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Planning For The Inevitable™

Kings Deer HOA

Monument, CO

BRYAN FARLEY
CAI-RS
00260
DESIGNATION
RESERVE SPECIALIST

Report #: 13409-2
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY

Update "With-Site-Visit"

August 14, 2024

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.

ASSOCIATION RESERVES®
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Table of Contents

Reserve Study Executive Summary — With-Site-Visit

Kings Deer HOA
Monument, CO
Level of Service: **Update "With-Site-Visit"**

Report #: **13409-2**
# of Units: 531
January 1, 2025 through **December 31, 2025**

Findings & Recommendations — as of January 1, 2025

Starting Reserve Balance	**$328,761**
Fully Funded Reserve Balance	**$237,957**
Annual Rate (Cost) of Deterioration	**$39,887**
Percent Funded	**138.2 %**
Recommended 2025 Annual "Fully Funding" Contributions	**$45,000**
Alternate/Baseline Annual Minimum Contributions to Keep Reserves Above $0	**$30,800**
Recommended 2025 Special Assessments for Reserves	**$0**
Most Recent Annual Reserve Contribution Rate	**$0**

Reserve Fund Strength: 138.2%

Weak	Fair	Strong
< 30%	< 70%	> 130%
		X

Risk of Special Assessment: High | Medium | Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**0.00 %**
Annual Inflation Rate	**3.00 %**

• This Update "With-Site-Visit", is based on a prior Reserve Study for your 2022 Fiscal Year. We performed the site inspection on 5/9/2024.

• The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).

• Your Reserve Fund is currently 138.2 % Funded. This means the client's special assessment & deferred maintenance risk is currently Low.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve contributions at $45,000 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% "Full" contribution rates are designed to achieve these funding objectives by the end of our 30-year report scope.

• The goal of the Reserve Study is to help the client offset the inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and '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/u83t4BRRIRE

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Sites & Grounds			
21180	Trails - Refurbish	1	0	$16,500
21190	Asphalt - Seal/Repair	4	1	$6,500
21200	Asphalt - Resurface	25	9	$44,500
21240	Bridge - Replace Deck/Rails	25	21	$18,500
21390	Stucco Walls – Repair/Paint	15	1	$11,000
21540	Pond - Liner Replace	50	30	$35,000
21610	Sign/Monuments - Refurbish Allowance	10	8	$39,500
21660	Site Pole Lights - Replace - 10%	4	0	$10,000
23200	Gazebo Wood Deck - Resurface/Restore	25	0	$4,500
23350	Gazebo Trim - Repaint	7	1	$1,030
23570	Gazebo Roof: Shingle - Replace	25	7	$1,350
	Mechanical			
25340	IT Equipment – Update/Replace	4	0	$4,950
25570	Irrigation Clocks - Replace	15	2	$7,500
25610	Lake/Pond Aerators - Replace	10	0	$10,300
	Amenities			
21430	Playground Pergola – Repair/Replace	30	19	$8,000
26030	Playground Cover - Refill	15	7	$35,000
26050	Balance Beam - Replace	25	8	$1,250
26050	Large Playground Equipment - Replace	25	8	$47,000
26050	Slide - Replace	25	8	$5,750
26050	Small Playground Equipment - Replace	25	8	$23,500
26050	Spring Jeep - Replace	25	8	$5,000
26050	Spring Toy - Replace	25	8	$2,250
26050	Swing Sets - Replace	25	8	$7,000
26050	Teeter Totter - Replace	25	8	$6,000
26050	Twirling Swings - Replace	25	8	$11,000
26050	Zip Line - Replace	25	8	$24,000
26060	Picnic Tables/Benches - Replace	20	10	$6,000
27	**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 Update With-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard 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?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable 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.*

FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, 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 5/9/2024 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.

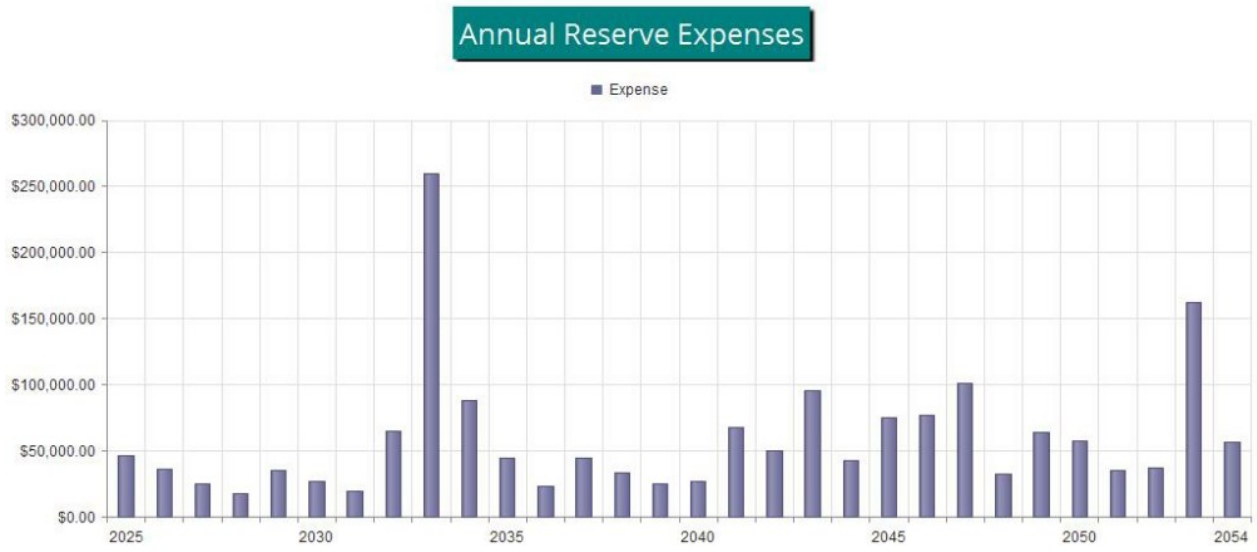


Figure 1

Reserve Fund Status

As of 1/1/2025 your Reserve Fund balance is projected to be $328,761 and your Fully Funded Balance is computed to be $237,957 (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 138.2 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted contributions of $45,000.The overall 30-Year Plan, in perspective, is shown below in the Annual Reserve Funding (Fig. 2). This same information is shown numerically in both the 30-Year Reserve Plan Summary Table and the 30-Year Income/Expense Detail.

