replace	18	Pieces	10	7	\$7,830	\$9,570
23020	Courtyard Unit Lights - Replace	44	Lights	25	20	\$10,400	\$12,700
23230	Courtyard Rails - Replace	760	LF	30	24	\$68,400	\$83,600
24080	Courtyard Balcony Carpet - Replace	512	GSF	10	4	\$23,000	\$28,200
24300	Elevator/Residence Landings - Remodel	3	Landing Areas	10	4	\$36,200	\$44,200
26070	Grill - Replace	1	Unit	10	2	\$1,080	\$1,320
29380	Fireplace - Replace	1	Unit	10	4	\$9,000	\$11,000
Building Interiors							
24040	Stairwells - Refurbish	2	Sets	20	0	\$18,100	\$22,100
24140	Fitness Room & Bathroom - Remodel	3	Areas/Rooms	20	15	\$19,300	\$23,600
24150	Fitness Equipment (All) - Replace	3	Pieces	10	5	\$11,200	\$13,800
24220	Lobby Furnishings and Décor - Update	5	Pieces	10	7	\$8,010	\$9,790
24290	Lobby/Office Area - Remodel	1	Lobby	10	7	\$27,700	\$33,900
24290	Ski Locker Room - Replace	1	Room	10	8	\$38,400	\$47,000
General Mechanicals							
23490	Garage Doors - Replace	1	Unit	20	15	\$1,800	\$2,200
25020	Keycard/Fob Reader System - Replace	1	System	15	10	\$43,700	\$53,500
25060	Garage Operators - Replace	1	Unit	12	5	\$5,850	\$7,150
25120	Hydraulic Elevator - Modernize	1	Unit	25	18	\$212,000	\$258,000
25150	Elevator Cab - Remodel	1	Unit	25	18	\$27,000	\$33,000
25160	Wheelchair Lift - Replace (Pool)	1	Lift	25	20	\$18,000	\$22,000
25230	Exhaust Fans – Replace	1	Fans	25	24	\$81,000	\$99,000
25290	Sump Pump - Replace	1	Unit	15	10	\$4,050	\$4,950

#	Component	Approx Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Lower Estimate	Higher Estimate
25330	Surveillance System-Upgrade/Replace	1 System	10	5	\$9,000	\$11,000
25410	Kidde VS Fire Control Panel - Update	1 Panel	20	5	\$23,400	\$28,600
25420	Exit Fixtures - Replace	16 Lights	25	0	\$3,780	\$4,620
Boiler Room Mechanicals						
25280	Baldor 3HP Pumps - Replace	2 Pumps	20	14	\$7,200	\$8,800
25280	Grundfos Magna 3 Pumps - Replace	3 Pumps	15	9	\$29,700	\$36,300
25280	Grundfos Magna 3 Pumps - Replace	4 Pumps	15	9	\$39,600	\$48,400
25280	Grundfos Pumps - Replace	5 Pumps	15	9	\$22,500	\$27,500
25280	Grundfos Vertical Pump - Replace	1 Pumps	15	9	\$9,900	\$12,100
25300	Danfoss VFD - Replace	1 VFD	15	9	\$5,760	\$7,040
25440	Lochinvar FTXL 725 Boilers - Replace	3 Unit	25	19	\$135,000	\$165,000
25440	Lochinvar FTXL 850 Boilers - Replace	4 Unit	25	19	\$216,000	\$264,000
25460	HTP 120 Gallon Water Heaters - Replace	2 Tanks	15	9	\$37,800	\$46,200
25460	HTP Water Heaters - Replace (2023)	1 Tank	15	9	\$18,900	\$23,100
Pool Area						
23020	Pool Deck Lights - Replace (Black)	17 Lights	25	20	\$4,000	\$4,900
28020	Wood Pool Fence - Repair/Paint	270 LF	5	1	\$1,660	\$2,040
28030	Wood Pool Fence - Replace	270 LF	25	18	\$16,900	\$20,600
28070	Snowmelt Pavers - Resurface	1,800 GSF	30	25	\$73,800	\$90,100
28090	Coping Stones - Repair	134 LF	24	18	\$15,700	\$19,200
28100	Pool/Spa - Re-Tile	134 LF	24	18	\$6,930	\$8,480
28110	Pool - Resurface	1 Pool	12	7	\$15,300	\$18,700
28130	Steel Spa - Replace	1 Spa	12	5	\$9,900	\$12,100
28140	Pool Cover - Replace	1 Unit	8	0	\$6,300	\$7,700
28240	Pool/Spa ADA Lift - Replace	1 Piece	12	4	\$6,300	\$7,700
Pool Mechanicals						
25490	Heat Exchanger - Replace	1 Unit	20	14	\$2,700	\$3,300
25490	Tube Exchanger - Replace	1 Unit	20	14	\$22,500	\$27,500
28190	Pentair Cartridge Filters - Replace	2 Filters	20	14	\$7,200	\$8,800
28200	Delta UV Evoqua Filter - Replace	1 Filter	20	14	\$5,850	\$7,150
28220	Pentair Pool/Spa Pumps – Repair/Replace	4 Pumps	15	9	\$9,000	\$11,000
67 Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Sites and Grounds								
21010	Garage Concrete - Coat	\$112,700	X	10	/	10	=	\$112,700
21050	Snowmelt Driveway Concrete - Replace	\$478,150	X	6	/	30	=	\$95,630
21610	Sign - Refurbish/Replace	\$4,500	X	6	/	30	=	\$900
Building Exteriors								
23160	Concrete Balcony Deck - Recoat	\$25,850	X	10	/	10	=	\$25,850
23220	Balcony Rails - Paint	\$12,500	X	4	/	5	=	\$10,000
23230	Balcony Rails - Replace	\$22,900	X	30	/	30	=	\$22,900
23310	Wood Siding – Repair/Repaint	\$132,441	X	0	/	5	=	\$0
23320	Wood Siding - Replace	\$351,450	X	50	/	50	=	\$351,450
23330	Stucco - Seal/Paint	\$54,300	X	5	/	12	=	\$22,625
23430	Windows - Replace (New) - 55%	\$140,250	X	5	/	30	=	\$23,375
23430	Windows - Replace (Old) - 45%	\$114,750	X	30	/	30	=	\$114,750
23440	Windows (Common) - Replace	\$27,000	X	30	/	30	=	\$27,000
23480	Main Entrance Doors - Replace	\$5,600	X	30	/	40	=	\$4,200
23570	Roof: Composition Shingle - Replace	\$204,000	X	12	/	20	=	\$122,400
23600	Roof: Metal - Replace	\$23,250	X	5	/	40	=	\$2,906
23650	Gutters/Downspouts - Replace	\$22,050	X	6	/	30	=	\$4,410
23660	Internal Heat Tape - Replace	\$32,650	X	1	/	10	=	\$3,265
Courtyard Area								
21140	Courtyard Pavers - Replace - 5%	\$3,850	X	5	/	5	=	\$3,850
21690	Site Furnishings - Replace	\$8,700	X	3	/	10	=	\$2,610
23020	Courtyard Unit Lights - Replace	\$11,550	X	5	/	25	=	\$2,310
23230	Courtyard Rails - Replace	\$76,000	X	6	/	30	=	\$15,200
24080	Courtyard Balcony Carpet - Replace	\$25,600	X	6	/	10	=	\$15,360
24300	Elevator/Residence Landings - Remodel	\$40,200	X	6	/	10	=	\$24,120
26070	Grill - Replace	\$1,200	X	8	/	10	=	\$960
29380	Fireplace - Replace	\$10,000	X	6	/	10	=	\$6,000
Building Interiors								
24040	Stairwells - Refurbish	\$20,100	X	20	/	20	=	\$20,100
24140	Fitness Room & Bathroom - Remodel	\$21,450	X	5	/	20	=	\$5,363
24150	Fitness Equipment (All) - Replace	\$12,500	X	5	/	10	=	\$6,250
24220	Lobby Furnishings and Décor - Update	\$8,900	X	3	/	10	=	\$2,670
24290	Lobby/Office Area - Remodel	\$30,800	X	3	/	10	=	\$9,240
24290	Ski Locker Room - Replace	\$42,700	X	2	/	10	=	\$8,540
General Mechanicals								
23490	Garage Doors - Replace	\$2,000	X	5	/	20	=	\$500
25020	Keycard/Fob Reader System - Replace	\$48,600	X	5	/	15	=	\$16,200
25060	Garage Operators - Replace	\$6,500	X	7	/	12	=	\$3,792
25120	Hydraulic Elevator - Modernize	\$235,000	X	7	/	25	=	\$65,800
25150	Elevator Cab - Remodel	\$30,000	X	7	/	25	=	\$8,400
25160	Wheelchair Lift - Replace (Pool)	\$20,000	X	5	/	25	=	\$4,000
25230	Exhaust Fans – Replace	\$90,000	X	1	/	25	=	\$3,600
25290	Sump Pump - Replace	\$4,500	X	5	/	15	=	\$1,500
25330	Surveillance System-Upgrade/Replace	\$10,000	X	5	/	10	=	\$5,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
25410	Kidde VS Fire Control Panel - Update	\$26,000	X	15	/	20	=	\$19,500
25420	Exit Fixtures - Replace	\$4,200	X	25	/	25	=	\$4,200
Boiler Room Mechanicals								
25280	Baldor 3HP Pumps - Replace	\$8,000	X	6	/	20	=	\$2,400
25280	Grundfos Magna 3 Pumps - Replace	\$33,000	X	6	/	15	=	\$13,200
25280	Grundfos Magna 3 Pumps - Replace	\$44,000	X	6	/	15	=	\$17,600
25280	Grundfos Pumps - Replace	\$25,000	X	6	/	15	=	\$10,000
25280	Grundfos Vertical Pump - Replace	\$11,000	X	6	/	15	=	\$4,400
25300	Danfoss VFD - Replace	\$6,400	X	6	/	15	=	\$2,560
25440	Lochinvar FTXL 725 Boilers - Replace	\$150,000	X	6	/	25	=	\$36,000
25440	Lochinvar FTXL 850 Boilers - Replace	\$240,000	X	6	/	25	=	\$57,600
25460	HTP 120 Gallon Water Heaters - Replace	\$42,000	X	6	/	15	=	\$16,800
25460	HTP Water Heaters - Replace (2023)	\$21,000	X	6	/	15	=	\$8,400
Pool Area								
23020	Pool Deck Lights - Replace (Black)	\$4,450	X	5	/	25	=	\$890
28020	Wood Pool Fence - Repair/Paint	\$1,850	X	4	/	5	=	\$1,480
28030	Wood Pool Fence - Replace	\$18,750	X	7	/	25	=	\$5,250
28070	Snowmelt Pavers - Resurface	\$81,950	X	5	/	30	=	\$13,658
28090	Coping Stones - Repair	\$17,420	X	6	/	24	=	\$4,355
28100	Pool/Spa - Re-Tile	\$7,705	X	6	/	24	=	\$1,926
28110	Pool - Resurface	\$17,000	X	5	/	12	=	\$7,083
28130	Steel Spa - Replace	\$11,000	X	7	/	12	=	\$6,417
28140	Pool Cover - Replace	\$7,000	X	8	/	8	=	\$7,000
28240	Pool/Spa ADA Lift - Replace	\$7,000	X	8	/	12	=	\$4,667
Pool Mechanicals								
25490	Heat Exchanger - Replace	\$3,000	X	6	/	20	=	\$900
25490	Tube Exchanger - Replace	\$25,000	X	6	/	20	=	\$7,500
28190	Pentair Cartridge Filters - Replace	\$8,000	X	6	/	20	=	\$2,400
28200	Delta UV Evoqua Filter - Replace	\$6,500	X	6	/	20	=	\$1,950
28220	Pentair Pool/Spa Pumps – Repair/Replace	\$10,000	X	6	/	15	=	\$4,000
								\$1,437,862

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Sites and Grounds					
21010	Garage Concrete - Coat	10	\$112,700	\$11,270	6.23 %
21050	Snowmelt Driveway Concrete - Replace	30	\$478,150	\$15,938	8.81 %
21610	Sign - Refurbish/Replace	30	\$4,500	\$150	0.08 %
Building Exteriors					
23160	Concrete Balcony Deck - Recoat	10	\$25,850	\$2,585	1.43 %
23220	Balcony Rails - Paint	5	\$12,500	\$2,500	1.38 %
23230	Balcony Rails - Replace	30	\$22,900	\$763	0.42 %
23310	Wood Siding – Repair/Repaint	5	\$132,441	\$26,488	14.64 %
23320	Wood Siding - Replace	50	\$351,450	\$7,029	3.88 %
23330	Stucco - Seal/Paint	12	\$54,300	\$4,525	2.50 %
23430	Windows - Replace (New) - 55%	30	\$140,250	\$4,675	2.58 %
23430	Windows - Replace (Old) - 45%	30	\$114,750	\$3,825	2.11 %
23440	Windows (Common) - Replace	30	\$27,000	\$900	0.50 %
23480	Main Entrance Doors - Replace	40	\$5,600	\$140	0.08 %
23570	Roof: Composition Shingle - Replace	20	\$204,000	\$10,200	5.64 %
23600	Roof: Metal - Replace	40	\$23,250	\$581	0.32 %
23650	Gutters/Downspouts - Replace	30	\$22,050	\$735	0.41 %
23660	Internal Heat Tape - Replace	10	\$32,650	\$3,265	1.80 %
Courtyard Area					
21140	Courtyard Pavers - Replace - 5%	5	\$3,850	\$770	0.43 %
21690	Site Furnishings - Replace	10	\$8,700	\$870	0.48 %
23020	Courtyard Unit Lights - Replace	25	\$11,550	\$462	0.26 %
23230	Courtyard Rails - Replace	30	\$76,000	\$2,533	1.40 %
24080	Courtyard Balcony Carpet - Replace	10	\$25,600	\$2,560	1.41 %
24300	Elevator/Residence Landings - Remodel	10	\$40,200	\$4,020	2.22 %
26070	Grill - Replace	10	\$1,200	\$120	0.07 %
29380	Fireplace - Replace	10	\$10,000	\$1,000	0.55 %
Building Interiors					
24040	Stairwells - Refurbish	20	\$20,100	\$1,005	0.56 %
24140	Fitness Room & Bathroom - Remodel	20	\$21,450	\$1,073	0.59 %
24150	Fitness Equipment (All) - Replace	10	\$12,500	\$1,250	0.69 %
24220	Lobby Furnishings and Décor - Update	10	\$8,900	\$890	0.49 %
24290	Lobby/Office Area - Remodel	10	\$30,800	\$3,080	1.70 %
24290	Ski Locker Room - Replace	10	\$42,700	\$4,270	2.36 %
General Mechanicals					
23490	Garage Doors - Replace	20	\$2,000	\$100	0.06 %
25020	Keycard/Fob Reader System - Replace	15	\$48,600	\$3,240	1.79 %
25060	Garage Operators - Replace	12	\$6,500	\$542	0.30 %
25120	Hydraulic Elevator - Modernize	25	\$235,000	\$9,400	5.20 %
25150	Elevator Cab - Remodel	25	\$30,000	\$1,200	0.66 %
25160	Wheelchair Lift - Replace (Pool)	25	\$20,000	\$800	0.44 %
25230	Exhaust Fans – Replace	25	\$90,000	\$3,600	1.99 %
25290	Sump Pump - Replace	15	\$4,500	\$300	0.17 %
25330	Surveillance System-Upgrade/Replace	10	\$10,000	\$1,000	0.55 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
25410	Kidde VS Fire Control Panel - Update	20	\$26,000	\$1,300	0.72 %
25420	Exit Fixtures - Replace	25	\$4,200	\$168	0.09 %
Boiler Room Mechanicals					
25280	Baldor 3HP Pumps - Replace	20	\$8,000	\$400	0.22 %
25280	Grundfos Magna 3 Pumps - Replace	15	\$33,000	\$2,200	1.22 %
25280	Grundfos Magna 3 Pumps - Replace	15	\$44,000	\$2,933	1.62 %
25280	Grundfos Pumps - Replace	15	\$25,000	\$1,667	0.92 %
25280	Grundfos Vertical Pump - Replace	15	\$11,000	\$733	0.41 %
25300	Danfoss VFD - Replace	15	\$6,400	\$427	0.24 %
25440	Lochinvar FTXL 725 Boilers - Replace	25	\$150,000	\$6,000	3.32 %
25440	Lochinvar FTXL 850 Boilers - Replace	25	\$240,000	\$9,600	5.31 %
25460	HTP 120 Gallon Water Heaters - Replace	15	\$42,000	\$2,800	1.55 %
25460	HTP Water Heaters - Replace (2023)	15	\$21,000	\$1,400	0.77 %
Pool Area					
23020	Pool Deck Lights - Replace (Black)	25	\$4,450	\$178	0.10 %
28020	Wood Pool Fence - Repair/Paint	5	\$1,850	\$370	0.20 %
28030	Wood Pool Fence - Replace	25	\$18,750	\$750	0.41 %
28070	Snowmelt Pavers - Resurface	30	\$81,950	\$2,732	1.51 %
28090	Coping Stones - Repair	24	\$17,420	\$726	0.40 %
28100	Pool/Spa - Re-Tile	24	\$7,705	\$321	0.18 %
28110	Pool - Resurface	12	\$17,000	\$1,417	0.78 %
28130	Steel Spa - Replace	12	\$11,000	\$917	0.51 %
28140	Pool Cover - Replace	8	\$7,000	\$875	0.48 %
28240	Pool/Spa ADA Lift - Replace	12	\$7,000	\$583	0.32 %
Pool Mechanicals					
25490	Heat Exchanger - Replace	20	\$3,000	\$150	0.08 %
25490	Tube Exchanger - Replace	20	\$25,000	\$1,250	0.69 %
28190	Pentair Cartridge Filters - Replace	20	\$8,000	\$400	0.22 %
28200	Delta UV Evoqua Filter - Replace	20	\$6,500	\$325	0.18 %
28220	Pentair Pool/Spa Pumps – Repair/Replace	15	\$10,000	\$667	0.37 %
67	Total Funded Components			\$180,942	100.00 %

30-Year Reserve Plan Summary

Report # 54845-0
Full

Fiscal Year Start: 2025

Net After Tax Interest: 1.50 %

Avg 30-Yr 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			
2025	\$165,000	\$1,437,862	11.5 %	High	489.12 %	\$250,000	\$340,000	\$1,738	\$689,800
2026	\$66,938	\$956,874	7.0 %	High	3.00 %	\$257,500	\$0	\$2,844	\$14,781
2027	\$312,502	\$1,162,318	26.9 %	High	3.00 %	\$265,225	\$0	\$6,713	\$1,273
2028	\$583,167	\$1,393,598	41.8 %	Medium	3.00 %	\$273,182	\$0	\$10,871	\$0
2029	\$867,220	\$1,639,058	52.9 %	Medium	3.00 %	\$281,377	\$0	\$14,519	\$93,192
2030	\$1,069,924	\$1,802,004	59.4 %	Medium	3.00 %	\$289,819	\$0	\$16,577	\$234,511
2031	\$1,141,809	\$1,830,572	62.4 %	Medium	3.00 %	\$298,513	\$0	\$19,370	\$17,135
2032	\$1,442,558	\$2,090,377	69.0 %	Medium	3.00 %	\$307,468	\$0	\$22,998	\$147,216
2033	\$1,625,808	\$2,230,669	72.9 %	Low	3.00 %	\$316,693	\$0	\$24,520	\$321,380
2034	\$1,645,641	\$2,202,657	74.7 %	Low	3.00 %	\$326,193	\$0	\$25,101	\$293,639
2035	\$1,703,296	\$2,209,460	77.1 %	Low	3.00 %	\$335,979	\$0	\$24,878	\$448,251
2036	\$1,615,902	\$2,064,512	78.3 %	Low	2.00 %	\$342,699	\$0	\$26,844	\$19,864
2037	\$1,965,581	\$2,363,968	83.1 %	Low	2.00 %	\$349,553	\$0	\$32,314	\$1,711
2038	\$2,345,737	\$2,698,845	86.9 %	Low	2.00 %	\$356,544	\$0	\$38,122	\$0
2039	\$2,740,402	\$3,053,502	89.7 %	Low	2.00 %	\$363,675	\$0	\$42,694	\$191,040
2040	\$2,955,730	\$3,230,238	91.5 %	Low	2.00 %	\$370,948	\$0	\$45,299	\$283,926
2041	\$3,088,052	\$3,325,062	92.9 %	Low	2.00 %	\$378,367	\$0	\$49,154	\$45,493
2042	\$3,470,080	\$3,677,026	94.4 %	Low	2.00 %	\$385,934	\$0	\$54,502	\$108,923
2043	\$3,801,594	\$3,983,189	95.4 %	Low	2.00 %	\$393,653	\$0	\$55,870	\$598,533
2044	\$3,652,584	\$3,803,479	96.0 %	Low	2.00 %	\$401,526	\$0	\$51,658	\$866,144
2045	\$3,239,625	\$3,352,257	96.6 %	Low	2.00 %	\$409,557	\$0	\$47,509	\$597,716
2046	\$3,098,974	\$3,173,783	97.6 %	Low	2.00 %	\$417,748	\$0	\$49,759	\$26,695
2047	\$3,539,785	\$3,588,205	98.7 %	Low	2.00 %	\$426,103	\$0	\$56,664	\$2,299
2048	\$4,020,252	\$4,050,589	99.3 %	Low	2.00 %	\$434,625	\$0	\$64,002	\$0
2049	\$4,518,879	\$4,539,925	99.5 %	Low	2.00 %	\$443,317	\$0	\$57,078	\$1,922,820
2050	\$3,096,455	\$3,074,472	100.7 %	Low	2.00 %	\$452,184	\$0	\$42,841	\$972,122
2051	\$2,619,357	\$2,555,639	102.5 %	Low	2.00 %	\$461,227	\$0	\$42,811	\$30,947
2052	\$3,092,449	\$3,002,359	103.0 %	Low	2.00 %	\$470,452	\$0	\$49,448	\$107,510
2053	\$3,504,838	\$3,395,677	103.2 %	Low	2.00 %	\$479,861	\$0	\$52,176	\$580,447
2054	\$3,456,427	\$3,326,089	103.9 %	Low	2.00 %	\$489,458	\$0	\$55,008	\$118,182