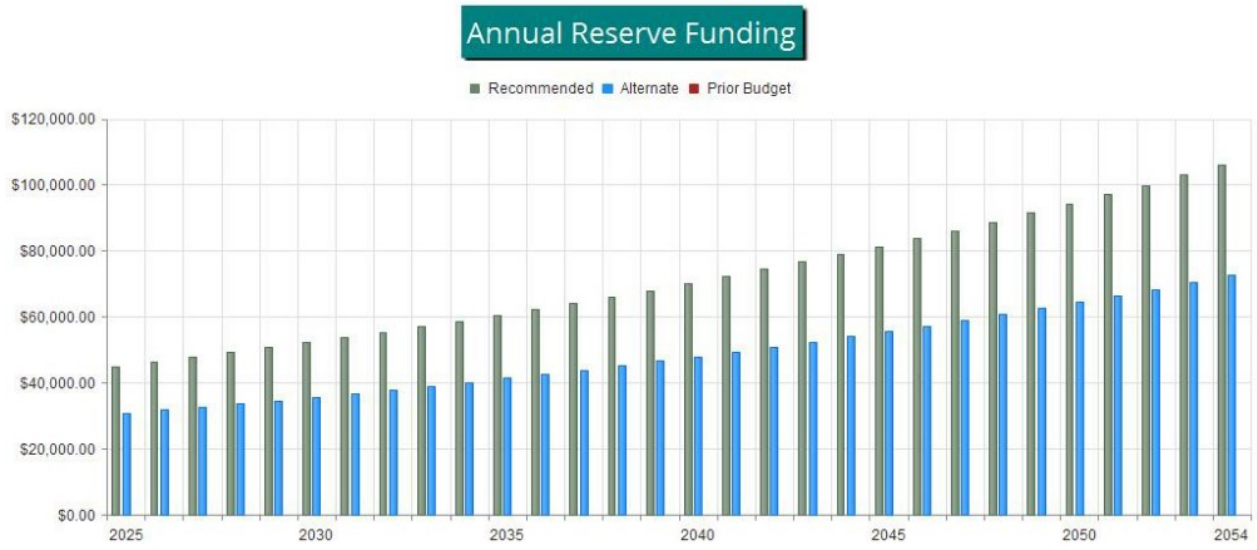


Figure 2

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

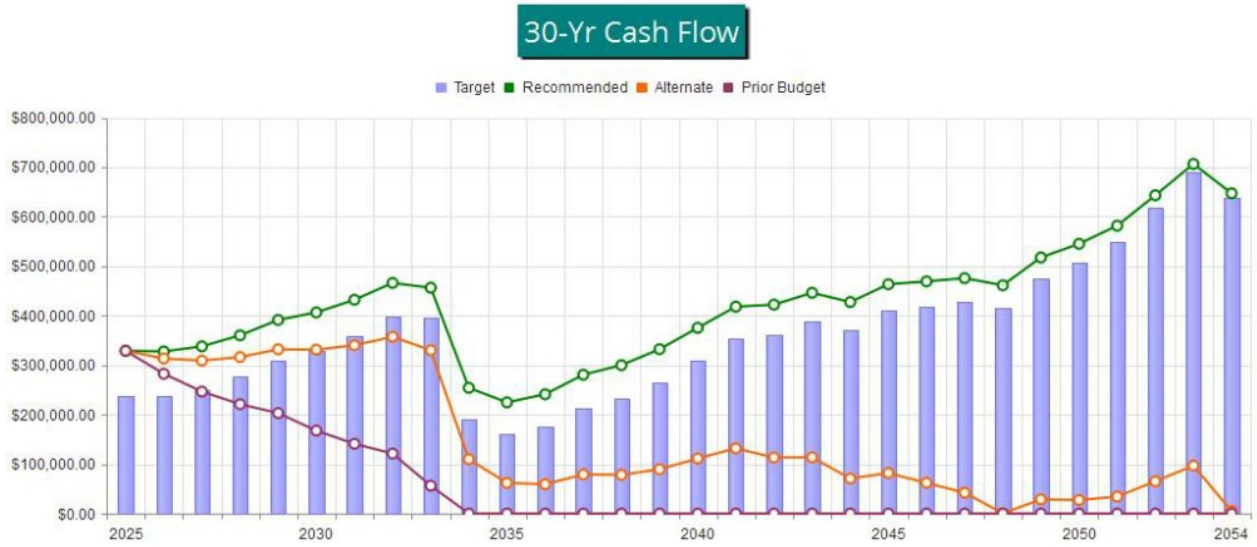


Figure 3

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

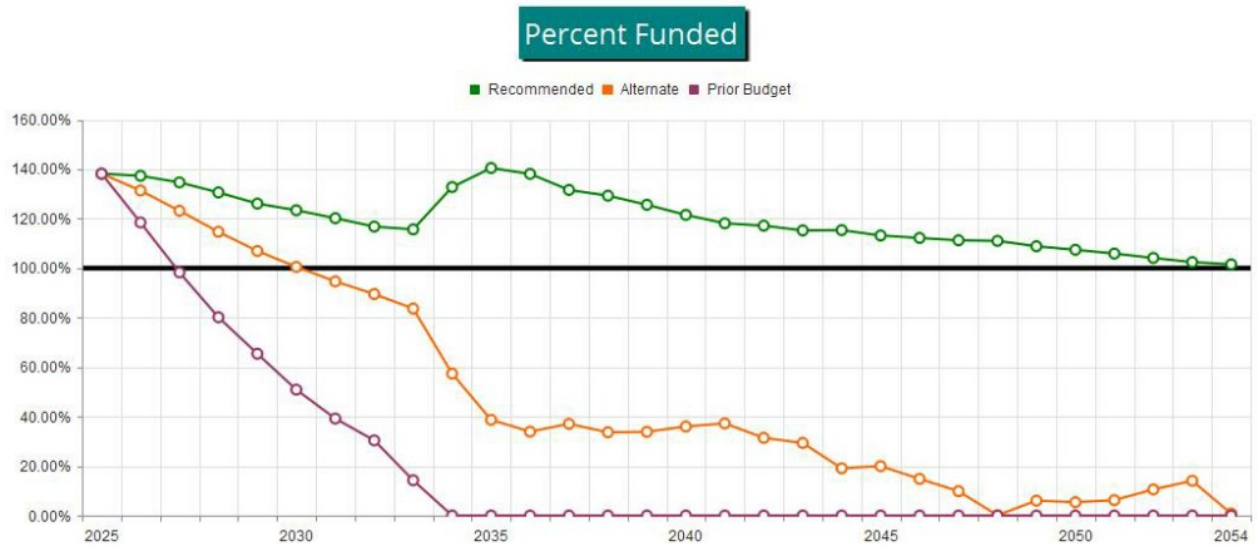


Figure 4

Table Descriptions

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	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
	Sites & Grounds					
21180	Trails - Refurbish	~ 166,900 GSF	1	0	$14,000	$19,000
21190	Asphalt - Seal/Repair	~ 16300 GSF	4	1	$5,000	$8,000
21200	Asphalt - Resurface	~ 16300 GSF	25	9	$40,000	$49,000
21240	Bridge - Replace Deck/Rails	~ 420 LF	25	21	$17,000	$20,000
21390	Stucco Walls – Repair/Paint	~ 4600 LF	15	1	$9,000	$13,000
21540	Pond - Liner Replace	(1) 46,000 GSF Pond	50	30	$25,000	$45,000
21610	Sign/Monuments - Refurbish Allowance	~ (9) Monuments	10	8	$36,000	$43,000
21660	Site Pole Lights - Replace - 10%	10% of ~ (61) Pole Lights	4	0	$8,000	$12,000
23200	Gazebo Wood Deck - Resurface/Restore	~ 200 GSF	25	0	$4,000	$5,000
23350	Gazebo Trim - Repaint	~ 300 GSF	7	1	$760	$1,300
23570	Gazebo Roof: Shingle - Replace	~ 200 GSF	25	7	$1,100	$1,600
	Mechanical					
25340	IT Equipment – Update/Replace	~ (5) Pieces	4	0	$3,300	$6,600
25570	Irrigation Clocks - Replace	~ (7) Controllers	15	2	$5,000	$10,000
25610	Lake/Pond Aerators - Replace	~ (4) Aerators	10	0	$9,600	$11,000
	Amenities					
21430	Playground Pergola – Repair/Replace	~ (210) GSF Pergola	30	19	$7,000	$9,000
26030	Playground Cover - Refill	~ 9900 GSF	15	7	$30,000	$40,000
26050	Balance Beam - Replace	~ (1) Piece	25	8	$1,000	$1,500
26050	Large Playground Equipment - Replace	~ (1) Piece	25	8	$42,000	$52,000
26050	Slide - Replace	~ (1) Pieces	25	8	$5,000	$6,500
26050	Small Playground Equipment - Replace	~ (1) Piece	25	8	$21,000	$26,000
26050	Spring Jeep - Replace	~ (1) Piece	25	8	$4,000	$6,000
26050	Spring Toy - Replace	~ (1) Piece	25	8	$2,000	$2,500
26050	Swing Sets - Replace	~ (2) Pieces	25	8	$6,000	$8,000
26050	Teeter Totter - Replace	~ (1) Piece	25	8	$5,000	$7,000
26050	Twirling Swings - Replace	~ (2) Pieces	25	8	$8,000	$14,000
26050	Zip Line - Replace	~ (1) Piece	25	8	$20,000	$28,000
26060	Picnic Tables/Benches - Replace	~ (8) Pieces	20	10	$5,000	$7,000

27 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Sites & Grounds							
21180	Trails - Refurbish	$16,500	X	1	/	1	=	$16,500
21190	Asphalt - Seal/Repair	$6,500	X	3	/	4	=	$4,875
21200	Asphalt - Resurface	$44,500	X	16	/	25	=	$28,480
21240	Bridge - Replace Deck/Rails	$18,500	X	4	/	25	=	$2,960
21390	Stucco Walls – Repair/Paint	$11,000	X	14	/	15	=	$10,267
21540	Pond - Liner Replace	$35,000	X	20	/	50	=	$14,000
21610	Sign/Monuments - Refurbish Allowance	$39,500	X	2	/	10	=	$7,900
21660	Site Pole Lights - Replace - 10%	$10,000	X	4	/	4	=	$10,000