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$165,000	\$66,938	\$312,502	\$583,167	\$867,220
Annual Reserve Funding	\$250,000	\$257,500	\$265,225	\$273,182	\$281,377
Recommended Special Assessments	\$340,000	\$0	\$0	\$0	\$0
Interest Earnings	\$1,738	\$2,844	\$6,713	\$10,871	\$14,519
Total Income	\$756,738	\$327,282	\$584,440	\$867,220	\$1,163,116
# Component					
Sites and Grounds					
21010 Garage Concrete - Coat	\$112,700	\$0	\$0	\$0	\$0
21050 Snowmelt Driveway Concrete - Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
23160 Concrete Balcony Deck - Recoat	\$25,850	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$12,875	\$0	\$0	\$0
23230 Balcony Rails - Replace	\$22,900	\$0	\$0	\$0	\$0
23310 Wood Siding - Repair/Repaint	\$0	\$0	\$0	\$0	\$0
23320 Wood Siding - Replace	\$351,450	\$0	\$0	\$0	\$0
23330 Stucco - Seal/Paint	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (New) - 55%	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (Old) - 45%	\$114,750	\$0	\$0	\$0	\$0
23440 Windows (Common) - Replace	\$27,000	\$0	\$0	\$0	\$0
23480 Main Entrance Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23600 Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
23660 Internal Heat Tape - Replace	\$0	\$0	\$0	\$0	\$0
Courtyard Area					
21140 Courtyard Pavers - Replace - 5%	\$3,850	\$0	\$0	\$0	\$0
21690 Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
23020 Courtyard Unit Lights - Replace	\$0	\$0	\$0	\$0	\$0
23230 Courtyard Rails - Replace	\$0	\$0	\$0	\$0	\$0
24080 Courtyard Balcony Carpet - Replace	\$0	\$0	\$0	\$0	\$28,813
24300 Elevator/Residence Landings - Remodel	\$0	\$0	\$0	\$0	\$45,245
26070 Grill - Replace	\$0	\$0	\$1,273	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$11,255
Building Interiors					
24040 Stairwells - Refurbish	\$20,100	\$0	\$0	\$0	\$0
24140 Fitness Room & Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
24150 Fitness Equipment (All) - Replace	\$0	\$0	\$0	\$0	\$0
24220 Lobby Furnishings and Décor - Update	\$0	\$0	\$0	\$0	\$0
24290 Lobby/Office Area - Remodel	\$0	\$0	\$0	\$0	\$0
24290 Ski Locker Room - Replace	\$0	\$0	\$0	\$0	\$0
General Mechanicals					
23490 Garage Doors - 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	\$0
25120 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
25160 Wheelchair Lift - Replace (Pool)	\$0	\$0	\$0	\$0	\$0
25230 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
25290 Sump Pump - Replace	\$0	\$0	\$0	\$0	\$0
25330 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
25410 Kidde VS Fire Control Panel - Update	\$0	\$0	\$0	\$0	\$0
25420 Exit Fixtures - Replace	\$4,200	\$0	\$0	\$0	\$0
Boiler Room Mechanicals					
25280 Baldor 3HP Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Vertical Pump - Replace	\$0	\$0	\$0	\$0	\$0
25300 Danfoss VFD - Replace	\$0	\$0	\$0	\$0	\$0
25440 Lochinvar FTXL 725 Boilers - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
25440 Lochinvar FTXL 850 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25460 HTP 120 Gallon Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
25460 HTP Water Heaters - Replace (2023)	\$0	\$0	\$0	\$0	\$0
Pool Area					
23020 Pool Deck Lights - Replace (Black)	\$0	\$0	\$0	\$0	\$0
28020 Wood Pool Fence - Repair/Paint	\$0	\$1,906	\$0	\$0	\$0
28030 Wood Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28070 Snowmelt Pavers - Resurface	\$0	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28130 Steel Spa - Replace	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$7,000	\$0	\$0	\$0	\$0
28240 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$7,879
Pool Mechanicals					
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
25490 Tube Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pentair Cartridge Filters - Replace	\$0	\$0	\$0	\$0	\$0
28200 Delta UV Evoqua Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pentair Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$689,800	\$14,781	\$1,273	\$0	\$93,192
Ending Reserve Balance	\$66,938	\$312,502	\$583,167	\$867,220	\$1,069,924

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$1,069,924	\$1,141,809	\$1,442,558	\$1,625,808	\$1,645,641
Annual Reserve Funding	\$289,819	\$298,513	\$307,468	\$316,693	\$326,193
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,577	\$19,370	\$22,998	\$24,520	\$25,101
Total Income	\$1,376,320	\$1,459,692	\$1,773,024	\$1,967,021	\$1,996,936
# Component					
Sites and Grounds					
21010	Garage Concrete - Coat	\$0	\$0	\$0	\$0
21050	Snowmelt Driveway Concrete - Replace	\$0	\$0	\$0	\$0
21610	Sign - Refurbish/Replace	\$0	\$0	\$0	\$0
Building Exteriors					
23160	Concrete Balcony Deck - Recoat	\$0	\$0	\$0	\$0
23220	Balcony Rails - Paint	\$0	\$14,926	\$0	\$0
23230	Balcony Rails - Replace	\$0	\$0	\$0	\$0
23310	Wood Siding – Repair/Repaint	\$153,535	\$0	\$0	\$0
23320	Wood Siding - Replace	\$0	\$0	\$0	\$0
23330	Stucco - Seal/Paint	\$0	\$0	\$66,782	\$0
23430	Windows - Replace (New) - 55%	\$0	\$0	\$0	\$0
23430	Windows - Replace (Old) - 45%	\$0	\$0	\$0	\$0
23440	Windows (Common) - Replace	\$0	\$0	\$0	\$0
23480	Main Entrance Doors - Replace	\$0	\$0	\$0	\$0
23570	Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$258,421
23600	Roof: Metal - Replace	\$0	\$0	\$0	\$0
23650	Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0
23660	Internal Heat Tape - Replace	\$0	\$0	\$0	\$42,601
Courtyard Area					
21140	Courtyard Pavers - Replace - 5%	\$4,463	\$0	\$0	\$0
21690	Site Furnishings - Replace	\$0	\$0	\$10,700	\$0
23020	Courtyard Unit Lights - Replace	\$0	\$0	\$0	\$0
23230	Courtyard Rails - Replace	\$0	\$0	\$0	\$0
24080	Courtyard Balcony Carpet - Replace	\$0	\$0	\$0	\$0
24300	Elevator/Residence Landings - Remodel	\$0	\$0	\$0	\$0
26070	Grill - Replace	\$0	\$0	\$0	\$0
29380	Fireplace - Replace	\$0	\$0	\$0	\$0
Building Interiors					
24040	Stairwells - Refurbish	\$0	\$0	\$0	\$0
24140	Fitness Room & Bathroom - Remodel	\$0	\$0	\$0	\$0
24150	Fitness Equipment (All) - Replace	\$14,491	\$0	\$0	\$0
24220	Lobby Furnishings and Décor - Update	\$0	\$0	\$10,946	\$0
24290	Lobby/Office Area - Remodel	\$0	\$0	\$37,880	\$0
24290	Ski Locker Room - Replace	\$0	\$0	\$0	\$54,091
General Mechanicals					
23490	Garage Doors - Replace	\$0	\$0	\$0	\$0
25020	Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0
25060	Garage Operators - Replace	\$7,535	\$0	\$0	\$0
25120	Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0
25150	Elevator Cab - Remodel	\$0	\$0	\$0	\$0
25160	Wheelchair Lift - Replace (Pool)	\$0	\$0	\$0	\$0
25230	Exhaust Fans – Replace	\$0	\$0	\$0	\$0
25290	Sump Pump - Replace	\$0	\$0	\$0	\$0
25330	Surveillance System-Upgrade/Replace	\$11,593	\$0	\$0	\$0
25410	Kidde VS Fire Control Panel - Update	\$30,141	\$0	\$0	\$0
25420	Exit Fixtures - Replace	\$0	\$0	\$0	\$0
Boiler Room Mechanicals					
25280	Baldor 3HP Pumps - Replace	\$0	\$0	\$0	\$0
25280	Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$43,058
25280	Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$57,410
25280	Grundfos Pumps - Replace	\$0	\$0	\$0	\$32,619
25280	Grundfos Vertical Pump - Replace	\$0	\$0	\$0	\$14,353
25300	Danfoss VFD - Replace	\$0	\$0	\$0	\$8,351
25440	Lochinvar FTXL 725 Boilers - Replace	\$0	\$0	\$0	\$0
25440	Lochinvar FTXL 850 Boilers - Replace	\$0	\$0	\$0	\$0
25460	HTP 120 Gallon Water Heaters - Replace	\$0	\$0	\$0	\$54,800
25460	HTP Water Heaters - Replace (2023)	\$0	\$0	\$0	\$27,400
Pool Area					
23020	Pool Deck Lights - Replace (Black)	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
28020 Wood Pool Fence - Repair/Paint	\$0	\$2,209	\$0	\$0	\$0
28030 Wood Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28070 Snowmelt Pavers - Resurface	\$0	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$20,908	\$0	\$0
28130 Steel Spa - Replace	\$12,752	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$8,867	\$0
28240 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
Pool Mechanicals					
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
25490 Tube Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pentair Cartridge Filters - Replace	\$0	\$0	\$0	\$0	\$0
28200 Delta UV Evoqua Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pentair Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$13,048
Total Expenses	\$234,511	\$17,135	\$147,216	\$321,380	\$293,639
Ending Reserve Balance	\$1,141,809	\$1,442,558	\$1,625,808	\$1,645,641	\$1,703,296

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$1,703,296	\$1,615,902	\$1,965,581	\$2,345,737	\$2,740,402
Annual Reserve Funding	\$335,979	\$342,699	\$349,553	\$356,544	\$363,675
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,878	\$26,844	\$32,314	\$38,122	\$42,694
Total Income	\$2,064,153	\$1,985,445	\$2,347,448	\$2,740,402	\$3,146,770
# Component					
Sites and Grounds					
21010 Garage Concrete - Coat	\$151,459	\$0	\$0	\$0	\$0
21050 Snowmelt Driveway Concrete - Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
23160 Concrete Balcony Deck - Recoat	\$34,740	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$17,303	\$0	\$0	\$0
23230 Balcony Rails - Replace	\$0	\$0	\$0	\$0	\$0
23310 Wood Siding – Repair/Repaint	\$177,990	\$0	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23330 Stucco - Seal/Paint	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (New) - 55%	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (Old) - 45%	\$0	\$0	\$0	\$0	\$0
23440 Windows (Common) - Replace	\$0	\$0	\$0	\$0	\$0
23480 Main Entrance Doors - Replace	\$7,526	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23600 Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
23660 Internal Heat Tape - Replace	\$0	\$0	\$0	\$0	\$0
Courtyard Area					
21140 Courtyard Pavers - Replace - 5%	\$5,174	\$0	\$0	\$0	\$0
21690 Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
23020 Courtyard Unit Lights - Replace	\$0	\$0	\$0	\$0	\$0
23230 Courtyard Rails - Replace	\$0	\$0	\$0	\$0	\$0
24080 Courtyard Balcony Carpet - Replace	\$0	\$0	\$0	\$0	\$38,722
24300 Elevator/Residence Landings - Remodel	\$0	\$0	\$0	\$0	\$60,806
26070 Grill - Replace	\$0	\$0	\$1,711	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$15,126
Building Interiors					
24040 Stairwells - Refurbish	\$0	\$0	\$0	\$0	\$0
24140 Fitness Room & Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
24150 Fitness Equipment (All) - Replace	\$0	\$0	\$0	\$0	\$0
24220 Lobby Furnishings and Décor - Update	\$0	\$0	\$0	\$0	\$0
24290 Lobby/Office Area - Remodel	\$0	\$0	\$0	\$0	\$0
24290 Ski Locker Room - Replace	\$0	\$0	\$0	\$0	\$0
General Mechanicals					
23490 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
25020 Keycard/Fob Reader System - Replace	\$65,314	\$0	\$0	\$0	\$0
25060 Garage Operators - Replace	\$0	\$0	\$0	\$0	\$0
25120 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
25160 Wheelchair Lift - Replace (Pool)	\$0	\$0	\$0	\$0	\$0
25230 Exhaust Fans – Replace	\$0	\$0	\$0	\$0	\$0
25290 Sump Pump - Replace	\$6,048	\$0	\$0	\$0	\$0
25330 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
25410 Kidde VS Fire Control Panel - Update	\$0	\$0	\$0	\$0	\$0
25420 Exit Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
Boiler Room Mechanicals					
25280 Baldor 3HP Pumps - Replace	\$0	\$0	\$0	\$0	\$12,101
25280 Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Vertical Pump - Replace	\$0	\$0	\$0	\$0	\$0
25300 Danfoss VFD - Replace	\$0	\$0	\$0	\$0	\$0
25440 Lochinvar FTXL 725 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25440 Lochinvar FTXL 850 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25460 HTP 120 Gallon Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
25460 HTP Water Heaters - Replace (2023)	\$0	\$0	\$0	\$0	\$0
Pool Area					
23020 Pool Deck Lights - Replace (Black)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
28020 Wood Pool Fence - Repair/Paint	\$0	\$2,561	\$0	\$0	\$0
28030 Wood Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28070 Snowmelt Pavers - Resurface	\$0	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28130 Steel Spa - Replace	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
28240 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
Pool Mechanicals					
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$4,538
25490 Tube Exchanger - Replace	\$0	\$0	\$0	\$0	\$37,815
28190 Pentair Cartridge Filters - Replace	\$0	\$0	\$0	\$0	\$12,101
28200 Delta UV Evoqua Filter - Replace	\$0	\$0	\$0	\$0	\$9,832
28220 Pentair Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$448,251	\$19,864	\$1,711	\$0	\$191,040
Ending Reserve Balance	\$1,615,902	\$1,965,581	\$2,345,737	\$2,740,402	\$2,955,730