23200	Gazebo Wood Deck - Resurface/Restore	$4,500	X	25	/	25	=	$4,500
23350	Gazebo Trim - Repaint	$1,030	X	6	/	7	=	$883
23570	Gazebo Roof: Shingle - Replace	$1,350	X	18	/	25	=	$972
	Mechanical							
25340	IT Equipment – Update/Replace	$4,950	X	4	/	4	=	$4,950
25570	Irrigation Clocks - Replace	$7,500	X	13	/	15	=	$6,500
25610	Lake/Pond Aerators - Replace	$10,300	X	10	/	10	=	$10,300
	Amenities							
21430	Playground Pergola – Repair/Replace	$8,000	X	11	/	30	=	$2,933
26030	Playground Cover - Refill	$35,000	X	8	/	15	=	$18,667
26050	Balance Beam - Replace	$1,250	X	17	/	25	=	$850
26050	Large Playground Equipment - Replace	$47,000	X	17	/	25	=	$31,960
26050	Slide - Replace	$5,750	X	17	/	25	=	$3,910
26050	Small Playground Equipment - Replace	$23,500	X	17	/	25	=	$15,980
26050	Spring Jeep - Replace	$5,000	X	17	/	25	=	$3,400
26050	Spring Toy - Replace	$2,250	X	17	/	25	=	$1,530
26050	Swing Sets - Replace	$7,000	X	17	/	25	=	$4,760
26050	Teeter Totter - Replace	$6,000	X	17	/	25	=	$4,080
26050	Twirling Swings - Replace	$11,000	X	17	/	25	=	$7,480
26050	Zip Line - Replace	$24,000	X	17	/	25	=	$16,320
26060	Picnic Tables/Benches - Replace	$6,000	X	10	/	20	=	$3,000
								$237,957

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Sites & Grounds				
21180	Trails - Refurbish	1	$16,500	$16,500	41.37 %
21190	Asphalt - Seal/Repair	4	$6,500	$1,625	4.07 %
21200	Asphalt - Resurface	25	$44,500	$1,780	4.46 %
21240	Bridge - Replace Deck/Rails	25	$18,500	$740	1.86 %
21390	Stucco Walls – Repair/Paint	15	$11,000	$733	1.84 %
21540	Pond - Liner Replace	50	$35,000	$700	1.75 %
21610	Sign/Monuments - Refurbish Allowance	10	$39,500	$3,950	9.90 %
21660	Site Pole Lights - Replace - 10%	4	$10,000	$2,500	6.27 %
23200	Gazebo Wood Deck - Resurface/Restore	25	$4,500	$180	0.45 %
23350	Gazebo Trim - Repaint	7	$1,030	$147	0.37 %
23570	Gazebo Roof: Shingle - Replace	25	$1,350	$54	0.14 %
	Mechanical				
25340	IT Equipment – Update/Replace	4	$4,950	$1,238	3.10 %
25570	Irrigation Clocks - Replace	15	$7,500	$500	1.25 %
25610	Lake/Pond Aerators - Replace	10	$10,300	$1,030	2.58 %
	Amenities				
21430	Playground Pergola – Repair/Replace	30	$8,000	$267	0.67 %
26030	Playground Cover - Refill	15	$35,000	$2,333	5.85 %
26050	Balance Beam - Replace	25	$1,250	$50	0.13 %
26050	Large Playground Equipment - Replace	25	$47,000	$1,880	4.71 %
26050	Slide - Replace	25	$5,750	$230	0.58 %
26050	Small Playground Equipment - Replace	25	$23,500	$940	2.36 %
26050	Spring Jeep - Replace	25	$5,000	$200	0.50 %
26050	Spring Toy - Replace	25	$2,250	$90	0.23 %
26050	Swing Sets - Replace	25	$7,000	$280	0.70 %
26050	Teeter Totter - Replace	25	$6,000	$240	0.60 %
26050	Twirling Swings - Replace	25	$11,000	$440	1.10 %
26050	Zip Line - Replace	25	$24,000	$960	2.41 %
26060	Picnic Tables/Benches - Replace	20	$6,000	$300	0.75 %
27	Total Funded Components			$39,887	100.00 %

30-Year Reserve Plan Summary

Report # 13409-2
With-Site-Visit

Fiscal Year Start: 2025	Interest: 0.00 %	Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	$328,761	$237,957	138.2 %		Low	0.00 %	$45,000	$0	$0	$46,250
2026	$327,511	$238,541	137.3 %		Low	3.00 %	$46,350	$0	$0	$36,081
2027	$337,780	$250,850	134.7 %		Low	3.00 %	$47,741	$0	$0	$25,462
2028	$360,059	$275,736	130.6 %		Low	3.00 %	$49,173	$0	$0	$18,030
2029	$391,202	$310,330	126.1 %		Low	3.00 %	$50,648	$0	$0	$35,397
2030	$406,452	$329,421	123.4 %		Low	3.00 %	$52,167	$0	$0	$26,663
2031	$431,956	$359,468	120.2 %		Low	3.00 %	$53,732	$0	$0	$19,702
2032	$465,987	$399,015	116.8 %		Low	3.00 %	$55,344	$0	$0	$64,999
2033	$456,332	$394,564	115.7 %		Low	3.00 %	$57,005	$0	$0	$259,346
2034	$253,991	$191,318	132.8 %		Low	3.00 %	$58,715	$0	$0	$88,072
2035	$224,634	$159,948	140.4 %		Low	3.00 %	$60,476	$0	$0	$44,080
2036	$241,030	$174,556	138.1 %		Low	3.00 %	$62,291	$0	$0	$22,840
2037	$280,480	$213,137	131.6 %		Low	3.00 %	$64,159	$0	$0	$44,840
2038	$299,799	$231,921	129.3 %		Low	3.00 %	$66,084	$0	$0	$33,776
2039	$332,107	$264,422	125.6 %		Low	3.00 %	$68,067	$0	$0	$24,958
2040	$375,216	$308,791	121.5 %		Low	3.00 %	$70,109	$0	$0	$27,311
2041	$418,013	$353,931	118.1 %		Low	3.00 %	$72,212	$0	$0	$68,120
2042	$422,105	$360,313	117.1 %		Low	3.00 %	$74,378	$0	$0	$50,412
2043	$446,072	$387,103	115.2 %		Low	3.00 %	$76,609	$0	$0	$95,336
2044	$427,345	$370,462	115.4 %		Low	3.00 %	$78,908	$0	$0	$42,961
2045	$463,292	$409,366	113.2 %		Low	3.00 %	$81,275	$0	$0	$75,405
2046	$469,161	$418,181	112.2 %		Low	3.00 %	$83,713	$0	$0	$77,202
2047	$475,673	$427,636	111.2 %		Low	3.00 %	$86,225	$0	$0	$100,653
2048	$461,244	$415,513	111.0 %		Low	3.00 %	$88,811	$0	$0	$32,564
2049	$517,491	$475,519	108.8 %		Low	3.00 %	$91,476	$0	$0	$63,931
2050	$545,036	$507,450	107.4 %		Low	3.00 %	$94,220	$0	$0	$57,579
2051	$581,677	$549,387	105.9 %		Low	3.00 %	$97,047	$0	$0	$35,584
2052	$643,140	$617,818	104.1 %		Low	3.00 %	$99,958	$0	$0	$36,651
2053	$706,447	$689,860	102.4 %		Low	3.00 %	$102,957	$0	$0	$162,328
2054	$647,075	$637,354	101.5 %		Low	3.00 %	$106,045	$0	$0	$56,628

	Fiscal Year	2025	2026	2027	2028	2029
	Starting Reserve Balance	$328,761	$327,511	$337,780	$360,059	$391,202
	Annual Reserve Funding	$45,000	$46,350	$47,741	$49,173	$50,648
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$373,761	$373,861	$385,521	$409,232	$441,850
#	Component					
	Sites & Grounds					
21180	Trails - Refurbish	$16,500	$16,995	$17,505	$18,030	$18,571
21190	Asphalt - Seal/Repair	$0	$6,695	$0	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21240	Bridge - Replace Deck/Rails	$0	$0	$0	$0	$0
21390	Stucco Walls – Repair/Paint	$0	$11,330	$0	$0	$0
21540	Pond - Liner Replace	$0	$0	$0	$0	$0
21610	Sign/Monuments - Refurbish Allowance	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace - 10%	$10,000	$0	$0	$0	$11,255
23200	Gazebo Wood Deck - Resurface/Restore	$4,500	$0	$0	$0	$0
23350	Gazebo Trim - Repaint	$0	$1,061	$0	$0	$0
23570	Gazebo Roof: Shingle - Replace	$0	$0	$0	$0	$0
	Mechanical					
25340	IT Equipment – Update/Replace	$4,950	$0	$0	$0	$5,571
25570	Irrigation Clocks - Replace	$0	$0	$7,957	$0	$0
25610	Lake/Pond Aerators - Replace	$10,300	$0	$0	$0	$0
	Amenities					
21430	Playground Pergola – Repair/Replace	$0	$0	$0	$0	$0
26030	Playground Cover - Refill	$0	$0	$0	$0	$0
26050	Balance Beam - Replace	$0	$0	$0	$0	$0
26050	Large Playground Equipment - Replace	$0	$0	$0	$0	$0
26050	Slide - Replace	$0	$0	$0	$0	$0
26050	Small Playground Equipment - Replace	$0	$0	$0	$0	$0
26050	Spring Jeep - Replace	$0	$0	$0	$0	$0
26050	Spring Toy - Replace	$0	$0	$0	$0	$0
26050	Swing Sets - Replace	$0	$0	$0	$0	$0
26050	Teeter Totter - Replace	$0	$0	$0	$0	$0
26050	Twirling Swings - Replace	$0	$0	$0	$0	$0
26050	Zip Line - Replace	$0	$0	$0	$0	$0
26060	Picnic Tables/Benches - Replace	$0	$0	$0	$0	$0
	Total Expenses	$46,250	$36,081	$25,462	$18,030	$35,397
	Ending Reserve Balance	$327,511	$337,780	$360,059	$391,202	$406,452

	Fiscal Year	2030	2031	2032	2033	2034
	Starting Reserve Balance	$406,452	$431,956	$465,987	$456,332	$253,991
	Annual Reserve Funding	$52,167	$53,732	$55,344	$57,005	$58,715
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$458,620	$485,689	$521,331	$513,337	$312,706
#	Component					
	Sites & Grounds					
21180	Trails - Refurbish	$19,128	$19,702	$20,293	$20,902	$21,529
21190	Asphalt - Seal/Repair	$7,535	$0	$0	$0	$8,481
21200	Asphalt - Resurface	$0	$0	$0	$0	$58,062
21240	Bridge - Replace Deck/Rails	$0	$0	$0	$0	$0
21390	Stucco Walls – Repair/Paint	$0	$0	$0	$0	$0
21540	Pond - Liner Replace	$0	$0	$0	$0	$0
21610	Sign/Monuments - Refurbish Allowance	$0	$0	$0	$50,037	$0
21660	Site Pole Lights - Replace - 10%	$0	$0	$0	$12,668	$0
23200	Gazebo Wood Deck - Resurface/Restore	$0	$0	$0	$0	$0
23350	Gazebo Trim - Repaint	$0	$0	$0	$1,305	$0
23570	Gazebo Roof: Shingle - Replace	$0	$0	$1,660	$0	$0
	Mechanical					
25340	IT Equipment – Update/Replace	$0	$0	$0	$6,271	$0
25570	Irrigation Clocks - Replace	$0	$0	$0	$0	$0
25610	Lake/Pond Aerators - Replace	$0	$0	$0	$0	$0
	Amenities					
21430	Playground Pergola – Repair/Replace	$0	$0	$0	$0	$0
26030	Playground Cover - Refill	$0	$0	$43,046	$0	$0
26050	Balance Beam - Replace	$0	$0	$0	$1,583	$0
26050	Large Playground Equipment - Replace	$0	$0	$0	$59,538	$0
26050	Slide - Replace	$0	$0	$0	$7,284	$0
26050	Small Playground Equipment - Replace	$0	$0	$0	$29,769	$0
26050	Spring Jeep - Replace	$0	$0	$0	$6,334	$0
26050	Spring Toy - Replace	$0	$0	$0	$2,850	$0
26050	Swing Sets - Replace	$0	$0	$0	$8,867	$0
26050	Teeter Totter - Replace	$0	$0	$0	$7,601	$0
26050	Twirling Swings - Replace	$0	$0	$0	$13,934	$0
26050	Zip Line - Replace	$0	$0	$0	$30,402	$0
26060	Picnic Tables/Benches - Replace	$0	$0	$0	$0	$0
	Total Expenses	$26,663	$19,702	$64,999	$259,346	$88,072
	Ending Reserve Balance	$431,956	$465,987	$456,332	$253,991	$224,634