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$2,955,730	\$3,088,052	\$3,470,080	\$3,801,594	\$3,652,584
Annual Reserve Funding	\$370,948	\$378,367	\$385,934	\$393,653	\$401,526
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,299	\$49,154	\$54,502	\$55,870	\$51,658
Total Income	\$3,371,977	\$3,515,573	\$3,910,517	\$4,251,117	\$4,105,769
# Component					
Sites and Grounds					
21010 Garage Concrete - Coat	\$0	\$0	\$0	\$0	\$0
21050 Snowmelt Driveway Concrete - Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
23160 Concrete Balcony Deck - Recoat	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$20,059	\$0	\$0	\$0
23230 Balcony Rails - Replace	\$0	\$0	\$0	\$0	\$0
23310 Wood Siding – Repair/Repaint	\$206,339	\$0	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23330 Stucco - Seal/Paint	\$0	\$0	\$0	\$0	\$95,215
23430 Windows - Replace (New) - 55%	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (Old) - 45%	\$0	\$0	\$0	\$0	\$0
23440 Windows (Common) - Replace	\$0	\$0	\$0	\$0	\$0
23480 Main Entrance Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23600 Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
23660 Internal Heat Tape - Replace	\$0	\$0	\$0	\$0	\$57,252
Courtyard Area					
21140 Courtyard Pavers - Replace - 5%	\$5,998	\$0	\$0	\$0	\$0
21690 Site Furnishings - Replace	\$0	\$0	\$14,380	\$0	\$0
23020 Courtyard Unit Lights - Replace	\$0	\$0	\$0	\$0	\$0
23230 Courtyard Rails - Replace	\$0	\$0	\$0	\$0	\$0
24080 Courtyard Balcony Carpet - Replace	\$0	\$0	\$0	\$0	\$0
24300 Elevator/Residence Landings - Remodel	\$0	\$0	\$0	\$0	\$0
26070 Grill - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
24040 Stairwells - Refurbish	\$0	\$0	\$0	\$0	\$0
24140 Fitness Room & Bathroom - Remodel	\$33,418	\$0	\$0	\$0	\$0
24150 Fitness Equipment (All) - Replace	\$19,475	\$0	\$0	\$0	\$0
24220 Lobby Furnishings and Décor - Update	\$0	\$0	\$14,710	\$0	\$0
24290 Lobby/Office Area - Remodel	\$0	\$0	\$50,908	\$0	\$0
24290 Ski Locker Room - Replace	\$0	\$0	\$0	\$72,694	\$0
General Mechanicals					
23490 Garage Doors - Replace	\$3,116	\$0	\$0	\$0	\$0
25020 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
25060 Garage Operators - Replace	\$0	\$0	\$10,744	\$0	\$0
25120 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$400,072	\$0
25150 Elevator Cab - Remodel	\$0	\$0	\$0	\$51,073	\$0
25160 Wheelchair Lift - Replace (Pool)	\$0	\$0	\$0	\$0	\$0
25230 Exhaust Fans – Replace	\$0	\$0	\$0	\$0	\$0
25290 Sump Pump - Replace	\$0	\$0	\$0	\$0	\$0
25330 Surveillance System-Upgrade/Replace	\$15,580	\$0	\$0	\$0	\$0
25410 Kidde VS Fire Control Panel - Update	\$0	\$0	\$0	\$0	\$0
25420 Exit Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
Boiler Room Mechanicals					
25280 Baldor 3HP Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Vertical Pump - Replace	\$0	\$0	\$0	\$0	\$0
25300 Danfoss VFD - Replace	\$0	\$0	\$0	\$0	\$0
25440 Lochinvar FTXL 725 Boilers - Replace	\$0	\$0	\$0	\$0	\$263,026
25440 Lochinvar FTXL 850 Boilers - Replace	\$0	\$0	\$0	\$0	\$420,841
25460 HTP 120 Gallon Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
25460 HTP Water Heaters - Replace (2023)	\$0	\$0	\$0	\$0	\$0
Pool Area					
23020 Pool Deck Lights - Replace (Black)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
28020 Wood Pool Fence - Repair/Paint	\$0	\$2,969	\$0	\$0	\$0
28030 Wood Pool Fence - Replace	\$0	\$0	\$0	\$31,921	\$0
28070 Snowmelt Pavers - Resurface	\$0	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$29,656	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$13,117	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$29,810
28130 Steel Spa - Replace	\$0	\$0	\$18,181	\$0	\$0
28140 Pool Cover - Replace	\$0	\$11,233	\$0	\$0	\$0
28240 Pool/Spa ADA Lift - Replace	\$0	\$11,233	\$0	\$0	\$0
Pool Mechanicals					
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
25490 Tube Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pentair Cartridge Filters - Replace	\$0	\$0	\$0	\$0	\$0
28200 Delta UV Evoqua Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pentair Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$283,926	\$45,493	\$108,923	\$598,533	\$866,144
Ending Reserve Balance	\$3,088,052	\$3,470,080	\$3,801,594	\$3,652,584	\$3,239,625

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$3,239,625	\$3,098,974	\$3,539,785	\$4,020,252	\$4,518,879
Annual Reserve Funding	\$409,557	\$417,748	\$426,103	\$434,625	\$443,317
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$47,509	\$49,759	\$56,664	\$64,002	\$57,078
Total Income	\$3,696,690	\$3,566,480	\$4,022,552	\$4,518,879	\$5,019,275
# Component					
Sites and Grounds					
21010 Garage Concrete - Coat	\$203,549	\$0	\$0	\$0	\$0
21050 Snowmelt Driveway Concrete - Replace	\$0	\$0	\$0	\$0	\$971,981
21610 Sign - Refurbish/Replace	\$0	\$0	\$0	\$0	\$9,148
Building Exteriors					
23160 Concrete Balcony Deck - Recoat	\$46,688	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$23,254	\$0	\$0	\$0
23230 Balcony Rails - Replace	\$0	\$0	\$0	\$0	\$0
23310 Wood Siding - Repair/Repaint	\$239,203	\$0	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23330 Stucco - Seal/Paint	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (New) - 55%	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (Old) - 45%	\$0	\$0	\$0	\$0	\$0
23440 Windows (Common) - Replace	\$0	\$0	\$0	\$0	\$0
23480 Main Entrance Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23600 Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$44,823
23660 Internal Heat Tape - Replace	\$0	\$0	\$0	\$0	\$0
Courtyard Area					
21140 Courtyard Pavers - Replace - 5%	\$6,954	\$0	\$0	\$0	\$0
21690 Site Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
23020 Courtyard Unit Lights - Replace	\$20,861	\$0	\$0	\$0	\$0
23230 Courtyard Rails - Replace	\$0	\$0	\$0	\$0	\$154,492
24080 Courtyard Balcony Carpet - Replace	\$0	\$0	\$0	\$0	\$52,040
24300 Elevator/Residence Landings - Remodel	\$0	\$0	\$0	\$0	\$81,718
26070 Grill - Replace	\$0	\$0	\$2,299	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$20,328
Building Interiors					
24040 Stairwells - Refurbish	\$36,303	\$0	\$0	\$0	\$0
24140 Fitness Room & Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
24150 Fitness Equipment (All) - Replace	\$0	\$0	\$0	\$0	\$0
24220 Lobby Furnishings and Décor - Update	\$0	\$0	\$0	\$0	\$0
24290 Lobby/Office Area - Remodel	\$0	\$0	\$0	\$0	\$0
24290 Ski Locker Room - Replace	\$0	\$0	\$0	\$0	\$0
General Mechanicals					
23490 Garage Doors - 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	\$0
25120 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
25160 Wheelchair Lift - Replace (Pool)	\$36,122	\$0	\$0	\$0	\$0
25230 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$182,951
25290 Sump Pump - Replace	\$0	\$0	\$0	\$0	\$0
25330 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
25410 Kidde VS Fire Control Panel - Update	\$0	\$0	\$0	\$0	\$0
25420 Exit Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
Boiler Room Mechanicals					
25280 Baldor 3HP Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$0	\$67,082
25280 Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$0	\$89,443
25280 Grundfos Pumps - Replace	\$0	\$0	\$0	\$0	\$50,820
25280 Grundfos Vertical Pump - Replace	\$0	\$0	\$0	\$0	\$22,361
25300 Danfoss VFD - Replace	\$0	\$0	\$0	\$0	\$13,010
25440 Lochinvar FTXL 725 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25440 Lochinvar FTXL 850 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25460 HTP 120 Gallon Water Heaters - Replace	\$0	\$0	\$0	\$0	\$85,377
25460 HTP Water Heaters - Replace (2023)	\$0	\$0	\$0	\$0	\$42,689
Pool Area					
23020 Pool Deck Lights - Replace (Black)	\$8,037	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
28020 Wood Pool Fence - Repair/Paint	\$0	\$3,442	\$0	\$0	\$0
28030 Wood Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28070 Snowmelt Pavers - Resurface	\$0	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28130 Steel Spa - Replace	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$14,230
28240 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
Pool Mechanicals					
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
25490 Tube Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pentair Cartridge Filters - Replace	\$0	\$0	\$0	\$0	\$0
28200 Delta UV Evoqua Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pentair Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$20,328
Total Expenses	\$597,716	\$26,695	\$2,299	\$0	\$1,922,820
Ending Reserve Balance	\$3,098,974	\$3,539,785	\$4,020,252	\$4,518,879	\$3,096,455