	Fiscal Year	2035	2036	2037	2038	2039
	Starting Reserve Balance	$224,634	$241,030	$280,480	$299,799	$332,107
	Annual Reserve Funding	$60,476	$62,291	$64,159	$66,084	$68,067
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$285,110	$303,320	$344,639	$365,883	$400,174
#	Component					
	Sites & Grounds					
21180	Trails - Refurbish	$22,175	$22,840	$23,525	$24,231	$24,958
21190	Asphalt - Seal/Repair	$0	$0	$0	$9,545	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21240	Bridge - Replace Deck/Rails	$0	$0	$0	$0	$0
21390	Stucco Walls – Repair/Paint	$0	$0	$0	$0	$0
21540	Pond - Liner Replace	$0	$0	$0	$0	$0
21610	Sign/Monuments - Refurbish Allowance	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace - 10%	$0	$0	$14,258	$0	$0
23200	Gazebo Wood Deck - Resurface/Restore	$0	$0	$0	$0	$0
23350	Gazebo Trim - Repaint	$0	$0	$0	$0	$0
23570	Gazebo Roof: Shingle - Replace	$0	$0	$0	$0	$0
	Mechanical					
25340	IT Equipment – Update/Replace	$0	$0	$7,058	$0	$0
25570	Irrigation Clocks - Replace	$0	$0	$0	$0	$0
25610	Lake/Pond Aerators - Replace	$13,842	$0	$0	$0	$0
	Amenities					
21430	Playground Pergola – Repair/Replace	$0	$0	$0	$0	$0
26030	Playground Cover - Refill	$0	$0	$0	$0	$0
26050	Balance Beam - Replace	$0	$0	$0	$0	$0
26050	Large Playground Equipment - Replace	$0	$0	$0	$0	$0
26050	Slide - Replace	$0	$0	$0	$0	$0
26050	Small Playground Equipment - Replace	$0	$0	$0	$0	$0
26050	Spring Jeep - Replace	$0	$0	$0	$0	$0
26050	Spring Toy - Replace	$0	$0	$0	$0	$0
26050	Swing Sets - Replace	$0	$0	$0	$0	$0
26050	Teeter Totter - Replace	$0	$0	$0	$0	$0
26050	Twirling Swings - Replace	$0	$0	$0	$0	$0
26050	Zip Line - Replace	$0	$0	$0	$0	$0
26060	Picnic Tables/Benches - Replace	$8,063	$0	$0	$0	$0
	Total Expenses	$44,080	$22,840	$44,840	$33,776	$24,958
	Ending Reserve Balance	$241,030	$280,480	$299,799	$332,107	$375,216

	Fiscal Year	2040	2041	2042	2043	2044
	Starting Reserve Balance	$375,216	$418,013	$422,105	$446,072	$427,345
	Annual Reserve Funding	$70,109	$72,212	$74,378	$76,609	$78,908
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$445,324	$490,225	$496,483	$522,681	$506,253
#	Component					
	Sites & Grounds					
21180	Trails - Refurbish	$25,706	$26,478	$27,272	$28,090	$28,933
21190	Asphalt - Seal/Repair	$0	$0	$10,744	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21240	Bridge - Replace Deck/Rails	$0	$0	$0	$0	$0
21390	Stucco Walls – Repair/Paint	$0	$17,652	$0	$0	$0
21540	Pond - Liner Replace	$0	$0	$0	$0	$0
21610	Sign/Monuments - Refurbish Allowance	$0	$0	$0	$67,246	$0
21660	Site Pole Lights - Replace - 10%	$0	$16,047	$0	$0	$0
23200	Gazebo Wood Deck - Resurface/Restore	$0	$0	$0	$0	$0
23350	Gazebo Trim - Repaint	$1,605	$0	$0	$0	$0
23570	Gazebo Roof: Shingle - Replace	$0	$0	$0	$0	$0
	Mechanical					
25340	IT Equipment – Update/Replace	$0	$7,943	$0	$0	$0
25570	Irrigation Clocks - Replace	$0	$0	$12,396	$0	$0
25610	Lake/Pond Aerators - Replace	$0	$0	$0	$0	$0
	Amenities					
21430	Playground Pergola – Repair/Replace	$0	$0	$0	$0	$14,028
26030	Playground Cover - Refill	$0	$0	$0	$0	$0
26050	Balance Beam - Replace	$0	$0	$0	$0	$0
26050	Large Playground Equipment - Replace	$0	$0	$0	$0	$0
26050	Slide - Replace	$0	$0	$0	$0	$0
26050	Small Playground Equipment - Replace	$0	$0	$0	$0	$0
26050	Spring Jeep - Replace	$0	$0	$0	$0	$0
26050	Spring Toy - Replace	$0	$0	$0	$0	$0
26050	Swing Sets - Replace	$0	$0	$0	$0	$0
26050	Teeter Totter - Replace	$0	$0	$0	$0	$0
26050	Twirling Swings - Replace	$0	$0	$0	$0	$0
26050	Zip Line - Replace	$0	$0	$0	$0	$0
26060	Picnic Tables/Benches - Replace	$0	$0	$0	$0	$0
	Total Expenses	$27,311	$68,120	$50,412	$95,336	$42,961
	Ending Reserve Balance	$418,013	$422,105	$446,072	$427,345	$463,292

	Fiscal Year	2045	2046	2047	2048	2049
	Starting Reserve Balance	$463,292	$469,161	$475,673	$461,244	$517,491
	Annual Reserve Funding	$81,275	$83,713	$86,225	$88,811	$91,476
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$544,567	$552,875	$561,897	$550,056	$608,967
#	Component					
	Sites & Grounds					
21180	Trails - Refurbish	$29,801	$30,695	$31,616	$32,564	$33,541
21190	Asphalt - Seal/Repair	$0	$12,092	$0	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21240	Bridge - Replace Deck/Rails	$0	$34,415	$0	$0	$0
21390	Stucco Walls – Repair/Paint	$0	$0	$0	$0	$0
21540	Pond - Liner Replace	$0	$0	$0	$0	$0
21610	Sign/Monuments - Refurbish Allowance	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace - 10%	$18,061	$0	$0	$0	$20,328
23200	Gazebo Wood Deck - Resurface/Restore	$0	$0	$0	$0	$0
23350	Gazebo Trim - Repaint	$0	$0	$1,974	$0	$0
23570	Gazebo Roof: Shingle - Replace	$0	$0	$0	$0	$0
	Mechanical					
25340	IT Equipment – Update/Replace	$8,940	$0	$0	$0	$10,062
25570	Irrigation Clocks - Replace	$0	$0	$0	$0	$0
25610	Lake/Pond Aerators - Replace	$18,603	$0	$0	$0	$0
	Amenities					
21430	Playground Pergola – Repair/Replace	$0	$0	$0	$0	$0
26030	Playground Cover - Refill	$0	$0	$67,064	$0	$0
26050	Balance Beam - Replace	$0	$0	$0	$0	$0
26050	Large Playground Equipment - Replace	$0	$0	$0	$0	$0
26050	Slide - Replace	$0	$0	$0	$0	$0
26050	Small Playground Equipment - Replace	$0	$0	$0	$0	$0
26050	Spring Jeep - Replace	$0	$0	$0	$0	$0
26050	Spring Toy - Replace	$0	$0	$0	$0	$0
26050	Swing Sets - Replace	$0	$0	$0	$0	$0
26050	Teeter Totter - Replace	$0	$0	$0	$0	$0
26050	Twirling Swings - Replace	$0	$0	$0	$0	$0
26050	Zip Line - Replace	$0	$0	$0	$0	$0
26060	Picnic Tables/Benches - Replace	$0	$0	$0	$0	$0
	Total Expenses	$75,405	$77,202	$100,653	$32,564	$63,931
	Ending Reserve Balance	$469,161	$475,673	$461,244	$517,491	$545,036

	Fiscal Year	2050	2051	2052	2053	2054
	Starting Reserve Balance	$545,036	$581,677	$643,140	$706,447	$647,075
	Annual Reserve Funding	$94,220	$97,047	$99,958	$102,957	$106,045
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$0	$0	$0	$0	$0
	Total Income	$639,256	$678,724	$743,098	$809,403	$753,120
#	Component					
	Sites & Grounds					
21180	Trails - Refurbish	$34,547	$35,584	$36,651	$37,751	$38,883
21190	Asphalt - Seal/Repair	$13,610	$0	$0	$0	$15,318
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21240	Bridge - Replace Deck/Rails	$0	$0	$0	$0	$0
21390	Stucco Walls – Repair/Paint	$0	$0	$0	$0	$0
21540	Pond - Liner Replace	$0	$0	$0	$0	$0
21610	Sign/Monuments - Refurbish Allowance	$0	$0	$0	$90,373	$0
21660	Site Pole Lights - Replace - 10%	$0	$0	$0	$22,879	$0
23200	Gazebo Wood Deck - Resurface/Restore	$9,422	$0	$0	$0	$0
23350	Gazebo Trim - Repaint	$0	$0	$0	$0	$2,427
23570	Gazebo Roof: Shingle - Replace	$0	$0	$0	$0	$0
	Mechanical					
25340	IT Equipment – Update/Replace	$0	$0	$0	$11,325	$0
25570	Irrigation Clocks - Replace	$0	$0	$0	$0	$0
25610	Lake/Pond Aerators - Replace	$0	$0	$0	$0	$0
	Amenities					
21430	Playground Pergola – Repair/Replace	$0	$0	$0	$0	$0
26030	Playground Cover - Refill	$0	$0	$0	$0	$0
26050	Balance Beam - Replace	$0	$0	$0	$0	$0
26050	Large Playground Equipment - Replace	$0	$0	$0	$0	$0
26050	Slide - Replace	$0	$0	$0	$0	$0
26050	Small Playground Equipment - Replace	$0	$0	$0	$0	$0
26050	Spring Jeep - Replace	$0	$0	$0	$0	$0
26050	Spring Toy - Replace	$0	$0	$0	$0	$0
26050	Swing Sets - Replace	$0	$0	$0	$0	$0
26050	Teeter Totter - Replace	$0	$0	$0	$0	$0
26050	Twirling Swings - Replace	$0	$0	$0	$0	$0
26050	Zip Line - Replace	$0	$0	$0	$0	$0
26060	Picnic Tables/Benches - Replace	$0	$0	$0	$0	$0
	Total Expenses	$57,579	$35,584	$36,651	$162,328	$56,628
	Ending Reserve Balance	$581,677	$643,140	$706,447	$647,075	$696,492

Accuracy, Limitations, and Disclosures

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

Terms and Definitions

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)
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 Cost” and “Worst Cost” 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 & Grounds

Comp #: 21100 Site Drainage System - Clean/Repair **Quantity: System**
Location: Common Areas
Funded?: No.
History:
Comments: No access to inspect in-ground drainage infrastructure. Annual preventive maintenance work is typically performed as part of an client's general maintenance/operating fund. Under normal circumstances site drainage components are constructed of very durable materials which should have a very long useful life (often assumed to be 50 years or more). Repairs may occasionally be required but timing and scope of work is too unpredictable for Reserve funding in accordance with National Reserve Study Standards. If there are specific known concerns with drainage system we recommend further investigation using cameras or other means to document and identify conditions. Some clients consult with civil and/or geotechnical engineers in order to develop scopes of work for repair/replacement. If more comprehensive analysis becomes available findings should be incorporated into Reserve Study updates as appropriate.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21180 Trails - Refurbish **Quantity: ~ 166,900 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (8) Miles of trails. Client reported that between 2013-2019 the client spent ~ $250,000 on trail refurbishing. Reportedly, no prior refurbishing work had been completed prior. We have created an ongoing allowance for general maintenance and upkeep per the schedule below.

Trail surface determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate surface wear. Coverage is normal for the age of the surface and not extreme and there are no signs of advanced deterioration Overall appears to be aging normally and still up to an appropriate aesthetic standard. Paths should be inspected regularly for trip hazards and any other safety concerns (ponding water potholes etc.) in order to limit liability exposure. Paths are not subjected to the same vehicle traffic loads but are exposed to sunlight weather etc. which will reduce useful life in the same fashion as a roadway. Should be maintained to a good aesthetic standard to preserve path as an amenity of the client.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 14,000 Worst Case: $ 19,000

Cost Source: Allowance - Client Cost History + Inflation

Comp #: 21190 Asphalt - Seal/Repair **Quantity: ~ 16300 GSF**

Location: Common Areas

Funded?: Yes.

History: 2022

Comments: Asphalt seal was observed to be in fair condition with no major issues noted at the time of the inspection. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coat also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt, postponing the asphalt resurfacing, which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather, during and following application, is key to lasting performance. The ideal conditions are a warm, sunny day with low humidity. Rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application, the areas will be cleaned with push blowers and wire brooms.Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
4 years

Remaining Life:
1 years

Best Case: $ 5,000 Worst Case: $ 8,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21200 Asphalt - Resurface **Quantity: ~ 16300 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. If present crack patterns are normal for the age of the asphalt and not extreme and there are no signs of advanced deterioration such as large block cracking patterns “alligatoring” or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt’s useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years consult with geotechnical engineer for recommendations specifications / scope of work and project oversight. As routine maintenance keep surfaces clean and free of debris ensure that drains are free flowing repair cracks and clean oil stains promptly. Assuming proactive maintenance plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2" client may need to consider a remove and replacement project which can increase costs by 50% or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. http://co-asphalt.com/resources/maintenance-and-preservation/

Useful Life:
25 years

Remaining Life:
9 years

Best Case: $ 40,000 Worst Case: $ 49,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21240 Bridge - Replace Deck/Rails **Quantity: ~ 420 LF**
Location: Common Areas
Funded?: Yes.
History: 2021
Comments: Includes (336 GSF) Deck (84 LF) Deck Rails. Bridge structures determined to be in fair condition typically exhibit more moderate signs of exposure and wear to structural elements. Structure should be mostly level and stable but at this stage more exposed components may begin to wear at an accelerated pace. Still generally sturdy but likely to require more frequent repairs and maintenance. Assuming normal wear and tear and good preventive maintenance complete replacement or reconstruction may be required at longer intervals including some or all components of structural framework pilings etc. If present reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience all such projects are unique and we strongly recommend consulting with engineers or experienced contractors to properly determine existing conditions and required scope of work. Our inspection is visual only and limited to accessible areas and does not incorporate any specific testing or thorough structural evaluation. Life and cost estimates shown here are intended for planning and budgeting purposes and may need to be re-evaluated in light of any more thorough analysis or other outside information.