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$3,096,455	\$2,619,357	\$3,092,449	\$3,504,838	\$3,456,427
Annual Reserve Funding	\$452,184	\$461,227	\$470,452	\$479,861	\$489,458
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$42,841	\$42,811	\$49,448	\$52,176	\$55,008
Total Income	\$3,591,480	\$3,123,396	\$3,612,348	\$4,036,875	\$4,000,894
# Component					
Sites and Grounds					
21010 Garage Concrete - Coat	\$0	\$0	\$0	\$0	\$0
21050 Snowmelt Driveway Concrete - Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
23160 Concrete Balcony Deck - Recoat	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$26,957	\$0	\$0	\$0
23230 Balcony Rails - Replace	\$0	\$0	\$0	\$0	\$0
23310 Wood Siding – Repair/Repaint	\$277,302	\$0	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23330 Stucco - Seal/Paint	\$0	\$0	\$0	\$0	\$0
23430 Windows - Replace (New) - 55%	\$293,652	\$0	\$0	\$0	\$0
23430 Windows - Replace (Old) - 45%	\$0	\$0	\$0	\$0	\$0
23440 Windows (Common) - Replace	\$0	\$0	\$0	\$0	\$0
23480 Main Entrance Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$466,737	\$0
23600 Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
23660 Internal Heat Tape - Replace	\$0	\$0	\$0	\$0	\$76,942
Courtyard Area					
21140 Courtyard Pavers - Replace - 5%	\$8,061	\$0	\$0	\$0	\$0
21690 Site Furnishings - Replace	\$0	\$0	\$19,325	\$0	\$0
23020 Courtyard Unit Lights - Replace	\$0	\$0	\$0	\$0	\$0
23230 Courtyard Rails - Replace	\$0	\$0	\$0	\$0	\$0
24080 Courtyard Balcony Carpet - Replace	\$0	\$0	\$0	\$0	\$0
24300 Elevator/Residence Landings - Remodel	\$0	\$0	\$0	\$0	\$0
26070 Grill - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
24040 Stairwells - Refurbish	\$0	\$0	\$0	\$0	\$0
24140 Fitness Room & Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
24150 Fitness Equipment (All) - Replace	\$26,172	\$0	\$0	\$0	\$0
24220 Lobby Furnishings and Décor - Update	\$0	\$0	\$19,769	\$0	\$0
24290 Lobby/Office Area - Remodel	\$0	\$0	\$68,416	\$0	\$0
24290 Ski Locker Room - Replace	\$0	\$0	\$0	\$97,695	\$0
General Mechanicals					
23490 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
25020 Keycard/Fob Reader System - Replace	\$101,758	\$0	\$0	\$0	\$0
25060 Garage Operators - Replace	\$0	\$0	\$0	\$0	\$15,318
25120 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
25160 Wheelchair Lift - Replace (Pool)	\$0	\$0	\$0	\$0	\$0
25230 Exhaust Fans – Replace	\$0	\$0	\$0	\$0	\$0
25290 Sump Pump - Replace	\$9,422	\$0	\$0	\$0	\$0
25330 Surveillance System-Upgrade/Replace	\$20,938	\$0	\$0	\$0	\$0
25410 Kidde VS Fire Control Panel - Update	\$54,438	\$0	\$0	\$0	\$0
25420 Exit Fixtures - Replace	\$8,794	\$0	\$0	\$0	\$0
Boiler Room Mechanicals					
25280 Baldor 3HP Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Magna 3 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Pumps - Replace	\$0	\$0	\$0	\$0	\$0
25280 Grundfos Vertical Pump - Replace	\$0	\$0	\$0	\$0	\$0
25300 Danfoss VFD - Replace	\$0	\$0	\$0	\$0	\$0
25440 Lochinvar FTXL 725 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25440 Lochinvar FTXL 850 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25460 HTP 120 Gallon Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
25460 HTP Water Heaters - Replace (2023)	\$0	\$0	\$0	\$0	\$0
Pool Area					
23020 Pool Deck Lights - Replace (Black)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2050	2051	2052	2053	2054
28020 Wood Pool Fence - Repair/Paint	\$0	\$3,990	\$0	\$0	\$0
28030 Wood Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28070 Snowmelt Pavers - Resurface	\$171,585	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28130 Steel Spa - Replace	\$0	\$0	\$0	\$0	\$25,922
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
28240 Pool/Spa ADA Lift - Replace	\$0	\$0	\$0	\$16,015	\$0
Pool Mechanicals					
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
25490 Tube Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pentair Cartridge Filters - Replace	\$0	\$0	\$0	\$0	\$0
28200 Delta UV Evoqua Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pentair Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$972,122	\$30,947	\$107,510	\$580,447	\$118,182
Ending Reserve Balance	\$2,619,357	\$3,092,449	\$3,504,838	\$3,456,427	\$3,882,712

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Bryan Farley, R.S., president of the Colorado LLC, is a credentialed Reserve Specialist (#260). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.



Terms and Definitions

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

Component Details

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

- Client's obligation to maintain/replace existing elements.
- Schedule/need for projects can be reasonably anticipated. A component must have a "reasonably anticipated" limited useful life (this includes a component with an estimated life of greater than 30 years). The useful life limit does not have to be due to physical deterioration but may reach the end of its useful life due to esthetics (out of style), economic obsolescence (no longer energy efficient), or other reasons.
- The total cost for the project is material to the association, can be reasonably estimated, and includes direct/related costs. The next occurrence of the expense must be above a minimum threshold, reasonably estimated, and include all related costs. Material to the association because typically an expense less than ~1%-.5% of the total annual budget is best categorized by expensing the cost to the operating account. Reasonable estimated because unsupported "guesses" are inappropriate (it is random or unknowable), estimating what the expense will be can be valid if the estimate is provided by a qualified outside expert, based on the association's history (i.e., historical frequency or patterns of repairs), manufacture recommendations, etc.

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 Case" and "Worst Case" below the photo. Many factors can result in a wide variety of potential costs; 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 is deemed inappropriate for the Reserve Fund.

Sites and Grounds

Comp #: 21010 Garage Concrete - Coat

Approx Quantity: 15,000 GSF

Location: Common Areas

Funded?: Yes.

History:

Comments: Concrete surfaces were observed to be in poor condition. Deterioration damage and cracking was noted during our inspection. Lifting of the concrete was observed throughout the garage. 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:

0 years



Lower Estimate:

\$ 101,000

Higher Estimate:

\$ 124,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21050 Snowmelt Driveway Concrete - Replace

Approx Quantity: 10,600 GSF

Location: Common Areas

Funded?: Yes.

History: Replaced in 2020.

Comments: It was reported that the driveway has a snowmelt system. We did not have access to inspect the snowmelt lines. This component funds for the removal and replacement of the snowmelt 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. Snowmelt 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 snowmelt 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. Driveways are reported to be the maintenance and repair responsibility of the Client. 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:

30 years

Remaining Life:

24 years



Lower Estimate:

\$ 430,000

Higher Estimate:

\$ 526,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21610 Sign - Refurbish/Replace

Approx Quantity: 1 Unit

Location: Common Areas

Funded?: Yes.

History: Replaced in 2020.

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:

24 years



Lower Estimate:

\$ 4,050

Higher Estimate:

\$ 4,950

Cost Source: ARI Cost Database: Similar Project Cost History

Building Exteriors

Comp #: 23020 Balcony Lights - Replace

Approx Quantity: 32 Lights

Location: Building Exteriors

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

History:

Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age but are generally believed to be aging normally with no unusual conditions noted. Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance clean by wiping down with an appropriate cleaner change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 23160 Concrete Balcony Deck - Recoat

Approx Quantity: 1,600 GSF

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Moisture intrusion is the most common source of degradation on concrete decks and patios. Water intrusion will cause the embedded rebar to corrode and spall the concrete. This issue can become especially pronounced on horizontal concrete surfaces where liquids may pool and further penetrate the substrate. Building design should always be the primary defense against moisture inclusion. Moderately graded surfaces allow water to flow toward other water management systems. A coating system cannot correct initial design flaws. Sources of moisture intrusion should be addressed prior to applying any coatings. Water-repellents will be very helpful. These products will help water to sit on top of the surface instead of penetrating. These products may be comprised of a variety of resins such as acrylics urethanes siloxanes and rubber. Product durability will vary between manufacturers. When considering a coating reapplication should be a point of consideration. Acrylics often do not have long service lives but can be reapplied easily (without blasting or abrading the surface). When applying all these products be aware that products with a high sheen will be more slippery. Finding the balance between durability ease of application and reapplication is key to selecting the proper coating for horizontal concrete. Sub-surface evaluation including moisture testing is outside the scope of this Reserve Study engagement. The client should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:
10 years

Remaining Life:
0 years



Lower Estimate:

\$ 23,300

Higher Estimate:

\$ 28,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23220 Balcony Rails - Paint

Approx Quantity: 420 LF

Location: Building Exteriors

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:
1 years



Lower Estimate:

\$ 11,300

Higher Estimate:

\$ 13,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23230 Balcony Rails - Replace

Approx Quantity: 420 LF

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Remaining useful life is based off installation year. Recommend qualified vendor assess necessity and timeline for replacement as soon as possible.

Deck railings determined to be in poor condition typically exhibit moderate to advanced physical wear, have become loose or possibly unstable in areas, and/or are otherwise in poor aesthetic condition. Further inspection may be warranted. 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:
30 years

Remaining Life:
0 years



Lower Estimate:

\$ 20,600

Higher Estimate:

\$ 25,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23310 Wood Siding – Repair/Repaint

Approx Quantity: 20,400 GSF

Location: Building Exteriors

Funded?: Yes.

History: Painted in 2020.

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:
5 years



Lower Estimate:

\$ 119,000

Higher Estimate:

\$ 146,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23320 Wood Siding - Replace

Approx Quantity: 12,800 GSF

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Remaining useful life is based off installation year. Recommend qualified vendor assess necessity and timeline for replacement as soon as possible.

Wood siding determined to be in poor condition typically exhibits a poor appearance with advanced deterioration of any surface coatings. At this stage, painting/sealing is required in the near future in order to prevent further deterioration of the wood, which can lead to more costly repairs. 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 painted. 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:
0 years



Lower Estimate:

\$ 316,000

Higher Estimate:

\$ 387,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23330 Stucco - Seal/Paint

Approx Quantity: 12,800 GSF

Location: Building Exteriors

Funded?: Yes.

History: Painted in 2020.

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. Stucco had vertical and horizontal control joints. XX No OR Some OR Excessive compression of control joints was observed during our limited visual review. XX Visible portion of through wall flashing was seen at each floor XX. XX Minor hairline cracks in the stucco were noted. Minor cracking is expected in stucco XX. No large-scale cracking of stucco was observed. XX No XX Sealant joints were XX not XX observed at window jambs and sills. 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:
12 years

Remaining Life:
7 years



Lower Estimate:

\$ 48,900

Higher Estimate:

\$ 59,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23370 Stone Veneer - Maintain/Repair

Approx Quantity: 1 Building

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:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 23430 Windows - Replace (New) - 55%

Approx Quantity: 85 Windows

Location: Building Exteriors

Funded?: Yes.

History: Replaced reportedly 55% of the total windows in 2020.

Comments: Windows 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. 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:
25 years



Lower Estimate:

\$ 126,000

Higher Estimate:

\$ 154,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23430 Windows - Replace (Old) - 45%

Approx Quantity: 85 Windows

Location: Building Exteriors

Funded?: Yes.

History: ~45% of windows remain to be replaced

Comments: Windows determined to be in older condition typically exhibit moderate to advanced wear to the frames and hardware. In the case of dual-pane windows seals may have failed allowing for fogging between the panes. Even if windows and doors are still in serviceable physical condition replacement may be warranted with modern replacements for better storm protection and energy efficiency. At this stage curb appeal may also be suffering and replacement for aesthetic reasons should also be considered. 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:
0 years



Lower Estimate:

\$ 103,000

Higher Estimate:

\$ 126,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23440 Windows (Common) - Replace

Approx Quantity: 9 Windows

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Windows 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. Windows were wood. 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:
0 years



Lower Estimate:

\$ 24,300

Higher Estimate:

\$ 29,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23450 Sliding Doors - Replace

Approx Quantity: 32 Doors

Location: Building Exteriors

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

History:

Comments: Remaining useful life is based off installation year. Recommend qualified vendor assess necessity and timeline for replacement as soon as possible.

Poor condition noted with deterioration observed. Condensation was observed between the window panes (typically indicative of failed glazing seals) at the time of our inspection. Windows appeared to be reaching the end of their expected useful life. 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:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 23480 Main Entrance Doors - Replace

Approx Quantity: 3 Doors

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Exterior doors determined to be in fair condition typically exhibit more signs of wear and tear and noticeable aesthetic decline. Doors are still functional. At this stage framework sometimes has issues with rust and expansion causing doors to stick. 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:
10 years



Lower Estimate:

\$ 5,040

Higher Estimate:

\$ 6,160

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23570 Roof: Composition Shingle - Replace

Approx Quantity: 13,600 GSF

Location: Building Exteriors

Funded?: Yes.

History: Replaced in 2014.

Comments: Asphalt shingle roofs determined to be in good condition and typically exhibit few or no signs of curling/cupping of shingles and granule cover appears to be thick and consistent. Little to no organic growth or staining patterns evident and no unusual or significant leaks reported. Shingles and flashing appear to provide good coverage to all areas especially at intersection points and around any penetrations. A reserve study conducts only a limited visual review and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface gutters and downspouts clear and free of debris. At the time of re-roofing we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof walls windows decks exterior painting and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors client (NRCA) <http://www.nrca.net>. Asphalt Roofing Manufacturers client (ARMA) <http://www.asphaltroofing.org/> Roof Consultant Institute (RCI) <http://www.rci-online.org> : roof walls windows decks exterior painting and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors client (NRCA) <http://www.nrca.net>. Asphalt Roofing Manufacturers client (ARMA) <http://www.asphaltroofing.org/> Roof Consultant Institute (RCI) <http://www.rci-online.org>

Useful Life:

20 years

Remaining Life:

8 years



Lower Estimate:

\$ 184,000

Higher Estimate:

\$ 224,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 23600 Roof: Metal - Replace

Approx Quantity: 620 GSF

Location: Building Exteriors

Funded?: Yes.

History: Installed in 2020.

Comments: Roofing consists of Standing Seam metal roof. Typically metal roofs are either Pro-Panel seamed roofs or Standing Seam roofs. Pro Panel roofs are installed with exposed metal screws and fasteners while Standing Seam will snap lock panels over the mechanical seam with no penetrations to the underlayment. Advantages of metal roofs include long life expectancies with relatively low need to repair. Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org> and the National Roofing Contractors client (NRCA) <http://www.nrca.net/>. If the roof has a warranty be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:
40 years

Remaining Life:
35 years



Lower Estimate:

\$ 20,900

Higher Estimate:

\$ 25,600

Cost Source: Research with Local Vendor/Contractor

Comp #: 23650 Gutters/Downspouts - Replace

Approx Quantity: 1,600 LF

Location: Building Exteriors

Funded?: Yes.

History: Replaced in 2020.

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 and keep gutters and downspouts free of debris. If buildings are located near trees keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted costs shown here assume replacement with similar type as are currently in place.

Useful Life:

30 years

Remaining Life:

24 years



Lower Estimate:

\$ 19,800

Higher Estimate:

\$ 24,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23660 Internal Heat Tape - Replace

Approx Quantity: 1,600 LF

Location: Building Exteriors

Funded?: Yes.

History: Replaced in 2025.

Comments: The heat tape was reported to be in good condition. No stripped or ripped taped noted or reported. 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:
9 years



Lower Estimate:

\$ 29,400

Higher Estimate:

\$ 35,900

Cost Source: ARI Cost Database: Similar Project Cost History

Courtyard Area

Comp #: 21140 Courtyard Pavers - Replace - 5%

Approx Quantity: 2,700 GSF

Location: Courtyard Area

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:
5 years

Remaining Life:
0 years



Lower Estimate:

\$ 3,470

Higher Estimate:

\$ 4,240

Cost Source: Allowance

Comp #: 21690 Site Furnishings - Replace

Approx Quantity: 18 Pieces

Location: Courtyard Area

Funded?: Yes.

History: Replaced in 2023.

Comments: Includes (2) Couches, (14) Chairs, (2) Tables. Outdoor/site furniture determined to be in fair condition typically exhibits typical signs of wear and age. Style is still appropriate for the local aesthetic standards of the development. 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:
7 years



Lower Estimate:

\$ 7,830

Higher Estimate:

\$ 9,570

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23020 Courtyard Unit Lights - Replace

Approx Quantity: 44 Lights

Location: Courtyard Area

Funded?: Yes.

History:

Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age but are generally believed to be aging normally with no unusual conditions noted. Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance clean by wiping down with an appropriate cleaner change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
20 years



Lower Estimate:

\$ 10,400

Higher Estimate:

\$ 12,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23230 Courtyard Rails - Replace

Approx Quantity: 760 LF

Location: Courtyard Area

Funded?: Yes.

History: Installed in 2020.

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:

30 years

Remaining Life:

24 years



Lower Estimate:

\$ 68,400

Higher Estimate:

\$ 83,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23470 Unit Front Doors - Replace

Approx Quantity: 56 Doors

Location: Courtyard Area

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

History:

Comments: Includes (44) in Courtyard, (12) in Elevator Landings. Remaining useful life is based off installation year. Recommend qualified vendor assess necessity and timeline for replacement as soon as possible.

Generally poor condition doors typically have evidence of damage and wear. Cracking, fading, and weathering is often noted. 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:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 23550 Courtyard Membrane - Replace

Approx Quantity: 2,700 GSF

Location: Courtyard Area

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

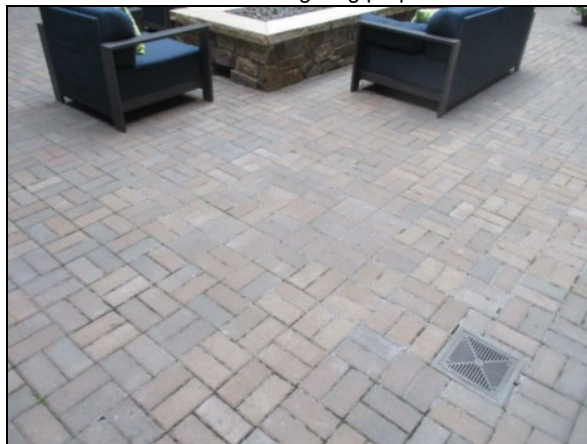
History:

Comments: Client reported that membrane system below courtyard pavers has water intrusion issues and therefore should be assessed as soon as possible by qualified vendor.

Component included at the request of the Client for future budgeting purposes.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 24080 Courtyard Balcony Carpet - Replace

Approx Quantity: 512 GSF

Location: Courtyard Area

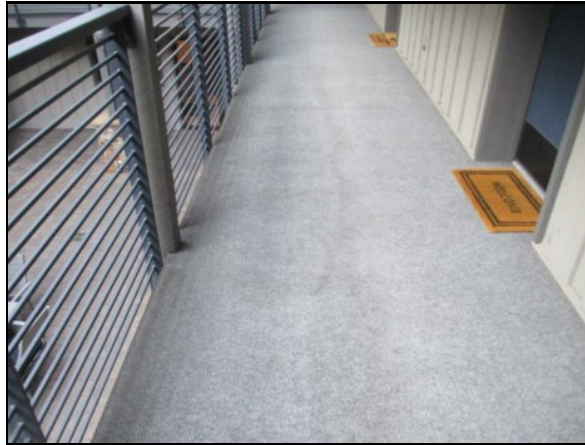
Funded?: Yes.

History: Replaced in 2020.

Comments: Carpeted surfaces were determined to be in poor condition. Evidence of staining, matting, and loose seams noted. Expect the need to replace the carpeting soon based upon the aesthetics of the building. 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:
10 years

Remaining Life:
4 years



Lower Estimate:

\$ 23,000

Higher Estimate:

\$ 28,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24300 Elevator/Residence Landings - Remodel

Approx Quantity: 3 Landing Areas

Location: Courtyard Area

Funded?: Yes.

History: Replaced in 2020.

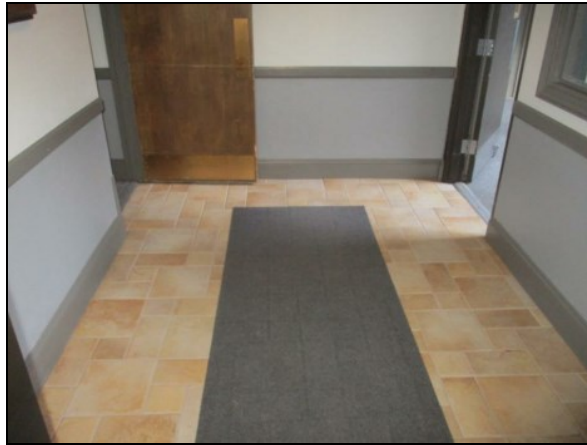
Comments: Includes (320 GSF) Tile, (3840 GSF) Surfaces, (1280 GSF) Ceiling, (107 GSY) Carpet, (12) Interior Lights. Landing areas determined to be in poor condition typically exhibit an overall decline in aesthetics, due to actual physical deterioration of assets in some cases, but more often due to a generally outdated appearance/style that is no longer adequate for the standards of the property. Periodic 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 usage and subjective preferences of Client. Costs can vary greatly depending on scope of work and types of materials selected for replacement. Some 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 based on any new information obtained.

Useful Life:

10 years

Remaining Life:

4 years



Lower Estimate:

\$ 36,200

Higher Estimate:

\$ 44,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26070 Grill - Replace

Approx Quantity: 1 Unit

Location: Courtyard Area

Funded?: Yes.

History:

Comments: BBQ was observed to be in fair condition. No major cracking or missing observed. Barbecues were not tested during site inspection, and are assumed to be functional. Should be cleaned after each use and covered when not in use in order to prolong life expectancy. Unless otherwise noted, funding recommendation assumes that barbecues would be replaced with comparable types. Schedule for replacement is subject to the client's preferences and standards in the local area. Life estimates shown here are based on our experience with similar properties.

Useful Life:
10 years

Remaining Life:
2 years



Lower Estimate:

\$ 1,080

Higher Estimate:

\$ 1,320

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 29380 Fireplace - Replace

Approx Quantity: 1 Unit

Location: Courtyard Area

Funded?: Yes.

History: Replaced in 2020.

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. Fireplaces 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:
10 years

Remaining Life:
4 years



Lower Estimate:

\$ 9,000

Higher Estimate:

\$ 11,000

Cost Source: ARI Cost Database: Similar Project Cost History

Building Interiors

Comp #: 24040 Stairwells - Refurbish

Approx Quantity: 2 Sets

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (3520 GSF) Surfaces, (100 GSY) Carpet. The finish on the surfaces appeared in generally poor condition. Evidence of cracking, fading, and peeling of the paint was observed. Plan to paint the surfaces soon. No structural issues were reported to us by the client at the time of the inspection. We recommended setting aside reserve funds to supplement the operating budget for local repairs in future years. As routine maintenance, inspect regularly and perform any needed local repairs promptly as general maintenance expense. Ensure that tread connections are tight, secure and slip resistant. Paint components regularly along with building interiors.

Useful Life:

20 years

Remaining Life:

0 years



Lower Estimate:

\$ 18,100

Higher Estimate:

\$ 22,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24140 Fitness Room & Bathroom - Remodel

Approx Quantity: 3 Areas/Rooms

Location: Building Interiors

Funded?: Yes.

History: Remodeled in 2020.

Comments: Includes (400 GSF) Tile, (1400 GSF) Surfaces, (600 GSF) Ceiling, (1) Drinking Fountain. Fitness rooms determined to be in fair condition typically exhibit routine signs of wear and age. Flooring typically shows some deterioration but remains consistent overall and provides good cushion/support for users. Furnishings may be slightly dated at this stage but are still functional and serviceable. Fitness room should be remodeled at the approximate interval shown here in order to maintain good appearance and functionality. In our experience, the scope of work for remodeling may include replacement or addition of some or all of the following: flooring, lighting, mirrors, water fountains, TVs, etc. Unless otherwise noted, costs are based on replacement of like kind and quantity, and does not factor in any major structural or other sub-surface changes. In our experience, best practice is often to coordinate remodeling with other projects, such as remodeling of other amenity areas, or with replacement of exercise equipment.

Useful Life:
20 years

Remaining Life:
15 years



Lower Estimate:

\$ 19,300

Higher Estimate:

\$ 23,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24150 Fitness Equipment (All) - Replace

Approx Quantity: 3 Pieces

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (1) Multi-machine, (1) Elliptical, (1) TV. Equipment was not tested at time of inspection and our observations do not make any judgement about safety of the equipment. In our experience cardio equipment tends to have a shorter useful life overall than strength equipment due to reliance on more electronic components more moving parts and obsolescence due to advancements in technology. Inspect regularly clean for appearance maintain and repair promptly as needed from Operating budget to ensure safety. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality. Unless otherwise noted costs are based on replacement with similar quality standard and quantity/types of equipment.

Useful Life:
10 years

Remaining Life:
5 years



Lower Estimate:

\$ 11,300

Higher Estimate:

\$ 13,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24220 Lobby Furnishings and Décor - Update

Approx Quantity: 5 Pieces

Location: Building Interiors

Funded?: Yes.

History: Replaced in 2023.

Comments: Includes (2) Leather Chairs, (1) Leather Couch, (1) Coffee Table, (1) Side Table. 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:
7 years



Lower Estimate:

\$ 8,010

Higher Estimate:

\$ 9,790

Cost Source: Client Cost History + Inflation

Comp #: 24290 Lobby/Office Area - Remodel

Approx Quantity: 1 Lobby

Location: Building Interiors

Funded?: Yes.

History: Remodeled in 2023.

Comments: Includes (625 GSF) Tile, (1000 GSF) Surfaces, (625 GSF) Ceiling, (1) TV, (8 LF) Base Cabinet, (16 GSF) Countertop, (16 GSY) Carpet, (480 GSF) Surfaces, (144 GSF) Ceiling. Lobby was observed to be in fair condition. Flooring was mostly clean and free of any major 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:

10 years

Remaining Life:

7 years



Lower Estimate:

\$ 27,700

Higher Estimate:

\$ 33,900

Cost Source: Client Cost History + Inflation

Comp #: 24290 Ski Locker Room - Replace

Approx Quantity: 1 Room

Location: Building Interiors

Funded?: Yes.

History: Remodeled in 2023.

Comments: Includes (50) Carpet (900) Surfaces (450) Ceiling (33) Wood Lockers (2) Boot Dryers.. Lobby was observed to be in fair condition. Flooring was mostly clean and free of any major 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:

10 years

Remaining Life:

8 years



Lower Estimate:

\$ 38,400

Higher Estimate:

\$ 47,000

Cost Source: ARI Cost Database: Similar Project Cost History

General Mechanicals

Comp #: 23490 Garage Doors - Replace

Approx Quantity: 1 Unit

Location: Garage

Funded?: Yes.

History:

Comments: Garage doors determined to be in fair condition typically exhibit more moderate signs of physical wear and tear. Appearance is still generally consistent but declining at this stage. 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. For private garages, individual owners are presumed to be responsible for replacement of the garage door opener. 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. Unless otherwise noted, estimates shown here are based on replacement with type comparable to existing doors.

Useful Life:
20 years

Remaining Life:
15 years



Lower Estimate:

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25020 Keycard/Fob Reader System - Replace

Approx Quantity: 1 System

Location: Common Areas

Funded?: Yes.

History: Replaced in 2021 for ~ \$42,000.

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. 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:
10 years



Lower Estimate:

\$ 43,700

Higher Estimate:

\$ 53,500

Cost Source: Client Cost History + Inflation

Comp #: 25060 Garage Operators - Replace

Approx Quantity: 1 Unit

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. 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



Lower Estimate:

\$ 5,850

Higher Estimate:

\$ 7,150

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25120 Hydraulic Elevator - Modernize

Approx Quantity: 1 Unit

Location: Utility room

Funded?: Yes.

History: Reportedly modernized in 2018.

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:
18 years



Lower Estimate:

\$ 212,000

Higher Estimate:

\$ 259,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25150 Elevator Cab - Remodel

Approx Quantity: 1 Unit

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:
18 years



Lower Estimate:

\$ 27,000

Higher Estimate:

\$ 33,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25160 Wheelchair Lift - Replace (Pool)

Approx Quantity: 1 Lift

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. Should be inspected for safety and proper function on a regular basis to prevent injury or misuse. Keep moving parts unobstructed and abide by any safety or weight restrictions posted on the device. Vendors report that useful life is not necessarily dependent on level of use although it is a contributing factor. Replacement is sometimes warranted due to lack of available replacement parts etc.

Useful Life:
25 years

Remaining Life:
20 years



Lower Estimate: \$ 18,000 **Higher Estimate:** \$ 22,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25230 Exhaust Fans – Replace

Approx Quantity: 1 Fans

Location: Mechanical Room

Funded?: Yes.

History: Replaced in 2025 for ~ \$90,000.

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. Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy. Motor repair/replacement is typically completed as an Operating expense. At longer intervals we recommend complete replacement of all fans together to obtain better pricing through economies of scale. Pricing shown is based on replacement with same type/capacity as those currently in place.

Useful Life:
25 years

Remaining Life:
24 years



Lower Estimate: \$ 81,000 **Higher Estimate:** \$ 99,000

Cost Source: Client Cost History

Comp #: 25290 Sump Pump - Replace

Approx Quantity: 1 Unit

Location:

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. No access to see pumps closely. Costs based on input from building/management staff and/or experience with similar installations. Sump pump systems can have a highly variable life expectancy depending on level of use. Should be inspected regularly and repaired as-needed by servicing vendor or maintenance staff to ensure proper function and optimal performance.

Useful Life:

15 years

Remaining Life:

10 years



Lower Estimate:

\$ 4,050

Higher Estimate:

\$ 4,950

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25330 Surveillance System-Upgrade/Replace

Approx Quantity: 1 System

Location: Common Areas

Funded?: Yes.

History: Replaced in 2024 for ~ \$6000.

Comments: Includes (15) 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:

5 years



Lower Estimate:

\$ 9,000

Higher Estimate:

\$ 11,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25390 Fire Sprinkler Pump/Controls - Assess

Approx Quantity: 1 System

Location:

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

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:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 25410 Kidde VS Fire Control Panel - Update

Approx Quantity: 1 Panel

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Panel is a Kidde VS model. 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:

5 years



Lower Estimate:

\$ 23,400

Higher Estimate:

\$ 28,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25420 Exit Fixtures - Replace

Approx Quantity: 16 Lights

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. Exit signs were not tested for functionality during site inspection. Replacement of individual signs can be included within the general maintenance and repair category of the Operating budget. Large-scale replacement of many (or all) fixtures may be warranted at some point and should ideally be coordinated with other life-safety components (i.e. fire alarm components) or with other lighting. There is a wide variety of fixture styles available with a wide range of associated costs. Funding here to replace with fixtures comparable to those currently in place.

Useful Life:

25 years

Remaining Life:

0 years



Lower Estimate:

\$ 3,780

Higher Estimate:

\$ 4,620

Cost Source: ARI Cost Database: Similar Project Cost History

Boiler Room Mechanicals

Comp #: 25280 Baldor 3HP Pumps - Replace

Approx Quantity: 2 Pumps

Location: Common Areas

Funded?: Yes.

History: Installed in 2019.

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.

Useful Life:
20 years

Remaining Life:
14 years



Lower Estimate:

\$ 7,200

Higher Estimate:

\$ 8,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25280 Grundfos Magna 3 Pumps - Replace

Approx Quantity: 3 Pumps

Location: Mechanical Room

Funded?: Yes.

History: Installed in 2019.

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.

Useful Life:
15 years

Remaining Life:
9 years



Lower Estimate:

\$ 29,700

Higher Estimate:

\$ 36,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25280 Grundfos Magna 3 Pumps - Replace

Approx Quantity: 4 Pumps

Location: Common Areas

Funded?: Yes.

History: Installed in 2019.

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.

Useful Life:
15 years

Remaining Life:
9 years



Lower Estimate:

\$ 39,600

Higher Estimate:

\$ 48,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25280 Grundfos Pumps - Replace

Approx Quantity: 5 Pumps

Location: Mechanical Room

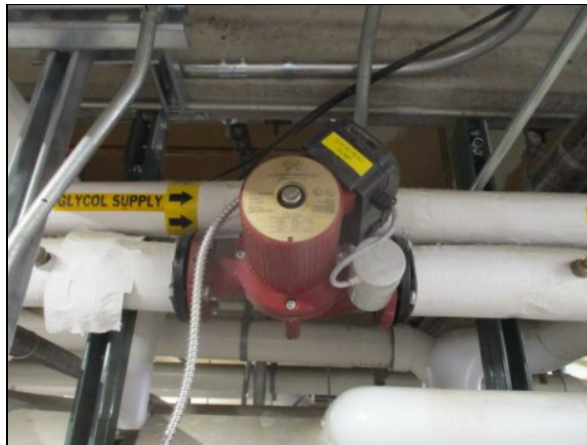
Funded?: Yes.

History: Installed in 2019.

Comments: Includes (1) Grundfos Model C, (2) Grundfos UPS 43-100F, (1) Grundfos UPS 40-80, (1) Grundfos UPS32-160. 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.

Useful Life:
15 years

Remaining Life:
9 years



Lower Estimate:

\$ 22,500

Higher Estimate:

\$ 27,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25280 Grundfos Vertical Pump - Replace

Approx Quantity: 1 Pumps

Location: Mechanical Room

Funded?: Yes.

History: Installed in 2019.

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.

Useful Life:
15 years

Remaining Life:
9 years



Lower Estimate: \$ 9,900 **Higher Estimate:** \$ 12,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25300 Danfoss VFD - Replace

Approx Quantity: 1 VFD

Location: Mechanical Room

Funded?: Yes.

History: Installed in 2024 for ~\$6400.

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. Variable frequency drives (AKA variable speed drives) are used to control output of mechanical equipment when full power is not required at all times. Should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Unless otherwise noted assumed to be functional and in good condition. Plan to replace at the approximate interval shown below. The payback period for these systems measured in energy savings is often a fraction of the design life of the unit itself.

Useful Life:
15 years

Remaining Life:
9 years



Lower Estimate: \$ 5,760 **Higher Estimate:** \$ 7,040

Cost Source: Client Cost History

Comp #: 25440 Lochinvar FTXL 725 Boilers - Replace

Approx Quantity: 3 Unit

Location: Mechanical Room

Funded?: Yes.

History: Installed in 2019.

Comments: Includes (3) Lochinvar FTXL 725000 BTU Boilers (M: FTX725N, S: 1806 109155851). 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:
19 years



Lower Estimate:

\$ 135,000

Higher Estimate:

\$ 165,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25440 Lochinvar FTXL 850 Boilers - Replace

Approx Quantity: 4 Unit

Location: Mechanical Room

Funded?: Yes.

History: Installed in 2019.

Comments: Includes (4) Lochinvar FTXL 850000 BTU Boilers (M: FTX850N, S: 1811 109596874). 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:
19 years



Lower Estimate:

\$ 216,000

Higher Estimate:

\$ 264,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25460 HTP 120 Gallon Water Heaters - Replace

Approx Quantity: 2 Tanks

Location: Mechanical Room

Funded?: Yes.

History: Installed in 2019.

Comments: Includes (3) HTP 120 Gallon (M: SSU - 119C). 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:
9 years



Lower Estimate:

\$ 37,800

Higher Estimate:

\$ 46,200

Cost Source: Client Cost History

Comp #: 25460 HTP Water Heaters - Replace (2023)

Approx Quantity: 1 Tank

Location: Mechanical Room

Funded?: Yes.

History: Installed in 2023.

Comments: Includes (3) HTP 120 Gallon (M: SSU - 119C). 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:
9 years



Lower Estimate:

\$ 18,900

Higher Estimate:

\$ 23,100

Cost Source: Client Cost History

Pool Area

Comp #: 23020 Pool Deck Lights - Replace (Black)

Approx Quantity: 17 Lights

Location: Pool

Funded?: Yes.

History:

Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age but are generally believed to be aging normally with no unusual conditions noted. Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance clean by wiping down with an appropriate cleaner change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
20 years



Lower Estimate:	\$ 4,010	Higher Estimate:	\$ 4,900
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Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28020 Wood Pool Fence - Repair/Paint

Approx Quantity: 270 LF

Location: Pool

Funded?: Yes.

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:
5 years

Remaining Life:
1 years



Lower Estimate:

\$ 1,670

Higher Estimate:

\$ 2,040

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28030 Wood Pool Fence - Replace

Approx Quantity: 270 LF

Location: Pool

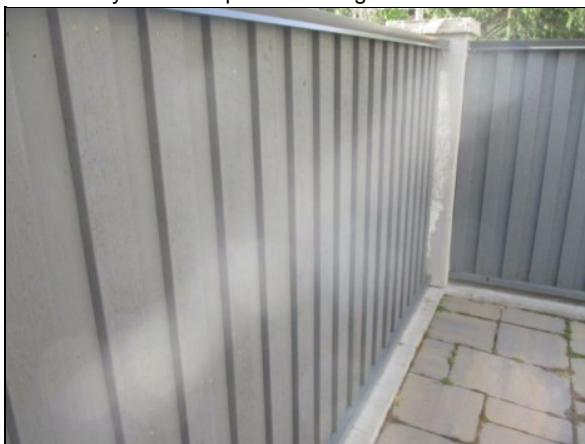
Funded?: Yes.

History:

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 railing 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:
25 years

Remaining Life:
18 years



Lower Estimate:

\$ 16,900

Higher Estimate:

\$ 20,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28070 Snowmelt Pavers - Resurface

Approx Quantity: 1,800 GSF

Location: Pool/Spa Area

Funded?: Yes.

History:

Comments: It was reported that the walkways have a snowmelt system. We did not have access to inspect the snowmelt lines. This component funds for the removal and replacement of the snowmelt 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. Snowmelt 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 snowmelt 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 concrete 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:
25 years



Lower Estimate:

\$ 73,800

Higher Estimate:

\$ 90,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28090 Coping Stones - Repair

Approx Quantity: 134 LF

Location: Pool/Spa Area

Funded?: Yes.

History:

Comments: Includes (90 LF) Pool, (44 LF) Spa. Coping stones were observed to be in fair condition. The concrete surfaces exhibited minor hairline cracking and with some shrinkage and settlement cracks observed, which can result in water entry to the base, which can ultimately lead to trip hazards. Exposure to sunlight, weather, and pool chemicals 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:
24 years

Remaining Life:
18 years



Lower Estimate:

\$ 15,700

Higher Estimate:

\$ 19,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28100 Pool/Spa - Re-Tile

Approx Quantity: 134 LF

Location: Pool/Spa Area

Funded?: Yes.

History:

Comments: Includes (90 LF) Pool, (44 LF) Spa. Pool/Spa was observed to be in fair condition. Pavers exhibited minor cracking. Appearance was noted to be upholding appropriate aesthetic standards for the property. Small repairs to waterline tile should be done as needed as an Operating expense. Complete re-tiling is warranted at longer intervals to restore the look and feel of the interior finish. 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 to preserve this important amenity of the client.

Useful Life:
24 years

Remaining Life:
18 years



Lower Estimate:

\$ 6,930

Higher Estimate:

\$ 8,480

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28110 Pool - Resurface

Approx Quantity: 1 Pool

Location: Pool

Funded?: Yes.

History: Resurfaced in 2020.

Comments: Pool surfaces exhibited some pitting chipping un-even and broken surfaces. Cracks were observed to be substantial. Approximately 492 GSF footprint area with 90' 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:
7 years



Lower Estimate:

\$ 15,300

Higher Estimate:

\$ 18,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28130 Steel Spa - Replace

Approx Quantity: 1 Spa

Location: Pool

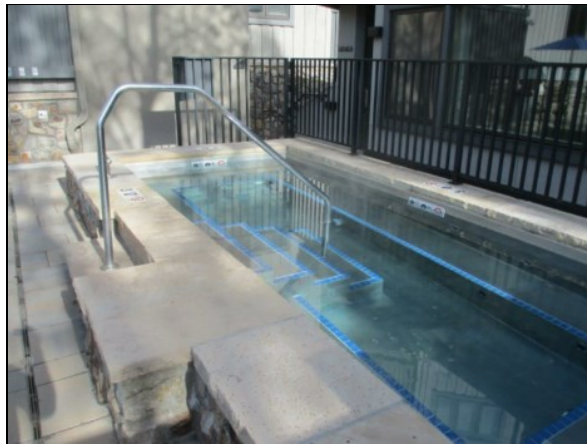
Funded?: Yes.

History: Installed in 2019.

Comments: Spa is reportedly a metal insert. An above-ground hot tub must be installed on a strong, level surface like a pad of reinforced concrete. Over time, the spa surfaces will deteriorate and need replacement. Failing hot tubs will exhibit cracking and splitting.

Useful Life:
12 years

Remaining Life:
5 years



Lower Estimate:

\$ 9,900

Higher Estimate:

\$ 12,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28140 Pool Cover - Replace

Approx Quantity: 1 Unit

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



Lower Estimate:

\$ 6,300

Higher Estimate:

\$ 7,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28240 Pool/Spa ADA Lift - Replace

Approx Quantity: 1 Piece

Location: Pool

Funded?: Yes.

History:

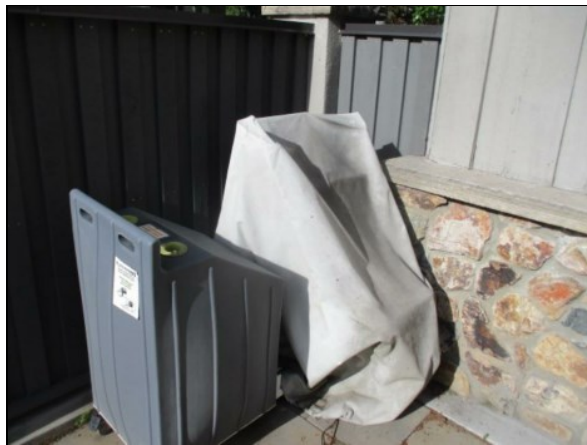
Comments: As a routine maintenance expense, system should be inspected above and below to ensure proper function and safety. Cracks in the plank structure can be a trip or injury hazard and may indicate that the structure is no longer safe for use. Attention should be paid to connection where system is attached to pool deck. Some clients choose not to replace system upon failure or deterioration in order to minimize liability exposure. Unless otherwise noted or advised, we assume the client will choose to replace with a comparable system.

Useful Life:

12 years

Remaining Life:

4 years



Lower Estimate:

\$ 6,300

Higher Estimate:

\$ 7,700

Cost Source: ARI Cost Database: Similar Project Cost History

Pool Mechanicals

Comp #: 25490 Heat Exchanger - Replace

Approx Quantity: 1 Unit

Location: Pool Mechanical

Funded?: Yes.

History: Replaced in 2020.

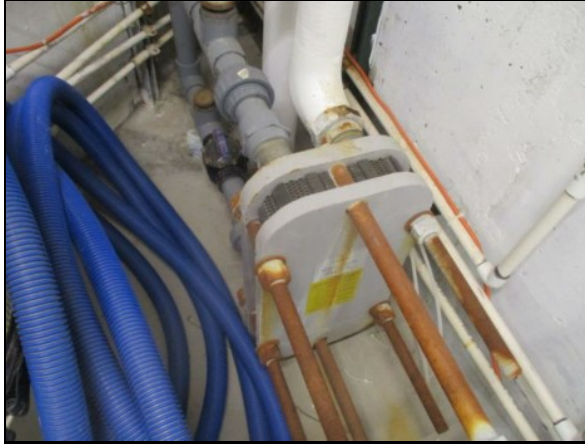
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. 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:

14 years



Lower Estimate:

\$ 2,700

Higher Estimate:

\$ 3,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25490 Tube Exchanger - Replace

Approx Quantity: 1 Unit

Location: Pool Mechanical

Funded?: Yes.

History: Replaced in 2020.

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. 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:
14 years



Lower Estimate:

\$ 22,500

Higher Estimate:

\$ 27,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28190 Pentair Cartridge Filters - Replace

Approx Quantity: 2 Filters

Location: Pool Mechanical

Funded?: Yes.

History: Replaced in 2020.

Comments: Includes (2) Pentair Clean and Clear Filters (M: CCP420). 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:
14 years



Lower Estimate:

\$ 7,200

Higher Estimate:

\$ 8,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28200 Delta UV Evoqua Filter - Replace

Approx Quantity: 1 Filter

Location: Pool Mechanical

Funded?: Yes.

History: Replaced in 2020.

Comments: Pool 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. In most cases replacement cost does not meet threshold for Reserve funding. Replace as needed within annual Operating budget. 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:
14 years



Lower Estimate:

\$ 5,850

Higher Estimate:

\$ 7,150

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28220 Pentair Pool/Spa Pumps – Repair/Replace

Approx Quantity: 4 Pumps

Location: Pool Mechanical

Funded?: Yes.

History: Replaced in 2020.

Comments: Includes (4) Pentair IntelliFlo VSF 3HP 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:
9 years



Lower Estimate:

\$ 9,000

Higher Estimate:

\$ 11,000

Cost Source: ARI Cost Database: Similar Project Cost History