Useful Life:
25 years

Remaining Life:
21 years

Best Case: $ 17,000 Worst Case: $ 20,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21390 Stucco Walls – Repair/Paint **Quantity: ~ 4600 LF**
Location: Common Areas
Funded?: Yes.
History:
Comments: The wall surfaces appeared in generally fair condition. No broken or missing sections observed. Minor cracking fading or weathering noted. Perimeter site walls should be inspected periodically to identify and weakened/leaning sections which may need to be stabilized. Expect to repair as needed and paint at roughly the interval shown here in order to maintain a good consistent appearance in the common areas.

Useful Life:
15 years

Remaining Life:
1 years

Best Case: $ 9,000 Worst Case: $ 13,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21540 Pond - Liner Replace **Quantity: (1) 46,000 GSF Pond**

Location: Common Areas
Funded?: Yes. Component included at the request of the client
History: Pond installed in 2005
Comments: Approximately 46,000 GSF pond. The client requested that funding be included for the pond liner replacement. We recommend that the client have the pond inspected and a scope of work be determined and update the Reserve Study once new information is available. The pricing allowance below reflects local pricing received for the Front Range area for a similar type of pond. However, pricing for pond liners can vary depending on water depth and sediment/debris buildup, which Association Reserves cannot determine.

We recommend having pond inspected and treated on a regular basis as part of a maintenance/management contract with a qualified vendor. Under normal circumstances well-maintained retention ponds should not require major repair/refurbishing projects on a predictable timeline. In some cases large projects such as erosion control weed abatement or dredging may be required but the scope and frequency of such projects is very unpredictable. Any significant expenditures for projects other than routine maintenance 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.

Useful Life:
50 years

Remaining Life:
30 years

Best Case: $ 25,000 Worst Case: $ 45,000

Cost Source: Allowance

Comp #: 21610 Sign/Monuments - Refurbish Allowance **Quantity: ~ (9) Monuments**

Location: Common Areas

Funded?: Yes.

History: 2023 refurbishing project completed

Comments: Includes signs located at five entrances: (2) on County Line and Roller Coaster, (1) at Roller Coaster and 105, (2) on Kershawn, (1) at Royal Troon, (2) at 105 and Archers, (1) King Deers Point (west).

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:
10 years

Remaining Life:
8 years

Best Case: $ 36,000 Worst Case: $ 43,000

Cost Source: Allowance Based on Cost History

Comp #: 21640 Misc. Signs - Replace **Quantity: Trail Signs**
Location: Common Areas
Funded?: No.
History: 2022
Comments: Cost to replace signs is not expected to meet threshold for Reserve funding. Maintain repair and replace as needed as an Operating expense. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21660 Site Pole Lights - Replace - 10% **Quantity: 10% of ~ (61) Pole Lights**
Location: Common Areas
Funded?: Yes.
History:
Comments: A few, local, pole lights were leaning and or loose, but generally in fair condition overall.
Pole lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards. Observed during daylight hours assumed to be in functional operating condition. As routine maintenance inspect repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout client. Replacement costs can vary greatly estimates shown here are based on replacement with a comparable size and design unless otherwise noted.

Useful Life:
4 years

Remaining Life:
0 years

Best Case: $ 8,000 Worst Case: $ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21680 Landscape Lights - Replace **Quantity: ~ (15) Lights**

Location: Common Areas

Funded?: No.

History:

Comments: Observed during daylight hours and assumed to be functional. Individual replacement costs typically do not meet threshold for Reserve funding. Landscape light fixtures are generally considered to have little to no aesthetic value and do not typically need to be replaced all at one time. Repairs and replacements should be made as needed and considered to be an Operating expense. If a pattern of larger expenses develops over time Reserve funding recommendations may be incorporated during future Reserve Study updates.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 23200 Gazebo Wood Deck - Resurface/Restore **Quantity: ~ 200 GSF**

Location: Common Areas

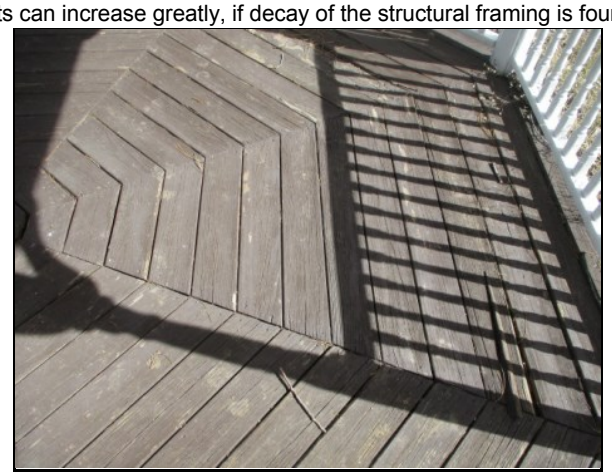
Funded?: Yes.

History:

Comments: The deck surfaces appeared in generally poor condition. Broken and missing sections observed. Evidence of cracking, fading, and peeling of the paint/stain was observed. Deck surface is open boards that allow water to drain off in between the slats. Wood deck surface was XX painted/stained. Some decay of boards was observed. Plan for large scale repair / replacement at roughly the interval below. As routine maintenance, inspect deck, stairs, and railings annually and repair as needed. As part of maintenance, apply water repellant stain/preservative at least every other year. Options for a longer lasting deck include such things as using a thick wood boards of suitable species or a composite product. Composite materials are available that require less maintenance and lower life cycle costs typically. Funding for replacing existing wood boards with in-kind material is factored below. Costs can increase greatly, if decay of the structural framing is found.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: $ 4,000 Worst Case: $ 5,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23350 Gazebo Trim - Repaint **Quantity: ~ 300 GSF**

Location: Building Exteriors

Funded?: Yes.

History: 2019

Comments: Building trim sections determined to be in fair condition typically exhibit some color fading and inconsistency with minor isolated locations showing more advanced surface wear cracking splintering etc. Trim sections such as eaves soffits fascia and window/door frames should be painted at the approximate interval shown below to preserve/restore appearance and protect the material from deterioration caused by sun and weather exposure. Ideal practice is to coordinate with other exterior painting or waterproofing projects. (C: Poor) Building trim sections determined to be in poor condition typically exhibit 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 material, which can lead to more costly repairs. Trim sections such as eaves, soffits, fascia, and window/door frames should be painted at the approximate interval shown below to preserve/restore appearance and protect the material from deterioration caused by sun and weather exposure. Ideal practice is to coordinate with other exterior painting or waterproofing projects.

Useful Life:
7 years

Remaining Life:
1 years

Best Case: $ 760 Worst Case: $ 1,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23570 Gazebo Roof: Shingle - Replace **Quantity: ~ 200 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: 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

Useful Life:
25 years

Remaining Life:
7 years

Best Case: $ 1,100 Worst Case: $ 1,600

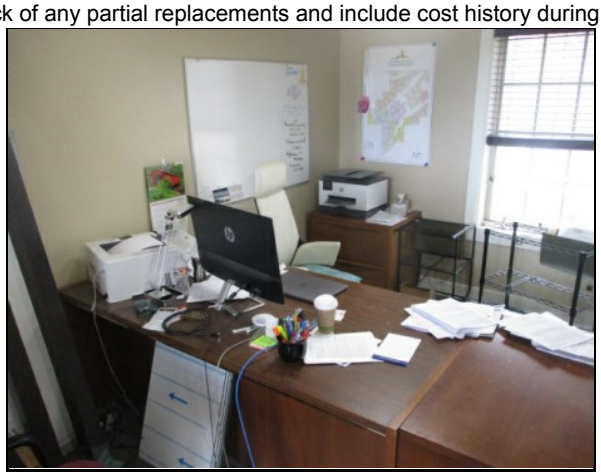
Cost Source: ARI Cost Database: Similar Project Cost History

Mechanical

Comp #: 25340 IT Equipment – Update/Replace **Quantity: ~ (5) Pieces**
Location: Mechanical Room
Funded?: Yes.
History: 2021
Comments: Includes (1) Computer, (2) Printers, (1) Projector, (1) Projector Screen. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Computers and other IT equipment have a relatively short useful life (depending on the application and level of use) due to advancements in technology. Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: $ 3,300 Worst Case: $ 6,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25570 Irrigation Clocks - Replace **Quantity: ~ (7) Controllers**

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. Irrigation controllers should have a relatively long life expectancy under normal circumstances. Replacement is often required due to lack of available replacement parts lightning strikes etc. as opposed to complete failure of existing equipment. Exposure to the elements can affect overall life expectancy and controllers should be located in protected areas or within protective enclosures whenever possible. When evaluating replacement options the client should consider replacement with smart" models (i.e. respond to projected weather data) to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short

Useful Life:
15 years

Remaining Life:
2 years

Best Case: $ 5,000 Worst Case: $ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25610 Lake/Pond Aerators - Replace **Quantity: ~ (4) Aerators**

Location: Pond

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. Pond aerators are important systems and should be inspected and maintained regularly by servicing vendor or maintenance staff to ensure proper function and maximize life expectancy. Aerators are crucial to health of the body of water as they introduce and circulate additional oxygen to the water inhibiting growth and spread of algae and improving overall water quality. Properly aerated bodies of water have a lower risk of severe eutrophication and subsequent costly projects such as dredging. Consult with lake/pond vendor to ensure that aerators are properly-sized and positioned for the body of water.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 9,600 Worst Case: $ 11,000

Cost Source: ARI Cost Database: Similar Project Cost History

Amenities

Comp #: 21430 Playground Pergola – Repair/Replace **Quantity: ~ (210) GSF Pergola**
Location: Common Areas
Funded?: Yes.
History:
Comments: Reportedly painted in 2019.

Pergola structures determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage.

Useful Life:
30 years

Remaining Life:
19 years

Best Case: $ 7,000 Worst Case: $ 9,000

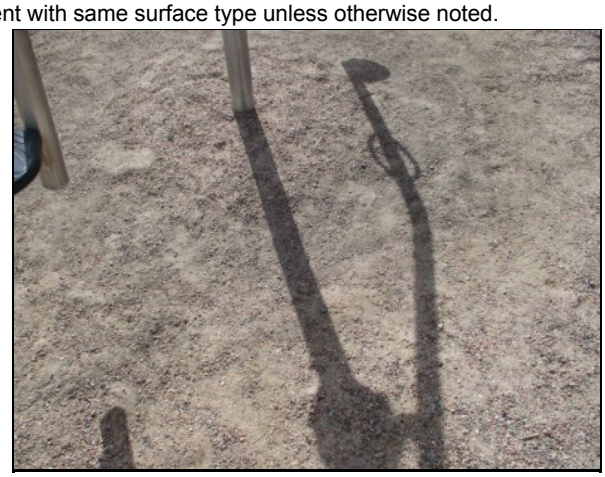
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26030 Playground Cover - Refill **Quantity: ~ 9900 GSF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Vendor recommended switch to engineered fiber wood.

Coverage was generally sufficient but small areas of heavy use were noted. Playground surfaces should be inspected regularly for hazards slip and fall risks etc. Plan to replace at the approximate interval shown here for aesthetic and functional reasons. When evaluating replacement options the client should consult with vendors to ensure adequate protection from falls. Costs shown are based on replacement with same surface type unless otherwise noted.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: $ 30,000 Worst Case: $ 40,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 26050 Balance Beam - Replace **Quantity: ~ (1) Piece**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes: (1) Balance Beam
The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 1,000 Worst Case: $ 1,500

Cost Source: Research with Local Vendor/Contractor

Comp #: 26050 Large Playground Equipment - Replace **Quantity: ~ (1) Piece**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes: (1) Larger play equipment,
The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 42,000 Worst Case: $ 52,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 26050 Slide - Replace **Quantity: ~ (1) Pieces**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes: (1) Metal Slide.
The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 5,000 Worst Case: $ 6,500

Cost Source: Research with Local Vendor/Contractor

Comp #: 26050 Small Playground Equipment - Replace **Quantity: ~ (1) Piece**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes: (1) Small play equipment,
The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 21,000 Worst Case: $ 26,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 26050 Spring Jeep - Replace **Quantity: ~ (1) Piece**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes: (1) Spring toy car,
The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 4,000 Worst Case: $ 6,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26050 Spring Toy - Replace **Quantity: ~ (1) Piece**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes: (1) Spring toy
The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 2,000 Worst Case: $ 2,500

Cost Source: Research with Local Vendor/Contractor

Comp #: 26050 Swing Sets - Replace **Quantity: ~ (2) Pieces**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (2) Swing sets with (2) swings.
The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 6,000 Worst Case: $ 8,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 26050 Teeter Totter - Replace **Quantity: ~ (1) Piece**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes: (1) Teeter Totter.
The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 5,000 Worst Case: $ 7,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 26050 Twirling Swings - Replace **Quantity: ~ (2) Pieces**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes: (2) Twirling swings.
The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 8,000 Worst Case: $ 14,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 26050 Zip Line - Replace **Quantity: ~ (1) Piece**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes: (1) Zip Line
The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 20,000 Worst Case: $ 28,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26060 Picnic Tables/Benches - Replace **Quantity: ~ (8) Pieces**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (3) Benches (5) Picnic 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:
20 years

Remaining Life:
10 years

Best Case: $ 5,000 Worst Case: $ 7,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26290 Volleyball Court - Maintain **Quantity: (1) Court**

Location: Common areas

Funded?: No.

History:

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

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 26300 Soccer Equipment - Replace **Quantity: ~ (2) Pieces**

Location: Common Areas

Funded?: No.

History:

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

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:
