

In order to comply with state law concerning the financial reserves we have on hand to address needed repairs and/or replacement of HOA owned buildings, and other assets, we hired a qualified company to complete a "Reserve Study". The study is attached and we find it needs a bit of explanation and interpretation. The mandate for a Reserve Study company is to assess everything the HOA owns, and determine the typical life and project the remaining usable life of each item. They also place a current market value on each item, ie building roof, parking lot, pool equipment, etc and report the accumulated replacement/repair values as a whole. We find this number, while factual, is not necessarily true in that a fifty year metal roof does not require savings to replace it right away and we also carry property and casualty insurance that covers a large percentage of the items being reported on.

Also attached is a separate report that was compiled by our HOA Treasurer with each item from the reserve study sorted by remaining useful years of life. This simplified our review and helped us focus on those items that will surely need attention this year and next and calculate the amount of money we will need to expend this year.

We believe we have adequate funds for upkeep and replacement of items this year and will not need to make any adjustment to our HOA dues.

Please feel free to ask any additional questions by sending an email to [pawneehills@gmail.com](mailto:pawneehills@gmail.com)

Category	Asset #	Asset Name	UL	RUL	Best Cost	Worst Cost
Painted Surfaces	216	Interior Surfaces - Repaint	10	0	\$10,475	\$12,300
Drive Materials	402	Asphalt - Surface Application	5	0	\$2,400	\$2,800
Mechanical Equipment	703	Water Heater & Expansion Tank - Replace	15	0	\$2,700	\$3,200
Property Identification	801	Entry Sign - Major Repairs	12	0	\$4,200	\$4,700
Property Identification	803	Mailboxes - Replace	20	0	\$25,300	\$29,700
Security	903	Security System - Replace	7	0	\$14,250	\$16,000
Security	910	Key Card System - Replace	12	0	\$28,000	\$32,000
Fencing/Walls	1001	Wood Fencing - Replace	22	0	\$13,600	\$15,300
Fencing/Walls	1003	Chain Link Fencing - Replace	10	0	\$5,000	\$6,500
Courts	1201	Upper Tennis Court - Remove/Refurbish	99	0	\$40,000	\$45,000
Courts	1204	Sport Court - Clean/Repair	3	0	\$2,500	\$3,000
Recreation Equipment	1315	Volleyball Court - Refurbish	18	0	\$7,000	\$8,000
Landscaping	1801	Groundcover - Replenish	12	0	\$30,000	\$35,000
Landscaping	1805	Landscape Timbers - Major Repairs	6	0	\$6,000	\$6,750
Maintenance Equipment	1901	Maintenance Equipment - Replace Allowance	5	0	\$2,750	\$3,250
Miscellaneous	2001	Storage Shed - Replace	20	0	\$3,600	\$4,000
Painted Surfaces	202	Wood Surfaces - Restain	5	1	\$16,325	\$18,875
Siding Materials	302	Vinyl Siding - Replace	28	1	\$60,175	\$74,500
Siding Materials	305	Wood Siding - Replace	30	1	\$65,000	\$78,000
Pool/Spa	1112	Misc Pool Equipment - Partial Replace	7	1	\$2,000	\$2,350
Interiors	1409	Sauna Room - Refurbish	20	1	\$6,000	\$7,000
Interiors	1412	Steamer - Replace	15	1	\$3,800	\$4,300
Pool/Spa	1101	Pool/Coping - Resurface/Replace	12	2	\$21,600	\$26,100
Pool/Spa	1104	Pool Heater - Replace	12	2	\$5,750	\$6,500
Interiors	1403	Cabinets/Countertops - Replace	24	2	\$3,600	\$4,600
Interiors	1405	Furnishings - Partial Replacement	12	2	\$14,000	\$16,500
Interiors	1413	Restroom - Remodel	17	2	\$12,500	\$15,000
Flooring	1501	Carpeting - Replace	12	2	\$2,800	\$3,050
Flooring	1503	Porcelain Tile - Replace	24	2	\$7,650	\$9,000
Walking Surfaces	601	Concrete Sidewalks/Decks - Repair	5	3	\$6,250	\$7,000
Courts	1204	Sport Court - Replace	24	3	\$47,500	\$55,000
Flooring	1507	Indoor/Outdoor Carpet - Replace	12	3	\$1,500	\$1,800
Recreation Equipment	1305	Barbecue - Replace	12	4	\$950	\$1,200

Category	Asset #	Asset Name	UL	RUL	Best Cost	Worst Cost
Interiors	1417	Office Equipment - Replace	5	4	\$1,500	\$2,000
Flooring	1505	Laminate - Replace	20	6	\$17,325	\$20,775
Interiors	1408	Window Treatments - Replace	12	7	\$4,200	\$5,250
Interiors	1411	Steam Room - Refinish/Repair	15	7	\$4,200	\$5,200
Interiors	1402	Appliances - Replace	15	8	\$2,650	\$3,200
Miscellaneous	2035	Horse Exercise Pen - Replace	20	11	\$1,800	\$2,300
Light Fixtures	1604	Pole Lights - Replace	15	12	\$6,400	\$7,200
Pool/Spa	1126	Skimmers - Replace	24	14	\$4,800	\$5,700
Pool/Spa	1108	Pool Filter - Replace	18	16	\$2,000	\$2,400
Property Access	501	Doors - Replace	25	17	\$11,150	\$12,300
Roofing	120	Raingutters/Downspouts - Replace	25	18	\$2,700	\$3,100
Drive Materials	401	Asphalt - Major Overlay	25	18	\$23,800	\$26,600
Property Access	506	Windows - Replace	25	19	\$16,800	\$19,950
Mechanical Equipment	701	Gas Stoves - Replace	25	19	\$10,600	\$13,000
Walking Surfaces	609	Composite Deck - Replace	24	20	\$109,525	\$121,325
Miscellaneous	2030	Arena - Rebuild	30	24	\$31,500	\$36,000
Roofing	108	Metal Roof - Replace	50	43	\$92,825	\$110,600
Mechanical Equipment	717	Baseboard Heaters - Replace	N/A		\$0	\$0
Fencing/Walls	1005	Block Wall - Replace	N/A		\$0	\$0
Pool/Spa	1121	Pool Furniture - Replace	N/A		\$0	\$0
Recreation Equipment	1305	Barbecue Pit - Replace	N/A		\$0	\$0
Recreation Equipment	1306	Picnic Tables - Replace	N/A		\$0	\$0
Light Fixtures	1601	Interior - Replace	N/A		\$0	\$0
Light Fixtures	1602	Exterior Lights - Replace	N/A		\$0	\$0
Irrig. System	1701	Irrigation System - Major Repairs	N/A		\$0	\$0
Landscaping	1804	Tree - Replacement/Major Maintenance	N/A		\$0	\$0
Miscellaneous	2035	Barn Interior - Remodel	N/A		\$0	\$0

Monday, January 24, 2022

Level 2, Premium Reserve Analysis

# Pawnee Hills Community Association

35644 Cheyenne Trail  
Elizabeth, CO. 80107



FINAL VERSION

Report Period – 01/01/22 – 12/31/22

Client Reference Number – 05013

Property Type – Detached Homes

Fiscal Year End – December 31st

Number of Units – 167

Date of Property Observation – September 21, 2021

Property Observation Conducted by – Mike Kelsen

Project Manager – Mike Kelsen, RS, PRA

Main Contact Person – Jim Garnhart, Facilities Manager



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## Introduction to the Reserve Analysis –

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

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

The Reserve Analysis is also broken down into two different parts, the Physical Analysis and the Financial Analysis. The Physical Analysis is information regarding the physical status and replacement cost of major common area components that the association is responsible to maintain. It is important to understand that while the Component Inventory will remain relatively "stable" from year to year, the Condition Assessment and Life/Valuation Estimates will most likely vary from year to year. You can find this information in the **Asset Inventory Section** (Section 2) of this Reserve Analysis. The **Financial Analysis Section** is the evaluation of the association's Reserve balance, income, and expenses. This is made up of a finding of the clients current Reserve Fund Status (measured as Percent Funded) and a recommendation for an appropriate Reserve Allocation rate (also known as the Funding Plan). You can find this information in Section 3 (pages 1 – 13) of this Reserve Analysis.

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

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



## **General Information and Answers to Frequently Asked Questions –**

### **Why is it important to perform a Reserve Study?**

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

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

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

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

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

### **How often do we update or review “it”?**

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

### **Is it the law to have a Reserve Study conducted?**

The Government requires reserve analyses in approximately 20 states. The State of Colorado currently requires all associations to adopt a Reserve policy, but does not currently enforce a Reserve Study is completed. Despite enacting this current law, the chances are also very good the documents of the association require the association to have a Reserve fund established. This may not mean a Reserve Analysis is required, but how are you going to know there are enough funds in the account if you don't have the proper information? Hypothetically, some associations look at the Reserve fund and think \$50,000 is a lot of money and they are in good shape. What they don't know is the roof will need to be replaced within 5 years, and the cost of the roof is going to exceed \$75,000. So while \$50,000 sounds like a lot of money, in reality it won't even cover the cost of a roof, let alone all the other amenities the association is responsible to maintain.

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

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

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

One of the most popular questions revolves around major “maintenance” items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a “capital” item, then it cannot be considered a Reserve issue. However, it is the opinion of several major Reserve Study providers that these items are considered to be major expenses that occur on a cyclical basis. Therefore, it makes it very difficult to ignore a major expense that meets the criteria to be considered a Reserve component. Once explained in this context, many accountants tend to agree and will include any expenses, such as these examples, as a Reserve component.

## The Property Observation –

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

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

## The Reserve Fund Analysis –

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

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

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

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

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



**Summary of Pawnee Hills Community Association - Assoc# - 05013**

Projected Starting Balance as of January 1, 2022 -	<b>\$90,179</b>
Ideal Reserve Balance as of January 1, 2022 -	<b>\$569,010</b>
Percent Funded as of January 1, 2022 -	<b>16%</b>
Recommended Reserve Allocation (per month) -	<b>\$5,750</b>
Minimum Reserve Allocation (per month) -	<b>\$4,925</b>
Recommended Special Assessment (2022) -	<b>\$167,000 (\$1,000 per unit)</b>
Recommended Special Assessment (2023) -	<b>\$83,500 (\$500 per unit)</b>

This report is an update to an existing Reserve Study that was prepared for the association 4 years ago for the 2018 fiscal period. An observation of the property's common area elements took place on September 21, 2021 to verify the information from this previous report. In addition, we obtained information by contacting local vendors and contractors, as well as communicating with the property representative. To the best of our knowledge, the conclusions and suggestions of this report are considered reliable and accurate insofar as the information obtained from these sources.

This property contains 167 detached homes on acreage (average 5 acres per lot) lots. The property was constructed in the early 1970's. The common area amenities the association is responsible to maintain includes a clubhouse with a pool, sport courts, a separate barn/arena area, an asphalt parking lot, and a mailbox structure at the main entrance to the community. Please refer to the *Projected Reserve Expenditures* table of the Financial Analysis section for a list of when components are scheduled to be addressed.

In comparing the projected balance of \$90,179 versus the ideal Reserve Balance of \$569,010, we find the association Reserve fund to be in a poor financial position at this point in time (approximately 16% funded of ideal). As a result of the information contained in this report, we find no alternative but to recommend a multi-year Special Assessment of \$167,000 (\$1,000 per unit) in 2022, and an additional \$83,500 (\$500 per unit) in 2023 to help fund for the projects scheduled over the next couple years. In addition, we find the current budgeted Reserve allocation (\$2,150 per month) to be less than sufficient in increasing the strength of the Reserve fund to prepare for future projects. Therefore, we find it necessary to recommend an increase of the Reserve contribution to \$5,750 per month effective immediately, followed by nominal annual increases of 4.00% thereafter to help offset the effects of inflation. By following the recommendation, the plan will increase the Reserve account to a positive manner and achieving a fully funded position within the thirty-year period.

In the percent Funded graph, you will see that we have also suggested a minimum Reserve contribution of \$4,925 per month. If the Reserve contribution falls below this rate, then the Reserve fund will fall into a situation where Special Assessments, deferred maintenance, and lower property values are possible at some point in the future. The minimum Reserve allocation follows the "threshold" theory of Reserve funding where the "percent funded" status is not allowed to dip below 30% funded at any point during the thirty-year period. This was provided for one purpose only, to show the association how small the difference is between the two scenarios and how it would not make financial sense to contribute less money (approximately \$5.00 per home per month in this case) to the Reserve fund to only stay above a certain threshold. As you can see, the difference between the two scenarios is considered to be minimal, and based on the risk involved, we strongly suggest the recommended Reserve Allocation is followed.

Comp #: 108 Metal Roof - Replace



Observations:

- All roofs were replaced in 2015 with the same material. No reported problems with roofs or leaking.
- Roofs should be inspected at least every 2 years to ensure seams and screw holes are caulked properly and there are no areas where water intrusion can occur.
- The main concern for damage is from dents and dings as a result of hail.
- If severe damage due to a hailstorm occurs, replacement would be handled as a separate expense from Reserves
- We recommend planning on replacement every 40 - 50 years under normal conditions.

Location: **See General Notes**

Quantity: **Approx. 79 squares**

Life Expectancy: **50** Remaining Life: **43**

Best Cost: **\$92,825**

\$1175/square; Estimate to replace

Worst Cost: **\$110,600**

\$1400/square; Higher estimate for thicker metal

Source of Information: Cost database

General Notes:

**Included structures:**

- Clubhouse: **Approx. 23 Squares**
- Mail Center: **Approx. 6 Squares**
- Barn: **Approx. 39 Squares**
- Pool Building: **Approx. 1 Square**
- Shade Structure: **Approx. 10 Squares**

**Project History:**

- 2015: **New roofs on all - no cost provided**

Comp #: 120 Rain gutters/Downspouts - Replace



*Observations:*

- The average life expectancy for gutter lines ranges between 20 - 25 years depending on the quality of the materials. It is typical to replace at same time as roofing materials for best drainage results.
- Since the roof has an extended life expectancy, we recommend planning on replacement every 25 years, which is half of the roof replacement cycle.
- Lines should be cleaned out at least twice a year to prevent clogging of lines and moisture retention that will cause premature deterioration.

*Location:* **See General Notes**

*Quantity:* **Approx. 325 LF**

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

*Best Cost:* **\$2,700**  
\$8.25/LF; Estimate to replace

*Worst Cost:* **\$3,100**  
\$9.50/LF; Higher estimate for larger lines

*Source of Information:* Cost database

*General Notes:*

**Mailbox Center Approx. 75 LF**  
**Clubhouse: Approx. 250 LF**

**Project History:**  
**- 2015: Replaced - no cost provided**



Comp #: 202 Wood Surfaces - Restain



Observations:

- Surfaces are dry and wood materials are exposed to elements.
- Stain these surfaces approximately every 4 to 5 years to maintain appearance and protect wood.
- Remaining life based on current age and condition.

Location: **See General Notes**

Quantity: **Approx. 10,200 GSF**

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

Best Cost: **\$16,325**

Estimate to restain these surfaces

Worst Cost: **\$18,875**

Higher estimate for more prep work

Source of Information: Cost database

General Notes:

**Pool Perimeter Fence: Approx. 4,100 GSF**  
**Shade Structure: Approx. 900 GSF**  
**Mailbox Center: Approx. 670 GSF**  
**Barn: Approx.. 4,530 GSF**

**Project History:**

**- 2012: Restained - no cost provided**

Comp #: 216 Interior Surfaces - Repaint



*Observations:*

- Last reported painting was in 2013
- We recommend reserving to repaint the interior spaces every 8 - 12 years to maintain appearance.
- Outside of this painting cycle, damage to the surfaces and touch-up work should be performed annually with operating funds.

*Location:* **See General Notes**

*Quantity:* **Approx. 7,225 GSF**

*Life Expectancy:* **10** *Remaining Life:* **0**

*Best Cost:* **\$10,475**  
\$1.45/GSF; Estimate to repaint

*Worst Cost:* **\$12,300**  
\$1.70/GSF; Higher estimate

*Source of Information:* Cost database

*General Notes:*

**Upstairs office: Approx. 1,685 GSF**  
**Restroom: Approx. 175 GSF**  
**Main Level: Approx. 2,785 GSF**  
**Lower Level: Approx. 2,565 GSF**

**Project History:**  
**2013 - cost not available**

Comp #: 302 Vinyl Siding - Replace



Observations:

- Several sections of slipped and loose siding was noted. While there has been some conversation to replacing the siding, there are no plans to replace it in near future.
- We suggest power washing the siding every 3 - 5 years, depending on the effects from elements.
- In our experience, we have seen the need to replace vinyl siding every 25 - 30 years to maintain an appropriate appearance for the community.
- The remaining life is based on observed conditions and age of material. While there are no current plans for replacement, the association should be financially prepared for when replacement is needed

Location: **Building Exterior Surfaces**

General Notes:

Quantity: **Approx. 5,730 GSF**

**Deck Siding: Approx. 1,110 GSF**  
**Pool Equipment Shed: Approx. 280 GSF**  
**Clubhouse: Approx. 4,340 GSF**

Life Expectancy: **28** Remaining Life: **1**

Best Cost: **\$60,175**  
\$10.50/GSF; Estimate to replace

Worst Cost: **\$74,500**  
\$13.00/GSF; Higher estimate for better quality

Source of Information: Cost database



Comp #: 305 Wood Siding - Replace



*Observations:*

- Wood siding materials are weathered and old. Holes were noted in the barn siding, which is expected for an older building
- While the wood siding has an authentic appearance and is appropriate for the area, we recommend the association have funds available in the Reserve account in case the board and owners have a desire to replace the material.

*Location:* **Barn, mailbox structure**

*Quantity:* **Approx. 5,200 GSF**

*Life Expectancy:* **30** *Remaining Life:* **1**

*Best Cost:* **\$65,000**  
\$12.50/GSF; Estimate to replace

*Worst Cost:* **\$78,000**  
\$15.00/GSF; Estimate for additional labor costs

*Source of Information:* Cost database

*General Notes:*

**Mailbox Center: Approx. 670 GSF**  
**Barn: Approx. 4,530 GSF**

Comp #: 401 Asphalt - Major Overlay



Observations:

- Parking lot was installed (paved) in 2015 and is in good condition. There are some cracks that are starting to develop and the surface is dry and oxidized.
- The average life expectancy for asphalt surfaces ranges between 20 - 27 years for surfaces that are maintained on a regular schedule.
- Maintenance includes crack fill and repairing small potholes annually as an operating expense.
- In addition, asphalt should be seal coated every 3 - 5 years, depending on the level of traffic and snow removing techniques.

Location: **Clubhouse Parking and Walkway**

General Notes:

Quantity: **Approx. 14,000 GSF**

**Parking Lot: Approx. 13,480 GSF - \$24,019.20**  
**Walkway: Approx. 520 GSF - \$1,240**

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

**Project History:**  
**- 2015: \$26,180 (Installed)**

Best Cost: **\$23,800**

\$1.70/GSF; Estimate for major resurfacing

Worst Cost: **\$26,600**

\$1.90/GSF; Higher estimate for local repairs

Source of Information: Cost database

Comp #: 402 Asphalt - Surface Application



*Observations:*

- Once asphalt is overlaid, industry professionals recommend a seal coat to maximize life of asphalt.
- Surface treatments are used to extend the useful life of asphalt and to help maintain aesthetics; there are a broad range of products to choose from so we recommend consulting a reputable contractor for your community's needs.
- The recommendation is an allowance for the mid range surface treatments that are available in today's market.
- Expect to seal coat or slurry seal your asphalt every 4 - 5 years, as the asphalt ages it may be necessary to adjust the frequency and or cost of these projects.

*Location:* **Clubhouse Parking and Walkway**

*Quantity:* **Approx. 14,000 GSF**

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

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

\$.17/GSF; Estimate for seal coat only

*Worst Cost:* **\$2,800**

\$.20/GSF; Higher est. includes repairs/crack fill

*Source of Information:* Cost database

*General Notes:*

**Parking Lot: Approx. 13,480 GSF**  
**Walkway: Approx. 520 GSF**



Comp #: 501 Doors - Replace



*Observations:*

- No unusual conditions noted during site visit. It was reported the exterior doors were replaced in 2014
- Expect a useful life of 20 - 25 years from clubhouse doors if properly maintained and under normal conditions.

*Location:* **Clubhouse doors**

*Quantity:* **Approx. (12) doors**

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

*Best Cost:* **\$11,150**

Estimate to replace clubhouse doors

*Worst Cost:* **\$12,300**

Higher estimate for upgraded doors/more labor

*Source of Information:* Cost database

*General Notes:*

**Interior - (8) 3x7 doors**  
**Exterior - (4) 3x7 doors (hollow metal)**

**Project History:**  
**- 2014: Exterior replaced - no info provided**

Comp #: 506 Windows - Replace



*Observations:*

- Windows replaced in 2016. Two of the windows were broken as a result of vandalism. Will be replaced
- In our experience, we have seen the need to replace common area windows and doors every 25 - 30 years on average.

*Location:* **Clubhouse**

*Quantity:* **(21) Openings**

*Life Expectancy:* **25** *Remaining Life:* **19**

*Best Cost:* **\$16,800**

\$950/opening; Average estimate to replace

*Worst Cost:* **\$19,950**

\$1100/opening; Higher estimate for better quality

*Source of Information:* Cost database

*General Notes:*

**(21) Openings**

**Interior - (2)**

**Project History:**

**- 2016: Replaced windows - \$18,655**

Comp #: 601 Concrete Sidewalks/Decks - Repair



Observations:

- It is unlikely all areas will fail and need to be replaced at the same time.
- Therefore, we set an allowance of 15% of the total area (500 GSF) every 5 years.
- As the property continues to age, it is possible the percentage or frequency of repairs will need to be adjusted in future Reserve Study updates.

Location: **See General Notes**

Quantity: **Approx. 3,335 GSF**

Life Expectancy: **5** Remaining Life: **3**

Best Cost: **\$6,250**

Allowance to repair 15% of area every 5 years

Worst Cost: **\$7,000**

Higher allowance for more repairs

Source of Information: Cost database

General Notes:

**Pool Deck: Approx. 1,865 GSF**  
**Sidewalk to Pool: Approx. 360 GSF**  
**Entry to Clubhouse: Approx. 400 GSF**  
**Mail Center: Approx. 710 GSF**



Comp #: 609 Composite Deck - Replace



Observations:

- Most composite deck manufacturers offer a 25 year limited warranty from against defects.
- However, over a period of time, the material begins to fade and scratch and eventually will become aesthetically unpleasing.
- Therefore, due to the level of use and exposure to the elements, we recommend establishing a replacement cycle of 20 - 25 years.

Location: **Clubhouse and pool area**

Quantity: **Approx. 1,685 GSF**

Life Expectancy: **24** Remaining Life: **20**

Best Cost: **\$109,525**

\$65/GSF: Estimate to replace

Worst Cost: **\$121,325**

Higher estimate for additional labor costs

Source of Information: Past client cost + inflation

General Notes:

**Clubhouse Deck: Approx. 550 GSF, 10 steps**  
**Pool Wood Deck: Approx. 835 GSF**  
**Entry to Clubhouse: Approx. 160 GSF**  
**Trex Deck Bench: Approx. 140 GSF**

**Project History -**  
**2018 - \$111,961.18 (New front deck and pool deck - Trex decking around pool, clubhouse, front porch and around benches at the pool)**

Comp #: 701 Gas Stoves - Replace



Observations:

- Stoves were installed in 2016 and are in good condition with no reported problems.
- According to the manufacturer, the average life expectancy for these units ranges from 20 - 25 years under normal conditions.
- Assuming these units are not used frequently, like one would be used in a home, expect to replace every 25 years at this time. Life expectancy can be changed in future updates if necessary.

Location: **Upstairs Clubhouse**

General Notes:

Quantity: **(2) Lopi Greenfield Gas Stoves**

**40,000 BTU  
Heats 2,000 GSF**

Life Expectancy: **25** Remaining Life: **19**

**Project History:  
- 2016: Installed - \$9,400**

Best Cost: **\$10,600**

\$5,800/Stove; Estimate to replace

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

\$6,500/Stove; Higher estimate for more labor

Source of Information: Research with manufacturer

Comp #: 703 Water Heater & Expansion Tank - Replace



Observations:

- It was reported the pressure valve on the expansion tank was recently replaced
- While we understand this water heater is run minimally through year, the average replacement cycle for these heaters typically ranges between 12 - 15 years.
- We recommend replacing when heater has reached the end of the useful life to prevent an "emergency call" from a plumber, which will more than double the replacement cost.

Location: **Downstairs restroom**

Quantity: **See general notes**

Life Expectancy: **15** Remaining Life: **0**

Best Cost: **\$2,700**  
\$2700/heater; Estimate to replace

Worst Cost: **\$3,200**  
Higher estimate for emergency call

Source of Information: Research with contractor

General Notes:

**G.E Electric Water Heater: 40 Gal**  
**M/N: SE40M12TAH**  
**S/N: GE0906R09092**  
**09/2006**

**Expansion Tank:**  
**Well-X-Trol, Model #WX-250**

Comp #: 717 Baseboard Heaters - Replace



*Observations:*

- BOD has been replacing these on an as needed basis using operating funds.
- Many heaters were removed when the stoves were installed.
- Due to the varying ages of baseboard heaters, Reserve funding is not necessary at this time.
- Replace on an as needed basis with general operating funds.

*Location:* **Downstairs**

*General Notes:*

*Quantity:* **Numerous heaters**

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

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*



Comp #: 801 Entry Sign - Major Repairs



Observations:

- Wood sign is in need to stain to enhance the appearance and to protect the wood materials from exposure to elements that may cause deterioration. We noted several loose or missing stone work as well.
- This line item is for major repairs to occur every 10 - 12 years.
- Due to the community being in a high wind area, we recommend frequently inspecting the monument and performing minor repairs on an as needed basis using operating funds.
- This line item is for periodic repairs and should not be misconstrued as complete replacement of the entire structure

Location: **Entrance to community**

Quantity: **(1) 16 x 6 wood sign**

Life Expectancy: **12** Remaining Life: **0**

Best Cost: **\$4,200**

Allowance for major repairs/replace sign

Worst Cost: **\$4,700**

Higher allowance for more replacement

Source of Information: Cost database

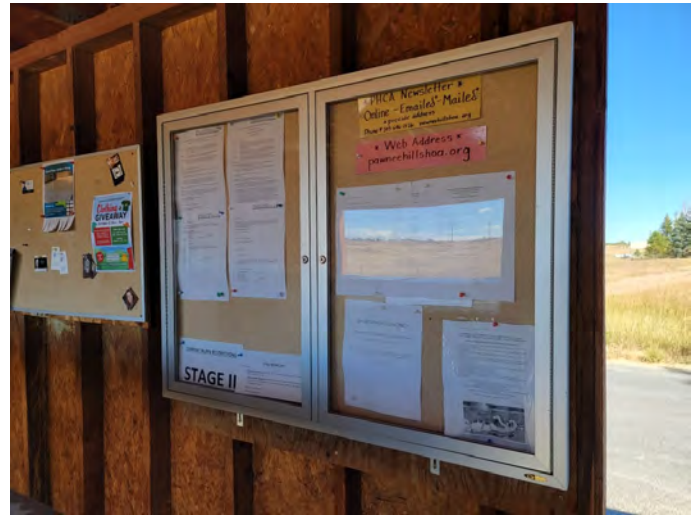
General Notes:

**Stone columns - Approx. 300 GSF**

**Project History:**

**- 2012: Stained - no cost provided**

Comp #: 803 Mailboxes - Replace



*Observations:*

- This line item is for the original mailboxes that were installed when construction of the community began.
- Per Postal regulations effective 2012, "all customers are responsible for repairs and replacement of keys, locks, or the boxes/cluster units themselves".
- Based on our experience, these boxes will have a life expectancy of 15 - 20 years due to location and quality.
- Remaining life is based on age and observed condition.
- When replacement is required, we recommend replacing with a CBU that contains parcel lockers to save money and space. Replace bulletin boards as needed with operating funds.

*Location:* **Mailbox center at community entrance**

*General Notes:*

*Quantity:* **(7) Parcel, (11) CBU's**

- (7) 2 box parcel lockers**
- (10) 16 box CBU's**
- (1) 12 box CBU**

*Life Expectancy:* **20** *Remaining Life:* **0**

*Best Cost:* **\$25,300**

\$2300/CBU; Estimate to replace

**(2) Bulletin cases (aluminum/plex)**

*Worst Cost:* **\$29,700**

\$2700/CBU; Higher estimate for better quality

*Source of Information:* Cost database



Comp #: 903 Security System - Replace



Observations:

- System is reported to be approximately 7 years old and the contract is up for renewal in 2022. It is unknown at this time if the contract will be renewed or if a new system will be purchased and owned by the association.
- We recommend Reserving to replace the system and if the decision is to continue to lease a new system, then Reserve funds can be deleted from the analysis.

Location: **See General Notes**

Quantity: **(1) System (13) Cameras**

Life Expectancy: **7** Remaining Life: **0**

Best Cost: **\$14,250**

Estimate to replace with similar type system

Worst Cost: **\$16,000**

Higher estimate for upgraded technology

Source of Information: Cost database

General Notes:

**Wi-Fi based**

**Cameras: (7)**

- (2) Inside
- (5) Outside

**(3) Trail Cameras (2 at barn and 1 at mailbox center)**

Comp #: 910 Key Card System - Replace



Observations:

- It was reported the association is considering installing a key card system to prevent uninvited guests from using the pool and clubhouse areas
- Depending on the quality of the system, we typically see these systems need to be updated every 8 - 12 years due to advances in technology.
- Remaining life is based on reports of desire to install a new system

Location: **Clubhouse/Pool area**

General Notes:

Quantity: **(4) Keypad door locks**

**keypad door locks - Approx. \$300 - \$350 each**

**card keys and system - Approx. \$30,000**

Life Expectancy: **12** Remaining Life: **0**

Best Cost: **\$28,000**

Estimate to purchase and install card key system

Worst Cost: **\$32,000**

Higher estimate for higher quality system

Source of Information: Estimates received by client

Comp #: 1001 Wood Fencing - Replace



*Observations:*

- Approximately 110 LF of the rail fence is being replaced by on site facilities manager. This expense will be handled as an operating expense, as opposed to from Reserves
- The privacy fence has reached the end of its life expectancy and replacement is required in the near future.
- Since sections of the rail fence can be repaired/replaced as needed with operating funds, we recommend setting Reserve funds aside for the privacy fence only.
- The remaining life of the privacy fence is based on observed condition and age of materials.

*Location:* **Perimeter of pool area**

*Quantity:* **Approx. 340 LF**

*Life Expectancy:* **22** *Remaining Life:* **0**

*Best Cost:* **\$13,600**

\$40/LF; Estimate to replace

*Worst Cost:* **\$15,300**

\$45/LF; Higher estimate for better quality

*Source of Information:* Cost database

*General Notes:*

**Reserve for Replacement:**  
 - **Privacy Fence around Pool: Approx. 340 LF**

**Replace as Needed:**  
 - **Split Rail Clubhouse Parking: Approx. 180 LF**



Comp #: 1003 Chain Link Fencing - Replace



Observations:

- Fence around the upper court (out of commission) is in very poor condition and should be removed or replaced. Fence around sport court is in fair condition with some bent areas and loose chain link sections. Pool fence that separates the upper picnic area from the lower pool area is in good to fair condition with no major concerns noted.
- Based on observed conditions, we have added an allowance for periodic major maintenance or repairs to the fencing.
- At the very least, we recommend removing the fence from the upper court that could pose a liability concern

Location: **Tennis courts, pool area**

Quantity: **Approx. 240 LF**

Life Expectancy: **10** Remaining Life: **0**

Best Cost: **\$5,000**

Allowance for major repairs, or partial replacement

Worst Cost: **\$6,500**

Higher allowance for more repairs

Source of Information: Cost database

General Notes:

**Pool area - 40 LF, 3' high**  
**Tennis/sport courts - 200 LF x 10' high**

Comp #: 1005 Block Wall - Replace



*Observations:*

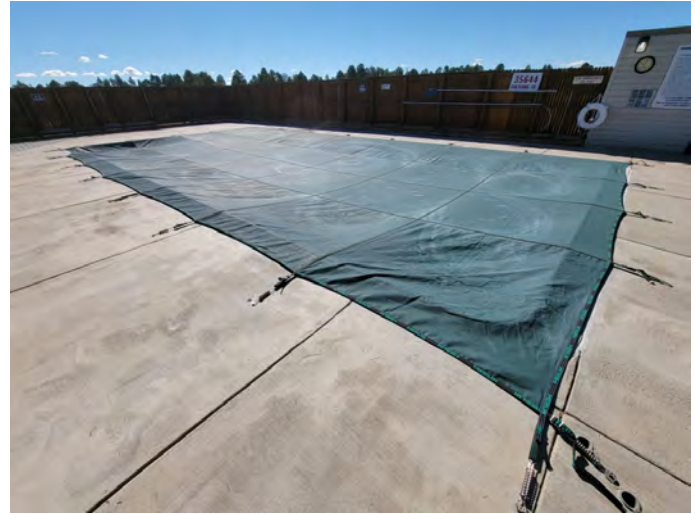
- As long as block wall was installed conforming to county code requirements, this wall should have an extended useful life.
- As these walls typically have an extended useful life, if installed properly and there are no unexpected drainage or soil issues that would cause damage, we do not recommend funding for the replacement of these walls.
- If conditions change in the future, funding can be added in future Reserve Study updates for periodic repairs.

*Location:* **Between Courts**  
*Quantity:* **Approx. 600 GSF**  
*Life Expectancy:* **N/A** *Remaining Life:*  
*Best Cost:* **\$0**  
  
*Worst Cost:* **\$0**

*General Notes:*

*Source of Information:*

Comp #: 1101 Pool/Coping - Resurface/Replace



Observations:

- Pool was winterized and covered at time of inspection, so we were unable to evaluate the entire surface. It was reported the pool is free from roughness and in good shape, considering age of surface.
- The average resurfacing cycle for pool surfaces ranges from 8 - 12 years, depending on the quality of the water and the chemical levels in the water.
- In this climate, frequent acid washes or power washing is required to clean the surface after being winterized for 9 months a year. These cleaning practices gradually "eat" away the plaster and the surface becomes rough.
- The useful life and remaining life is based on the reported condition and age of pool surface.

Location: **Pool Area Behind Clubhouse**

General Notes:

Quantity: **See General notes**

**Pool: Approx. 1,400 GSF  
Coping: Approx. 120 LF**

Life Expectancy: **12** Remaining Life: **2**

Best Cost: **\$21,600**

Estimate to resurface/replace coping and tile

Worst Cost: **\$26,100**

Higher estimate for more labor/upgraded materials

Source of Information: Cost database



Comp #: 1104 Pool Heater - Replace



*Observations:*

- Pool heater was replaced in 2012 and was reported to be in good working condition this past season, but heater is no longer manufactured. It was also reported this heater is a special heater due to the high winds in the area.

- Under normal conditions and depending on the quality of water running through the system, expect a useful life of 10 - 12 years from this pool heater.

- The remaining life is based on the age of the heater

*Location:* **Pool equipment shed**

*Quantity:* **(1) Boiler**

*Life Expectancy:* **12** *Remaining Life:* **2**

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

Estimate to replace with similar type heater

*Worst Cost:* **\$6,500**

Higher estimate for more efficient unit

*Source of Information:* Cost database

*General Notes:*

**Master Temp 400**

**Project History -  
2012 - cost not provided**

Comp #: 1108 Pool Filter - Replace



Observations:

- Pool filter was replaced in 2020 and is in good condition.
- The shell will have an extended useful life of 18 - 20 years and most leaks can be attributed to gaskets and seals that can be replaced on an as needed basis.
- Remove and replace filter sand on an as needed basis using operating funds.

Location: **Pool Equipment Shed**

Quantity: **(1) Pentair Filter**

Life Expectancy: **18** Remaining Life: **16**

Best Cost: **\$2,000**  
\$2,000/filter; Estimate to replace

Worst Cost: **\$2,400**  
\$2,400/filter; Higher estimate for larger filters

Source of Information: Cost database

General Notes:

**(1) Pentair Quad D.E. Diatomaceous Earth Filter  
S/N #01780801800319**

**Project History -  
2020 - Replaced, no information provided**

Comp #: 1112 Misc. Pool Equipment - Partial Replace



*Observations:*

- Chlorinator was replaced in 2020 and is in good condition. Pool pump was replaced about 5 years ago and was reported to have less than a couple years left before replacement is needed.
- The individual replacement cost of these items is too small for separate Reserve designation.
- Since the life expectancies and costs vary, we suggest establishing Reserve funds for partial replacement of equipment every 7 years.

*Location:* **Pool equipment shed**

*Quantity:* **See general notes**

*Life Expectancy:* **7** *Remaining Life:* **1**

*Best Cost:* **\$2,000**

Allowance to replace needed equipment

*Worst Cost:* **\$2,350**

Higher allowance for more replacement

*Source of Information:* Cost database

*General Notes:*

- (1) Intelliflo VS+SVRS Pump**
- (1) StingL model SR-500 pump control**
- (1) Chlorinator**



Comp #: 1121 Pool Furniture - Replace



Observations:

- Due to inexpensive furniture, we recommend replacing on an as needed basis with general operating funds.

Location: **Pool Area**

Quantity: **Approx. (20) Pieces**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

- (4) Strap Chaise Lounge**
- (7) Plastic Chairs**
- (9) Wicker Chairs**



Comp #: 1126 Skimmers - Replace



Observations:

- In our experience, we have seen the need to replace skimmers every 20 - 25 years.
- It is typical to replace every other pool plaster cycle, or at the same time as coping stones and tile is being replaced.
- Therefore, we suggest setting aside Reserve funding for replacement every 24 years at this time.

Location: **Pool perimeter**

Quantity: **(2) Skimmers**

Life Expectancy: **24** Remaining Life: **14**

Best Cost: **\$4,800**  
\$2400/skimmer; Estimate to replace

Worst Cost: **\$5,700**  
\$2850/skimmer; Higher estimate for more labor

Source of Information: Cost Database

General Notes:

Empty rectangular box for general notes.

Comp #: 1201 Upper Tennis Court - Remove/Refurbish



*Observations:*

- This court is in poor condition and needs to be addressed in some manner in the near future. To replace with a post tension court, the cost would range between \$125,000 - \$140,000. Since there are no plans to install a new tennis court with post tension at this time, we recommend establishing some funds for removal of court and regrading or other improvements to this area. The exact cost depends on the decision of the Board and the homeowners. Once a decision has been made, the cost and future life expectancies can be adjusted accordingly.

*Location:* **Clubhouse Property**

*Quantity:* **(1) 60x120 court**

*Life Expectancy:* **99** *Remaining Life:* **0**

*Best Cost:* **\$40,000**

Allowance to repair or remove the court

*Worst Cost:* **\$45,000**

Higher allowance for more labor/material

*Source of Information:* Cost database

*General Notes:*

Comp #: 1204 Sport Court - Clean/Repair



*Observations:*

- This line item is for periodic cleaning and general maintenance of the Sport Court. At the time of the site visit, we noted several areas of weeds and grass growing through the play surface, as well as a buildup of dirt and debris under the court.

- Manufacturer/installer of the court recommended that the court subsurface is inspected and cleaned every 2 - 3 years in order to maximize the useful life of the court and to ensure a level playing surface.

*Location:* **Clubhouse property**

*Quantity:* **(1) 60x120 court**

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

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

\$2500/court; Estimate for periodic cleaning

*Worst Cost:* **\$3,000**

\$3000/court; Estimate to clean and minor repairs

*Source of Information:* Cost database

*General Notes:*

**Components included with this court:**

- **Volleyball Court**
- **Tennis Standards**
- **Hockey**
- **Basketball Court**



Comp #: 1204 Sport Court - Replace



*Observations:*

- The Sport Court fair to poor condition with some loose tiles, and what appeared to be brittle materials as well. Spare parts are no longer available.
- These courts are warranted for 15 years but if properly maintained, the association can expect a life expectancy of approximately 20 - 25 years.
- With some cleaning of the base surface and repairs of broken or missing tiles, we have extended the life of the sport court by 3 years at this time.

*Location:* **Clubhouse property**

*Quantity:* **(1) 60x120 court**

*Life Expectancy:* **24** *Remaining Life:* **3**

*Best Cost:* **\$47,500**

Estimate to replace with sport court

*Worst Cost:* **\$55,000**

Higher estimate for more court options

*Source of Information:* Cost database

*General Notes:*

**Components included with this court:**

- **Volleyball Court**
- **Tennis Standards**
- **Hockey**
- **Basketball Court**



Comp #: 1305 Barbecue - Replace



Observations:

- Barbecue is in good condition with no unusual signs of deterioration observed.
- On average, these barbecues have a life expectancy of 7 - 10 years. However, based on age of this unit and observed condition, we extended the replacement cycle to 12 years and adjusted the remaining life accordingly.
- Remaining life is based on age of barbecue.

Location: **Clubhouse**

Quantity: **(1) Weber Gas Grill**

Life Expectancy: **12** Remaining Life: **4**

Best Cost: **\$950**

Estimate to replace

Worst Cost: **\$1,200**

Higher estimate for better unit

Source of Information: Cost Database

General Notes:

**Project History:**  
**-2014: Bought - \$1,032.94**

Comp #: 1305 Barbecue Pit - Replace



*Observations:*

- Structure is very stable and in good condition. There were no observed concerns with loose or missing grout, or any broken or chipped bricks.
- At this time, based on the observed condition and the assumed age of the structure, we do not foresee the need for complete replacement or significant repairs
- We recommend performing any necessary repairs on an as needed basis using operating funds.

*Location:* **Behind clubhouse**

*General Notes:*

*Quantity:* **Approx. 335 GSF**

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

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

Comp #: 1306 Picnic Tables - Replace



*Observations:*

- Based on current quality of the picnic tables, we recommend replacing as needed with general operating funds due to low replacement cost
- If the association upgrades to more commercial style tables, then Reserve funding can be added once a decision has been made to upgrade.
- At this time, Reserve funding is not required for this component.

*Location:* **Shade Structure**

*Quantity:* **(3) Tables**

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

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*General Notes:*

- (2) Plastic and metal**
- (1) Wood**



Comp #: 1315 Volleyball Court - Refurbish



Observations:

- Court is currently in need of a major refurbishment project. The existing sand needs to be removed, tilled, and new sand installed to restore playable conditions.
- In addition, a net screen should be installed off to the sides of the court to prevent the ball from rolling away too far after being hit.
- Depending on the level of use, we recommend performing this work every 15 - 18 years.

Location: **Clubhouse/recreation area**

General Notes:

Quantity: **(1) 30x60 court**

Life Expectancy: **18** Remaining Life: **0**

Best Cost: **\$7,000**

Estimate to refurbish court and surrounding area

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

Higher estimate for more labor, materials

Source of Information: Cost Database

Empty rectangular box for general notes.



Comp #: 1402 Appliances - Replace



Observations:

- Due to the minimal use these appliances receive expect a useful life of approximately 10 - 15 years from these units.
- Remaining life based on current age and condition.

Location: **Kitchen**

Quantity: **(4) Assorted appliances**

Life Expectancy: **15** Remaining Life: **8**

Best Cost: **\$2,650**

Estimate to replace all appliances

Worst Cost: **\$3,200**

Higher estimate

Source of Information: Cost database

General Notes:

**All Whirlpool**  
**Microwave:**  
 - M/N: WMC30516AS, 03/2014  
**Stove/Oven:**  
 - No info  
**Refrigerator:**  
 - M/N: WRF5355MBM00  
**(1) Mr. Coffee Maker**

**Project History:**  
 - 2015: Replaced - \$2,337.95

Comp #: 1403 Cabinets/Countertops - Replace



**Observations:**

- Expect a useful life of approximately 20 years from cabinetry and countertops depending on level of use.
- The association may get a longer useful life from these components, the concern is that after a period of time they will appear dated and the desire to replace them based on appearance is likely.
- The decision of when to replace and how much to spend is ultimately up to the board of directors as this is considered a cosmetic issue.

**Location:** Main Level Kitchen, Bathrooms

**Quantity:** Cabinets and Tile countertops

**Life Expectancy:** 24 **Remaining Life:** 2

**Best Cost:** \$3,600

Allowance for new kitchen cabinets and countertops

**Worst Cost:** \$4,600

Higher allowance for upgraded materials

**Source of Information:** Cost database

**General Notes:**

**4 boxes**  
**Approx. 30 GSF countertop**

Comp #: 1405 Furnishings - Partial Replacement



Observations:

- Furniture is in good condition with no unusual signs of mistreatment or abuse.
- This line item is for periodic replacement and upgrades of furniture as the Board deems necessary
- This is for partial replacement and should not be misconstrued as full replacement of all furniture.

Location: **Main level**

Quantity: **Approx. 89 assorted pieces**

Life Expectancy: **12** Remaining Life: **2**

Best Cost: **\$14,000**

Allowance to replace needed furniture every 10 yrs

Worst Cost: **\$16,500**

Higher estimate for upgraded furnishings

Source of Information: Cost database

General Notes:

**Main Level - (use operating to replace)**

- (7) 8ft folding tables
- (6) 6ft folding tables
- (48) folding chairs

**Main Level:**

- (2) Leather Sofas
- (2) Leather Arm Chairs
- (1) Dining Table w/ (8) Chairs
- (1) Coffee Table
- (1) Lamp

**Lower Level:**

- (1) Table w/ (6) Chairs
- (1) Coffee Table
- (4) Leather Chairs
- (1) JVC Television

**Project History:**

- 2015: Bought new - no information provided

Comp #: 1408 Window Treatments - Replace



Observations:

- The average life for window coverings ranges from 10 - 12 years under normal conditions.

Location: **Clubhouse**

Quantity: **(21) Sets of blinds**

Life Expectancy: **12** Remaining Life: **7**

Best Cost: **\$4,200**

\$200/set; Average estimate to replace

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

\$250/set; Higher estimate for better quality

Source of Information: Cost database

General Notes:

A large, empty rectangular box intended for general notes.





Comp #: 1409 Sauna Room - Refurbish



*Observations:*

- Depending on the level of use and care, expect to refurbish sauna room (wood repairs, heater replacement, etc.) every 20 - 25 years.

*Location:* **Downstairs of clubhouse**

*Quantity:* **Approx. 325 GSF**

*Life Expectancy:* **20** *Remaining Life:* **1**

*Best Cost:* **\$6,000**

Estimate to repair wood and replace heater

*Worst Cost:* **\$7,000**

Higher estimate for more repairs to wood

*Source of Information:* Cost database

*General Notes:*

**Heater - Wesco, model #CP10, serial #C1876**

Comp #: 1411 Steam Room - Refinish/Repair



*Observations:*

- A finish was applied over the existing tile in 2014 and is still in good condition.
- According to the contractor that performed the work, the average life expectancy for this finish ranges from 12 - 18 years, depending on the level of use the steam room receives
- Remaining life is based on current observed condition and the age of the material.

*Location:* **Downstairs of Clubhouse**

*Quantity:* **Approx. 300 GSF**

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

*Best Cost:* **\$4,200**

Allowance for refinish and repairs

*Worst Cost:* **\$5,200**

Higher allowance for mor labor/repairs

*Source of Information:* Past client cost

*General Notes:*

**Project History:**  
**- 2014: Natural Accents Stone Finish - \$4,675**

Comp #: 1412 Steamer - Replace



Observations:

- No problems reported with the steam generator
- Expect to replace the steam generator every 10 - 15 years if properly used and maintained.
- Unit is older and, while still functional, the association should be prepared financially for replacement at any time in the near future.

Location: **Downstairs of clubhouse**

Quantity: **(1) Steamer**

Life Expectancy: **15** Remaining Life: **1**

Best Cost: **\$3,800**

Estimate to replace steamer and controller

Worst Cost: **\$4,300**

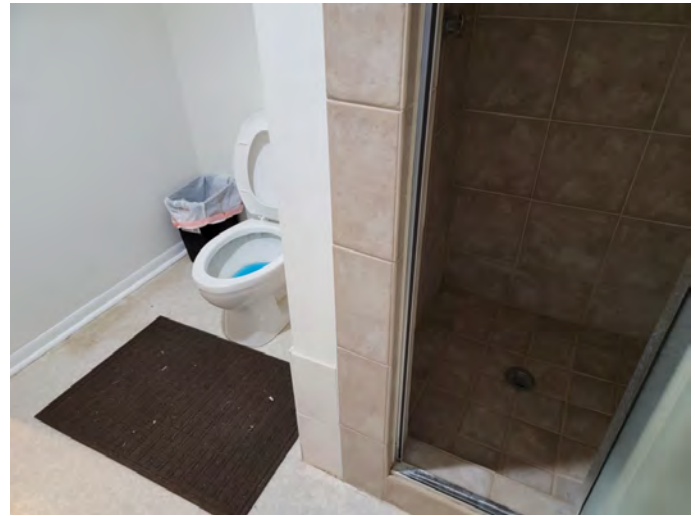
Higher estimate for more labor to install

Source of Information: Cost database

General Notes:

**Mr. Steam Unit**  
**Model - MS300**  
**Serial #189702**

Comp #: 1413 Restroom - Remodel



Observations:

- Most associations perform a general remodel of the restroom/locker room interiors every 15 - 20 years to maintain appearance and keep up with current decorative trends.
- Based on the age of the community, we suggest planning a remodel of the interiors in the near future. It was reported there is a desire to replace the flooring in the restrooms.
- The final decision is up to the community members in deciding when to spend the money to perform this project since it is considered cosmetic.

Location: **Downstairs of clubhouse**

Quantity: **Men's and women's**

Life Expectancy: **17** Remaining Life: **2**

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

Allowance for basic remodel

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

Higher allowance for more replacement

Source of Information: Cost database

General Notes:

- Men's:**
- Flooring and paint included with other line items
  - Shower: Approx. 100 GSF tile
  - Sink and Toilet
  - Vinyl Tile: Approx. 160 GSF
- Women's:**
- Flooring and paint included with other line items
  - Shower: Approx. 100 GSF tile
  - Sink and Toilet
  - Vinyl Tile: Approx. 175 GSF
- Office Restroom:**
- Pedestal Sink
  - Toilet



Comp #: 1417 Office Equipment - Replace



*Observations:*

- New file cabinet and new computer/printer was recently purchased. All appear to be functional and in good condition.
- Due to changes in technology, we recommend the association plan on replacing equipment every 5 years.
- Remaining life is based on reports of recent replacement.

*Location:* **Upstairs office**

*Quantity:* **See general notes**

*Life Expectancy:* **5** *Remaining Life:* **4**

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

Allowance to replace equipment/computers

*Worst Cost:* **\$2,000**

Higher allowance for more replacement

*Source of Information:* Cost database

*General Notes:*

**Reserve to replace -:**

- (1) HP Laptop
- (1) Brother Printer

**Replace as needed:**

- (1) Small window Air Conditioner Unit
- (1) Maytag microwave
- Desks, Filing Cabinets, Chairs

**Project History:**

- 2017: New laptop - \$740.82
- 2017: New copier is going to be bought

Comp #: 1501 Carpeting - Replace



*Observations:*

- Expect to replace this component every 10 - 12 years assuming normal use and wear.
- We extended the remaining life a couple years to redo carpeting and tile at the same time for best cost estimate and to match the décor

*Location:* **Clubhouse**

*Quantity:* **Approx. 65 GSY**

*Life Expectancy:* **12** *Remaining Life:* **2**

*Best Cost:* **\$2,800**

\$43/GSY; Estimate for average quality

*Worst Cost:* **\$3,050**

\$47/GSY; Higher estimate for better quality

*Source of Information:* Cost Database

*General Notes:*

**Office: Approx. 55 GSY**  
**Stairs to Lower Level: Approx. 10 GSY**

Comp #: 1503 Porcelain Tile - Replace



*Observations:*

- Depending on the quality of tile, the level of use and care, the average life expectancy of ceramic tile ranges between 20 - 25 years.
- Coordinate with other interior projects to match décor and get best cost estimate possible.

*Location:* **Clubhouse**

*Quantity:* **Approx. 450 GSF**

*Life Expectancy:* **24** Remaining Life: **2**

*Best Cost:* **\$7,650**

\$17/GSF: Estimate to replace

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

\$20/GSF: Higher estimate

*Source of Information:* Cost database

*General Notes:*

**Entry: Approx. 190 GSF**  
**Kitchen: Approx. 70 GSF**  
**Side Entry: Approx. 10 GSF**  
**Lower Level: Approx. 160 GSF**  
**Office Restroom: Approx. 20 GSF**



Comp #: 1505 Laminate - Replace



Observations:

- Depending on the level of use, this type of flooring will have a life expectancy of 15 - 20 years.
- Oftentimes, laminate flooring may appear dated over time, but this flooring has an appearance that can have an extended life.
- At this time, we recommend establishing a replacement cycle of 20 years, but actual replacement will depend on the boards decision for changing the style since it is likely the flooring will outlast the trend.

Location: **Clubhouse**

General Notes:

Quantity: **Approx. 1,385 GSF**

**Main Level: Approx. 880 GSF**  
**Lower Level: Approx. 505 GSF**

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

Best Cost: **\$17,325**  
\$12.50/GSF; Estimate to replace

Worst Cost: **\$20,775**  
\$15.00/GSF; Estimate for upgraded material

Source of Information: Cost Database



Comp #: 1507 Indoor/Outdoor Carpet - Replace



*Observations:*

- This carpet was replaced in 2013 and is still in fair condition at the time of site evaluation.
- Expect to replace indoor/outdoor carpet every 8 - 10 years to maintain appearance and function.
- We extended the life expectancy to 12 years based on age and observed condition.

*Location:* **Shade structure by pool**

*Quantity:* **Approx. 100 GSY**

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

*Best Cost:* **\$1,500**  
\$15/GSY; Estimate to replace

*Worst Cost:* **\$1,800**  
\$18/GSY: Higher estimate

*Source of Information:* Cost database

*General Notes:*

Comp #: 1601 Interior - Replace



*Observations:*

- New exit signs purchased and installed by on site maintenance staff in 2020.
- Due to the low replacement cost of these type of lights, we suggest replacing on an as needed basis with general operating funds.
- Also, the majority of these lights are not considered decorative, and replacement can occur without disrupting the décor of the room.
- Therefore, at this time, separate Reserve funding is not required for this component

*Location:* **Clubhouse interiors**

*Quantity:* **Approx. (47) fixtures**

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

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*General Notes:*

- (16) Can lights**
- (15) Fluorescent**
- (1) Ceiling fan**
- (8) Exit**
- (7) Decorative fixtures**

Comp #: 1602 Exterior Lights - Replace



Observations:

- Due to the minimal cost to replace these lights, Reserve funding is not appropriate.
- Repair and replace as necessary as an operating expense.

Location: **Clubhouse, arena**

Quantity: **(10) Assorted Fixtures**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

- Clubhouse:**
  - (6) wall mount
- Mail Center:**
  - (2) fixtures
- Barn:**
  - (1) wall mount
- Pool Building:**
  - (1) wall mount
- Project History:**
  - 2017: Some new LED, just replacing as needed



Comp #: 1604 Pole Lights - Replace



Observations:

- New LED lights were installed at the pool and the parking lot. Most of the fixtures at the arena have been replaced as well.
- The average replacement cycle for these lights should range from 10 - 15 years for the fixture head
- Remaining life is based on when the fixtures were replaced.

Location: **See General Notes**

Quantity: **(8) Pole Lights**

Life Expectancy: **15** Remaining Life: **12**

Best Cost: **\$6,400**  
\$800/fixture; Estimate to replace

Worst Cost: **\$7,200**  
\$900/fixture; Estimate for upgraded fixture

Source of Information: Cost Database

General Notes:

**Arena: (6) 20' pole lights**  
**Parking Lot: (1) LED light**  
**Pool Area: (1) LED light**  
**NOTE: Funding includes labor and the cost of renting a lift to access the fixtures.**

Comp #: 1701 Irrigation System - Major Repairs



Observations:

- System is small and there have been no reported problems with the system.
- At this time, there is no expectancy to completely replace the system and Reserve funding is not recommended.
- We recommend the association establish a line item in the general operating budget for annual repairs to necessary components of the system (broken lines, sprinkler heads, controller, valves, backflow preventers, etc).

Location: **Clubhouse Area**

Quantity: **Small system**

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

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

General Notes:

**Hunter Pro-C: 13 Zones**  
**- March 2017**

Comp #: 1801 Groundcover - Replenish



Observations:

- It was reported there is interest in redoing the entry area by the mailboxes.
- This line item is for projects that lie outside the scope of routine maintenance.
- In order to preserve an attractive curb appeal and to maintain the health of the plants and shrubs, we recommend reserving for refurbishment projects every 10 - 12 years.
- This line item is for cyclical major refurbishment and should not be considered as complete landscaping replacement.
- Minor refurbishment should be handled as needed with operating funds

Location: **Clubhouse Area, Mail Center**

General Notes:

Quantity: **Moderate area**

Life Expectancy: **12** Remaining Life: **0**

Best Cost: **\$30,000**

Allowance for major replenishment

Worst Cost: **\$35,000**

Higher allowance for more replenishment

Source of Information: Client provided cost information

Empty rectangular box for general notes.



Comp #: 1804 Tree - Replacement/Major Maintenance



*Observations:*

- Trees appeared to be healthy and in good condition at time of site evaluation.
- It is very difficult to predict a replacement cycle for trees as there are several factors such as disease, infestation of insects, heavy snow storms, etc. can all attribute to eventual tree replacement.
- Since it is difficult to predict when the replacement will be necessary, Reserve funding is typically not a factor.
- Therefore, unless requested by the association, Reserve funding will not be included as part of the study for this component.

*Location:* **Throughout Property**

*Quantity:* **Extensive**

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

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*General Notes:*

Comp #: 1805 Landscape Timbers - Major Repairs



Observations:

- Several timbers are rotted out or leaning. The area around the mailbox center will be refurbished soon, and the railroad ties will be included in this project.
- We recommend establishing Reserve funds for periodic replacement of timbers every 6 years.
- This is not intended as complete replacement of all timbers, just an allowance for periodic repairs.

Location: **Clubhouse, Mail Center, Barn**

General Notes:

Quantity: **Extensive**

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

Best Cost: **\$6,000**

Allowance for major repairs

Worst Cost: **\$6,750**

Higher allowance for more repairs

Source of Information: Cost Database

Empty rectangular box for general notes.



Comp #: 1901 Maintenance Equipment - Replace Allowance



Observations:

- It was reported the riding mower and weed trimmer is in need of replacement. The push mower was recently serviced and is working well.
- This line item is an allowance to replace the needed equipment every 5 years.

Location: **Storage shed**

Quantity: **See general notes**

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

Best Cost: **\$2,750**  
Estimate to replace needed equipment

Worst Cost: **\$3,250**  
Higher estimate for more replacement

Source of Information: Cost database

General Notes:

**Push mower - Toro**  
**Weed eater**  
**Black & Decker Blower**  
**Dixon Riding Mower Zero Turn**  
**Sears riding mower (not observed, reported association owns one)**  
**Miscellaneous hand tools, supplies**  
**sports supplies (volleyball net, tennis court nets, hockey nets, hoops, etc.**



Comp #: 2001 Storage Shed - Replace



*Observations:*

- Shed exhibits deteriorated wood and a roof that is in poor condition
- Based on age of shed and observed conditions, we recommend the association have funds available for when replacement is necessary.

*Location:* **Near pool area**

*Quantity:* **(1) 12x8 structure**

*Life Expectancy:* **20** *Remaining Life:* **0**

*Best Cost:* **\$3,600**

Estimate to replace with similar size

*Worst Cost:* **\$4,000**

Higher estimate for more options

*Source of Information:* Cost database

*General Notes:*

Comp #: 2030 Arena - Rebuild



Observations:

- Arena was completely rebuilt in 2016 and is in good condition. No unusual conditions were noted, except a little rusting on the arena panels
- Reserve for complete rebuilding of arena every 30 years based on when the last project was completed and age of community
- In between major rebuilding, treat periodic repairs and new bedding as needed with operating funds.

Location: **Arena**

General Notes:

Quantity: **Approx. 20,000 GSF**

**Project History:**  
**- 2016: Rebuilt entire arena - \$32,300**  
**NOTE: Arena panels included with this cost**

Life Expectancy: **30** Remaining Life: **24**

Best Cost: **\$31,500**

Estimate to rebuild

Worst Cost: **\$36,000**

Higher estimate for more labor

Source of Information: Past client cost

Comp #: 2035 Barn Interior - Remodel



*Observations:*

- New electrical GFI's were installed, as well as covered lights, and replaced with LED bulbs recently.
- These projects were completed with operating funds
- All future maintenance to the interior of the barn should be performed as needed with operating funds.

*Location:* **Inside of barn**

*Quantity:* **Stalls, footing, etc.**

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

*Best Cost:* **\$0**

*Worst Cost:* **\$0**

*Source of Information:*

*General Notes:*



Comp #: 2035 Horse Exercise Pen - Replace



*Observations:*

- It was reported at time of observation that the existing exercise pen was installed in 2013 and is still in good shape with no unusual conditions noted.
- Expect to replace this pen and upgrade every 18 - 20 years if properly maintained and under normal conditions.

*Location:* **Near barn and horse arena**

*Quantity:* **(1) pen**

*Life Expectancy:* **20** *Remaining Life:* **11**

*Best Cost:* **\$1,800**  
Estimate to replace with similar

*Worst Cost:* **\$2,300**  
Higher estimate for more options

*Source of Information:* Client provided cost information

*General Notes:*

# Funding Summary For Pawnee Hills Community Association

## **Beginning Assumptions**

Financial Information Source	Research With Client
# of units	167
Fiscal Year End	December 31, 2022
Monthly Dues from 2021 budget	\$9,770.00
Monthly Reserve Allocation from 2021 Budget	\$2,150.00
Projected Starting Reserve Balance (as of 1/1/2022)	\$90,179
<b>Reserve Balance: Average Per Unit</b>	<b>\$540</b>
Ideal Starting Reserve Balance (as of 1/1/2022)	\$569,010
Ideal Reserve Balance: Average Per Unit	\$3,407

## **Economic Factors**

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

## **Current Reserve Status**

Current Balance as a % of Ideal Balance	16%
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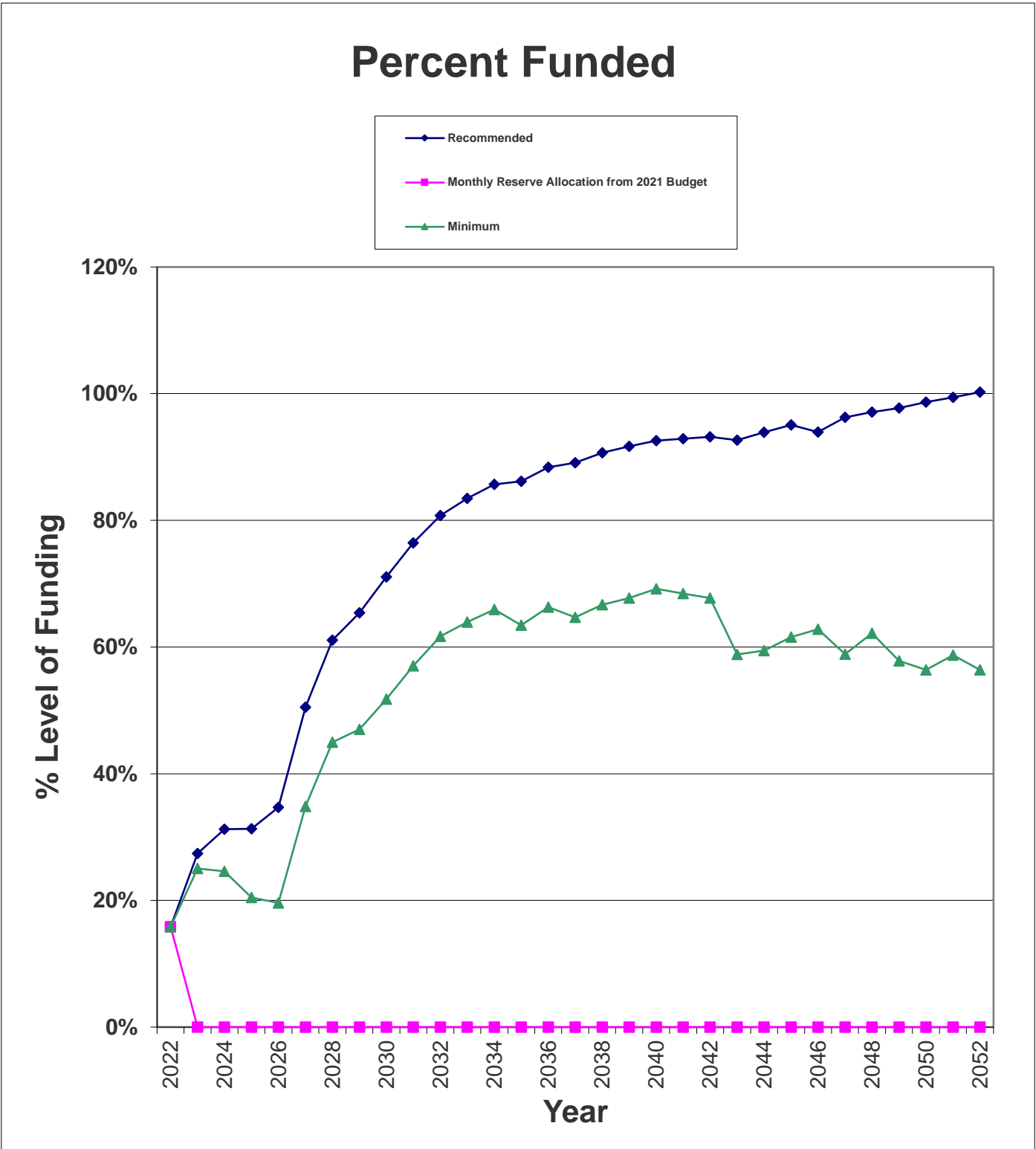
## **Recommendations for 2022 Fiscal Year**

Monthly Reserve Allocation	\$5,750
Per Unit	\$34.43
Minimum Monthly Reserve Allocation	\$4,925
Per Unit	\$29.49
Primary Annual Increases	4.00%
# of Years	30
Special Assessment (2022)	\$167,000
Per Unit	\$1,000
Special Assessment (2023)	\$83,500
Per Unit	\$500

## **Changes From Prior Year (2021 to 2022)**

Increase/Decrease to Reserve Allocation	\$3,600
as Percentage	167%
Average Per Unit	\$21.56

Percent Funded Graph For Pawnee Hills Community Association





*Component Inventory for Pawnee Hills Community Assoc.*

<b>Category</b>	<b>Asset #</b>	<b>Asset Name</b>	<b>UL</b>	<b>RUL</b>	<b>Best Cost</b>	<b>Worst Cost</b>
Roofing	108	Metal Roof - Replace	50	43	\$92,825	\$110,600
	120	Raingutters/Downspouts - Replace	25	18	\$2,700	\$3,100
Painted Surfaces	202	Wood Surfaces - Restain	5	1	\$16,325	\$18,875
	216	Interior Surfaces - Repaint	10	0	\$10,475	\$12,300
Siding Materials	302	Vinyl Siding - Replace	28	1	\$60,175	\$74,500
	305	Wood Siding - Replace	30	1	\$65,000	\$78,000
Drive Materials	401	Asphalt - Major Overlay	25	18	\$23,800	\$26,600
	402	Asphalt - Surface Application	5	0	\$2,400	\$2,800
Property Access	501	Doors - Replace	25	17	\$11,150	\$12,300
	506	Windows - Replace	25	19	\$16,800	\$19,950
Walking Surfaces	601	Concrete Sidewalks/Decks - Repair	5	3	\$6,250	\$7,000
	609	Composite Deck - Replace	24	20	\$109,525	\$121,325
Mechanical Equip.	701	Gas Stoves - Replace	25	19	\$10,600	\$13,000
	703	Water Heater & Expansion Tank - Repla	15	0	\$2,700	\$3,200
	717	Baseboard Heaters - Replace	N/A		\$0	\$0
Prop. Identification	801	Entry Sign - Major Repairs	12	0	\$4,200	\$4,700
	803	Mailboxes - Replace	20	0	\$25,300	\$29,700
Security	903	Security System - Replace	7	0	\$14,250	\$16,000
	910	Key Card System - Replace	12	0	\$28,000	\$32,000
Fencing/Walls	1001	Wood Fencing - Replace	22	0	\$13,600	\$15,300
	1003	Chain Link Fencing - Replace	10	0	\$5,000	\$6,500
	1005	Block Wall - Replace	N/A		\$0	\$0
Pool/Spa	1101	Pool/Coping - Resurface/Replace	12	2	\$21,600	\$26,100
	1104	Pool Heater - Replace	12	2	\$5,750	\$6,500
	1108	Pool Filter - Replace	18	16	\$2,000	\$2,400
	1112	Misc. Pool Equipment - Partial Replace	7	1	\$2,000	\$2,350
	1121	Pool Furniture - Replace	N/A		\$0	\$0
	1126	Skimmers - Replace	24	14	\$4,800	\$5,700
Courts	1201	Upper Tennis Court - Remove/Refurbish	99	0	\$40,000	\$45,000
	1204	Sport Court - Clean/Repair	3	0	\$2,500	\$3,000
	1204	Sport Court - Replace	24	3	\$47,500	\$55,000
Recreation Equip.	1305	Barbecue - Replace	12	4	\$950	\$1,200
	1305	Barbecue Pit - Replace	N/A		\$0	\$0
	1306	Picnic Tables - Replace	N/A		\$0	\$0
	1315	Volleyball Court - Refurbish	18	0	\$7,000	\$8,000
Interiors	1402	Appliances - Replace	15	8	\$2,650	\$3,200
	1403	Cabinets/Countertops - Replace	24	2	\$3,600	\$4,600
	1405	Furnishings - Partial Replacement	12	2	\$14,000	\$16,500
	1408	Window Treatments - Replace	12	7	\$4,200	\$5,250
	1409	Sauna Room - Refurbish	20	1	\$6,000	\$7,000
	1411	Steam Room - Refinish/Repair	15	7	\$4,200	\$5,200
	1412	Steamer - Replace	15	1	\$3,800	\$4,300
	1413	Restroom - Remodel	17	2	\$12,500	\$15,000
1417	Office Equipment - Replace	5	4	\$1,500	\$2,000	
Flooring	1501	Carpeting - Replace	12	2	\$2,800	\$3,050
	1503	Porcelain Tile - Replace	24	2	\$7,650	\$9,000
	1505	Laminate - Replace	20	6	\$17,325	\$20,775
	1507	Indoor/Outdoor Carpet - Replace	12	3	\$1,500	\$1,800
Light Fixtures	1601	Interior - Replace	N/A		\$0	\$0

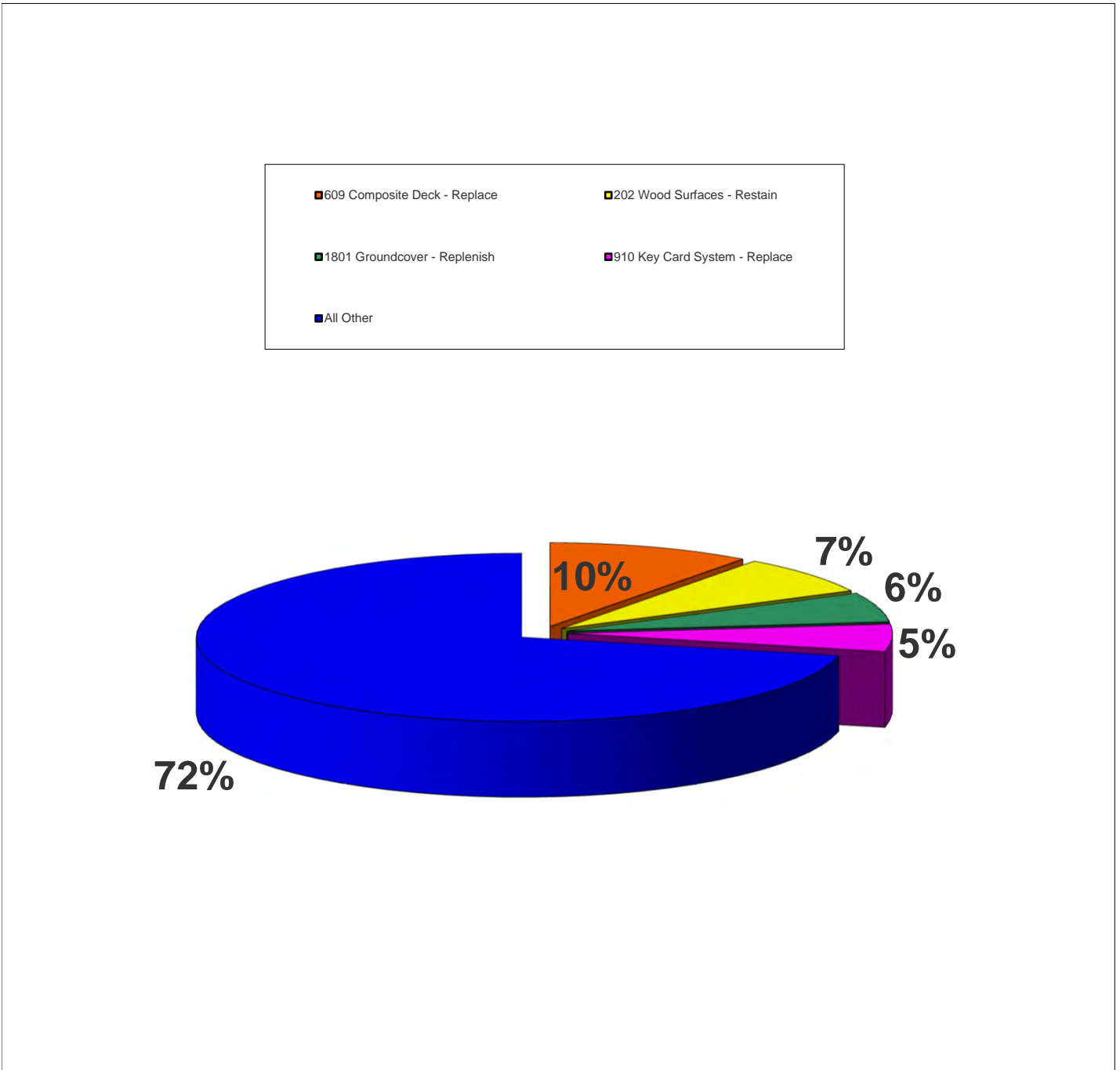
<b>Category</b>	<b>Asset #</b>	<b>Asset Name</b>	<b>UL</b>	<b>RUL</b>	<b>Best Cost</b>	<b>Worst Cost</b>
Light Fixtures	1602	Exterior Lights - Replace	N/A		\$0	\$0
	1604	Pole Lights - Replace	15	12	\$6,400	\$7,200
Irrig. System	1701	Irrigation System - Major Repairs	N/A		\$0	\$0
Landscaping	1801	Groundcover - Replenish	12	0	\$30,000	\$35,000
	1804	Tree - Replacement/Major Maintenance	N/A		\$0	\$0
	1805	Landscape Timbers - Major Repairs	6	0	\$6,000	\$6,750
Maintenance Equip.	1901	Maintenance Equipment - Replace Allow	5	0	\$2,750	\$3,250
Miscellaneous	2001	Storage Shed - Replace	20	0	\$3,600	\$4,000
	2030	Arena - Rebuild	30	24	\$31,500	\$36,000
	2035	Barn Interior - Remodel	N/A		\$0	\$0
	2035	Horse Exercise Pen - Replace	20	11	\$1,800	\$2,300

## Significant Components For Pawnee Hills Community Association

ID	Asset Name	UL	RUL	Ave Curr Cost	Significance: (Curr Cost/UL)	
					As \$	As %
108	Metal Roof - Replace	50	43	\$101,713	\$2,034	4.2828%
120	Raingutters/Downspouts - Replace	25	18	\$2,900	\$116	0.2442%
202	Wood Surfaces - Restain	5	1	\$17,600	\$3,520	7.4108%
216	Interior Surfaces - Repaint	10	0	\$11,388	\$1,139	2.3974%
302	Vinyl Siding - Replace	28	1	\$67,338	\$2,405	5.0631%
305	Wood Siding - Replace	30	1	\$71,500	\$2,383	5.0177%
401	Asphalt - Major Overlay	25	18	\$25,200	\$1,008	2.1222%
402	Asphalt - Surface Application	5	0	\$2,600	\$520	1.0948%
501	Doors - Replace	25	17	\$11,725	\$469	0.9874%
506	Windows - Replace	25	19	\$18,375	\$735	1.5474%
601	Concrete Sidewalks/Decks - Repair	5	3	\$6,625	\$1,325	2.7896%
609	Composite Deck - Replace	24	20	\$115,425	\$4,809	10.1253%
701	Gas Stoves - Replace	25	19	\$11,800	\$472	0.9937%
703	Water Heater & Expansion Tank - Replace	15	0	\$2,950	\$197	0.4140%
801	Entry Sign - Major Repairs	12	0	\$4,450	\$371	0.7807%
803	Mailboxes - Replace	20	0	\$27,500	\$1,375	2.8948%
903	Security System - Replace	7	0	\$15,125	\$2,161	4.5490%
910	Key Card System - Replace	12	0	\$30,000	\$2,500	5.2633%
1001	Wood Fencing - Replace	22	0	\$14,450	\$657	1.3828%
1003	Chain Link Fencing - Replace	10	0	\$5,750	\$575	1.2106%
1101	Pool/Coping - Resurface/Replace	12	2	\$23,850	\$1,988	4.1843%
1104	Pool Heater - Replace	12	2	\$6,125	\$510	1.0746%
1108	Pool Filter - Replace	18	16	\$2,200	\$122	0.2573%
1112	Misc. Pool Equipment - Partial Replace	7	1	\$2,175	\$311	0.6542%
1126	Skimmers - Replace	24	14	\$5,250	\$219	0.4605%
1201	Upper Tennis Court - Remove/Refurbish	99	0	\$42,500	\$0	0.0000%
1204	Sport Court - Clean/Repair	3	0	\$2,750	\$917	1.9299%
1204	Sport Court - Replace	24	3	\$51,250	\$2,135	4.4958%
1305	Barbecue - Replace	12	4	\$1,075	\$90	0.1886%
1315	Volleyball Court - Refurbish	18	0	\$7,500	\$417	0.8772%
1402	Appliances - Replace	15	8	\$2,925	\$195	0.4105%
1403	Cabinets/Countertops - Replace	24	2	\$4,100	\$171	0.3597%
1405	Furnishings - Partial Replacement	12	2	\$15,250	\$1,271	2.6755%
1408	Window Treatments - Replace	12	7	\$4,725	\$394	0.8290%
1409	Sauna Room - Refurbish	20	1	\$6,500	\$325	0.6842%
1411	Steam Room - Refinish/Repair	15	7	\$4,700	\$313	0.6597%
1412	Steamer - Replace	15	1	\$4,050	\$270	0.5684%
1413	Restroom - Remodel	17	2	\$13,750	\$809	1.7028%
1417	Office Equipment - Replace	5	4	\$1,750	\$350	0.7369%
1501	Carpeting - Replace	12	2	\$2,925	\$244	0.5132%
1503	Porcelain Tile - Replace	24	2	\$8,325	\$347	0.7303%
1505	Laminate - Replace	20	6	\$19,050	\$953	2.0053%
1507	Indoor/Outdoor Carpet - Replace	12	3	\$1,650	\$138	0.2895%
1604	Pole Lights - Replace	15	12	\$6,800	\$453	0.9544%
1801	Groundcover - Replenish	12	0	\$32,500	\$2,708	5.7019%
1805	Landscape Timbers - Major Repairs	6	0	\$6,375	\$1,063	2.2369%
1901	Maintenance Equipment - Replace Allowance	5	0	\$3,000	\$600	1.2632%
2001	Storage Shed - Replace	20	0	\$3,800	\$190	0.4000%
2030	Arena - Rebuild	30	24	\$33,750	\$1,125	2.3685%
2035	Horse Exercise Pen - Replace	20	11	\$2,050	\$103	0.2158%



## Significant Components Graph For Pawnee Hills Community Association



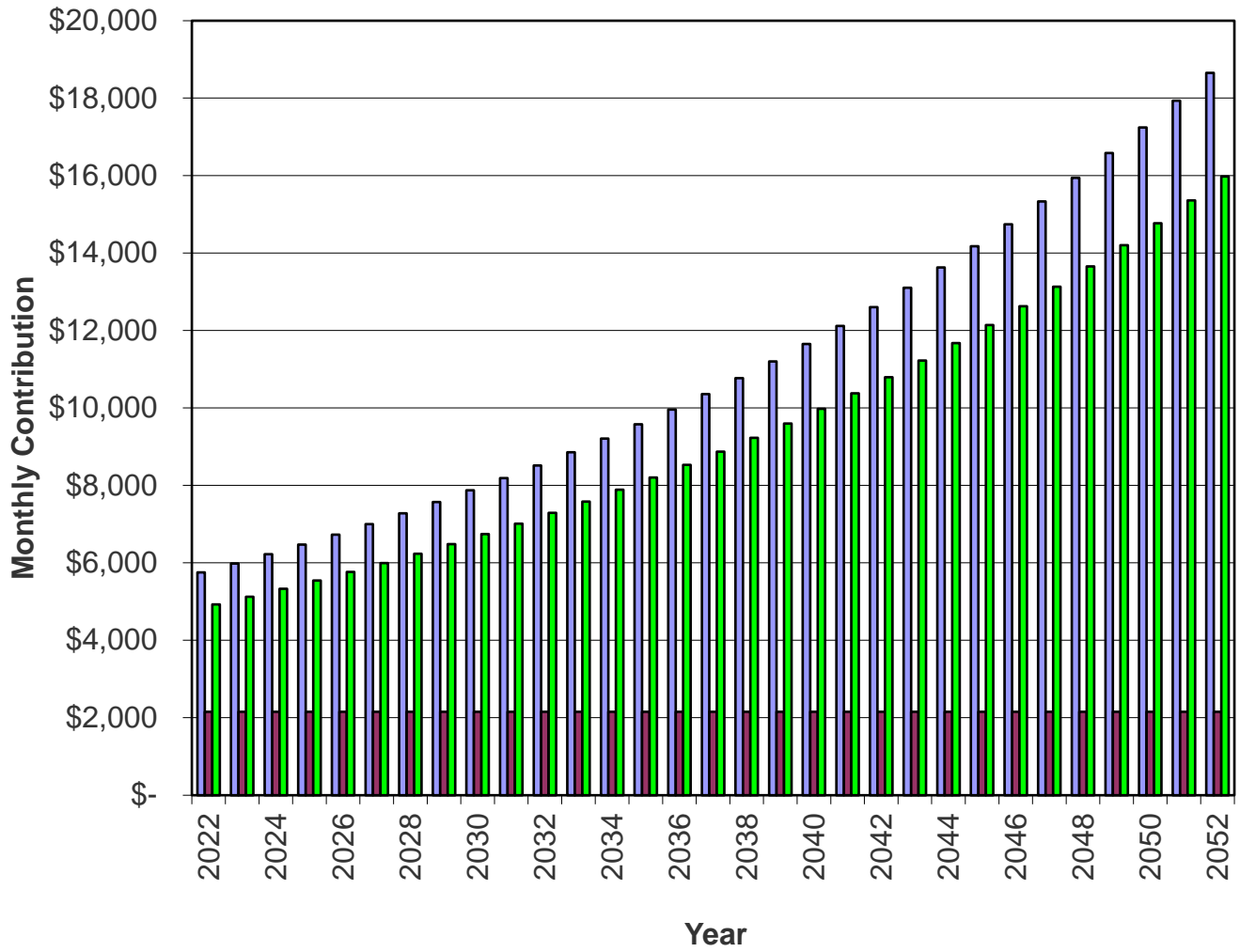
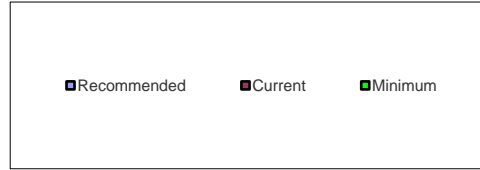
Asset ID	Asset Name	UL	RUL	Average Curr. Cost	Significance: (Curr Cost/UL)	
					As \$	As %
609	Composite Deck - Replace	24	20	\$115,425	\$4,809	10%
202	Wood Surfaces - Restain	5	1	\$17,600	\$3,520	7%
1801	Groundcover - Replenish	12	0	\$32,500	\$2,708	6%
910	Key Card System - Replace	12	0	\$30,000	\$2,500	5%
All Other	See Expanded Table on Page 4 For Additional Breakdown				\$33,961	71%

## Yearly Summary For Pawnee Hills Community Association

<b>Fiscal Year Start</b>	<b>Fully Funded Balance</b>	<b>Starting Reserve Balance</b>	<b>Percent Funded</b>	<b>Annual Reserve Contribs</b>	<b>Rec. Special Ass'mnt</b>	<b>Interest Income</b>	<b>Reserve Expenses</b>
2022	\$569,010	\$90,179	16%	\$69,000	\$167,000	\$1,862	\$212,638
2023	\$421,035	\$115,404	27%	\$71,760	\$83,500	\$1,473	\$176,352
2024	\$306,704	\$95,785	31%	\$74,630	\$0	\$931	\$80,777
2025	\$289,345	\$90,569	31%	\$77,616	\$0	\$945	\$70,557
2026	\$284,189	\$98,573	35%	\$80,720	\$0	\$1,379	\$3,337
2027	\$351,275	\$177,336	50%	\$83,949	\$0	\$2,169	\$6,896
2028	\$419,989	\$256,558	61%	\$87,307	\$0	\$2,721	\$58,760
2029	\$440,144	\$287,825	65%	\$90,799	\$0	\$3,183	\$32,854
2030	\$490,866	\$348,953	71%	\$94,431	\$0	\$3,898	\$16,358
2031	\$563,757	\$430,924	76%	\$98,209	\$0	\$4,789	\$6,545
2032	\$652,912	\$527,378	81%	\$102,137	\$0	\$5,638	\$34,475
2033	\$719,799	\$600,677	83%	\$106,222	\$0	\$6,412	\$31,060
2034	\$796,280	\$682,252	86%	\$110,471	\$0	\$6,723	\$136,564
2035	\$769,350	\$662,882	86%	\$114,890	\$0	\$7,179	\$11,381
2036	\$875,246	\$773,570	88%	\$119,486	\$0	\$7,739	\$125,854
2037	\$869,921	\$774,942	89%	\$124,265	\$0	\$8,267	\$28,238
2038	\$969,902	\$879,236	91%	\$129,236	\$0	\$9,238	\$48,512
2039	\$1,056,925	\$969,198	92%	\$134,405	\$0	\$10,292	\$23,791
2040	\$1,177,516	\$1,090,104	93%	\$139,781	\$0	\$11,108	\$108,620
2041	\$1,219,067	\$1,132,373	93%	\$145,373	\$0	\$11,548	\$111,141
2042	\$1,264,207	\$1,178,152	93%	\$151,187	\$0	\$10,638	\$389,578
2043	\$1,025,635	\$950,399	93%	\$157,235	\$0	\$9,832	\$100,598
2044	\$1,083,025	\$1,016,869	94%	\$163,524	\$0	\$10,769	\$53,280
2045	\$1,197,226	\$1,137,883	95%	\$170,065	\$0	\$12,160	\$24,874
2046	\$1,379,128	\$1,295,234	94%	\$176,868	\$0	\$12,378	\$302,965
2047	\$1,227,191	\$1,181,516	96%	\$183,943	\$0	\$12,714	\$15,852
2048	\$1,402,991	\$1,362,320	97%	\$191,300	\$0	\$13,206	\$286,917
2049	\$1,309,636	\$1,279,909	98%	\$198,952	\$0	\$12,892	\$192,126
2050	\$1,317,342	\$1,299,628	99%	\$206,911	\$0	\$13,728	\$73,205
2051	\$1,455,826	\$1,447,061	99%	\$215,187	\$0	\$14,421	\$238,269

Reserve Contributions For Pawnee Hills Community Association

# Reserve Contributions



## Component Funding Information For Pawnee Hills Community Association

ID	Component Name	Ave		Current	Monthly
		Current	Ideal	Fund	
		Cost	Balance	Balance	
108	Metal Roof - Replace	\$101,713	\$14,240	\$0	\$246.26
120	Raingutters/Downspouts - Replace	\$2,900	\$812	\$0	\$14.04
202	Wood Surfaces - Restain	\$17,600	\$14,080	\$0	\$426.12
216	Interior Surfaces - Repaint	\$11,388	\$11,388	\$11,388	\$137.85
302	Vinyl Siding - Replace	\$67,338	\$64,933	\$0	\$291.13
305	Wood Siding - Replace	\$71,500	\$69,117	\$0	\$288.52
401	Asphalt - Major Overlay	\$25,200	\$7,056	\$0	\$122.03
402	Asphalt - Surface Application	\$2,600	\$2,600	\$2,600	\$62.95
501	Doors - Replace	\$11,725	\$3,752	\$0	\$56.78
506	Windows - Replace	\$18,375	\$4,410	\$0	\$88.98
601	Concrete Sidewalks/Decks - Repair	\$6,625	\$2,650	\$0	\$160.40
609	Composite Deck - Replace	\$115,425	\$19,238	\$0	\$582.21
701	Gas Stoves - Replace	\$11,800	\$2,832	\$0	\$57.14
703	Water Heater & Expansion Tank - Replace	\$2,950	\$2,950	\$2,950	\$23.81
801	Entry Sign - Major Repairs	\$4,450	\$4,450	\$4,450	\$44.89
803	Mailboxes - Replace	\$27,500	\$27,500	\$27,500	\$166.45
903	Security System - Replace	\$15,125	\$15,125	\$15,125	\$261.57
910	Key Card System - Replace	\$30,000	\$30,000	\$26,167	\$302.64
1001	Wood Fencing - Replace	\$14,450	\$14,450	\$0	\$79.51
1003	Chain Link Fencing - Replace	\$5,750	\$5,750	\$0	\$69.61
1101	Pool/Coping - Resurface/Replace	\$23,850	\$19,875	\$0	\$240.60
1104	Pool Heater - Replace	\$6,125	\$5,104	\$0	\$61.79
1108	Pool Filter - Replace	\$2,200	\$244	\$0	\$14.80
1112	Misc. Pool Equipment - Partial Replace	\$2,175	\$1,864	\$0	\$37.61
1126	Skimmers - Replace	\$5,250	\$2,188	\$0	\$26.48
1201	Upper Tennis Court - Remove/Refurbish	\$42,500	\$42,500	\$0	\$0.00
1204	Sport Court - Clean/Repair	\$2,750	\$2,750	\$0	\$110.97
1204	Sport Court - Replace	\$51,250	\$44,844	\$0	\$258.51
1305	Barbecue - Replace	\$1,075	\$717	\$0	\$10.84
1315	Volleyball Court - Refurbish	\$7,500	\$7,500	\$0	\$50.44
1402	Appliances - Replace	\$2,925	\$1,365	\$0	\$23.61
1403	Cabinets/Countertops - Replace	\$4,100	\$3,758	\$0	\$20.68
1405	Furnishings - Partial Replacement	\$15,250	\$12,708	\$0	\$153.84
1408	Window Treatments - Replace	\$4,725	\$1,969	\$0	\$47.67
1409	Sauna Room - Refurbish	\$6,500	\$6,175	\$0	\$39.34
1411	Steam Room - Refinish/Repair	\$4,700	\$2,507	\$0	\$37.93
1412	Steamer - Replace	\$4,050	\$3,780	\$0	\$32.69
1413	Restroom - Remodel	\$13,750	\$12,132	\$0	\$97.91
1417	Office Equipment - Replace	\$1,750	\$350	\$0	\$42.37
1501	Carpeting - Replace	\$2,925	\$2,438	\$0	\$29.51
1503	Porcelain Tile - Replace	\$8,325	\$7,631	\$0	\$41.99
1505	Laminate - Replace	\$19,050	\$13,335	\$0	\$115.31
1507	Indoor/Outdoor Carpet - Replace	\$1,650	\$1,238	\$0	\$16.65
1604	Pole Lights - Replace	\$6,800	\$1,360	\$0	\$54.88
1801	Groundcover - Replenish	\$32,500	\$32,500	\$0	\$327.86
1805	Landscape Timbers - Major Repairs	\$6,375	\$6,375	\$0	\$128.62
1901	Maintenance Equipment - Replace Allowance	\$3,000	\$3,000	\$0	\$72.63
2001	Storage Shed - Replace	\$3,800	\$3,800	\$0	\$23.00
2030	Arena - Rebuild	\$33,750	\$6,750	\$0	\$136.19
2035	Horse Exercise Pen - Replace	\$2,050	\$923	\$0	\$12.41



## Yearly Cash Flow For Pawnee Hills Community Association

Year	2022	2023	2024	2025	2026
<b>Starting Balance</b>	\$90,179	\$115,404	\$95,785	\$90,569	\$98,573
<i>Reserve Income</i>	\$69,000	\$71,760	\$74,630	\$77,616	\$80,720
<i>Interest Earnings</i>	\$1,862	\$1,473	\$931	\$945	\$1,379
<i>Special Assessments</i>	\$167,000	\$83,500	\$0	\$0	\$0
<b>Funds Available</b>	\$328,041	\$272,136	\$171,346	\$169,130	\$180,672
<b>Reserve Expenditures</b>	\$212,638	\$176,352	\$80,777	\$70,557	\$3,337
<b>Ending Balance</b>	\$115,404	\$95,785	\$90,569	\$98,573	\$177,336

Year	2027	2028	2029	2030	2031
<b>Starting Balance</b>	\$177,336	\$256,558	\$287,825	\$348,953	\$430,924
<i>Reserve Income</i>	\$83,949	\$87,307	\$90,799	\$94,431	\$98,209
<i>Interest Earnings</i>	\$2,169	\$2,721	\$3,183	\$3,898	\$4,789
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$263,453	\$346,585	\$381,807	\$447,282	\$533,922
<b>Reserve Expenditures</b>	\$6,896	\$58,760	\$32,854	\$16,358	\$6,545
<b>Ending Balance</b>	\$256,558	\$287,825	\$348,953	\$430,924	\$527,378

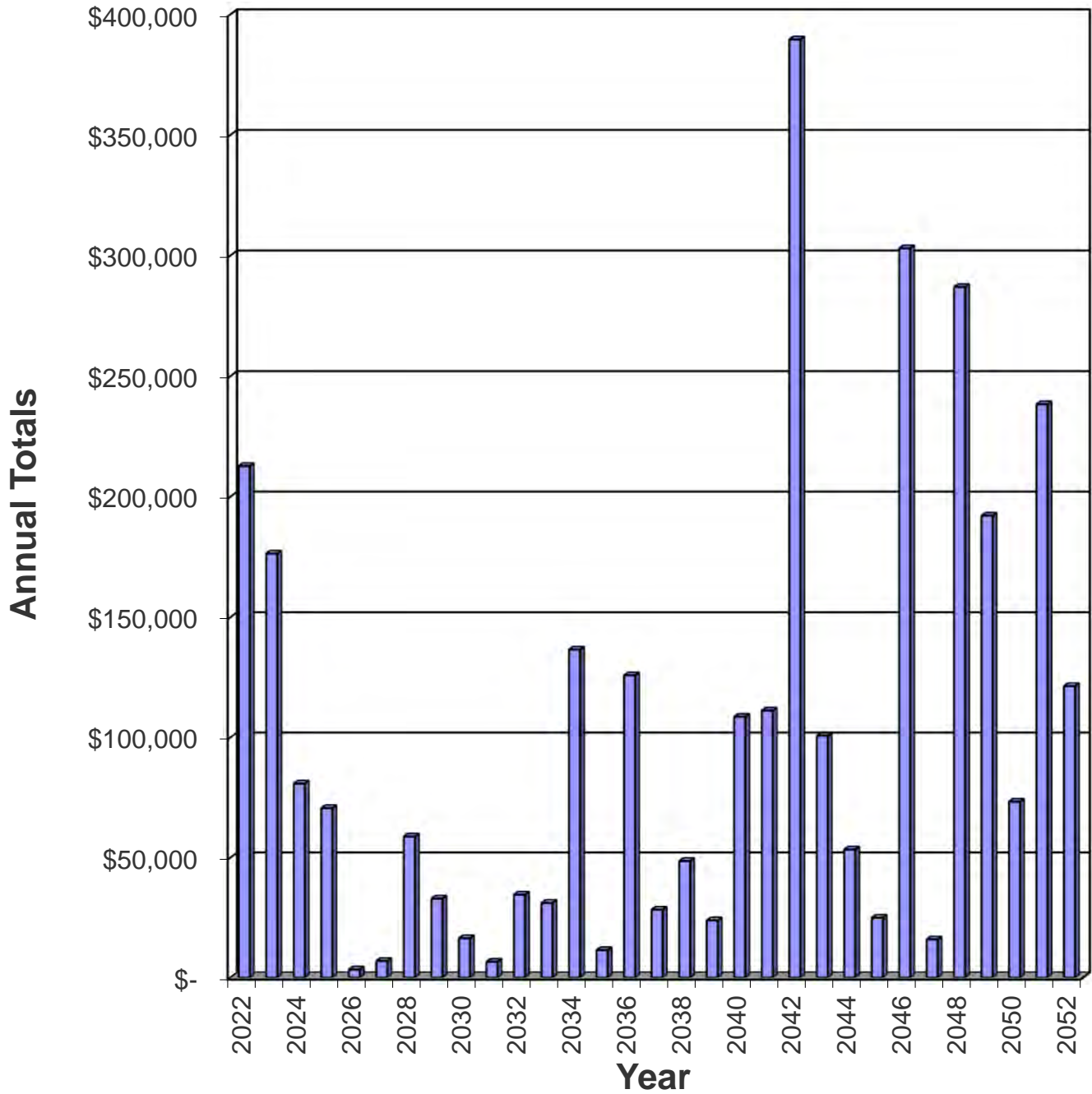
Year	2032	2033	2034	2035	2036
<b>Starting Balance</b>	\$527,378	\$600,677	\$682,252	\$662,882	\$773,570
<i>Reserve Income</i>	\$102,137	\$106,222	\$110,471	\$114,890	\$119,486
<i>Interest Earnings</i>	\$5,638	\$6,412	\$6,723	\$7,179	\$7,739
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$635,152	\$713,312	\$799,446	\$784,951	\$900,795
<b>Reserve Expenditures</b>	\$34,475	\$31,060	\$136,564	\$11,381	\$125,854
<b>Ending Balance</b>	\$600,677	\$682,252	\$662,882	\$773,570	\$774,942

Year	2037	2038	2039	2040	2041
<b>Starting Balance</b>	\$774,942	\$879,236	\$969,198	\$1,090,104	\$1,132,373
<i>Reserve Income</i>	\$124,265	\$129,236	\$134,405	\$139,781	\$145,373
<i>Interest Earnings</i>	\$8,267	\$9,238	\$10,292	\$11,108	\$11,548
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$907,474	\$1,017,710	\$1,113,895	\$1,240,993	\$1,289,294
<b>Reserve Expenditures</b>	\$28,238	\$48,512	\$23,791	\$108,620	\$111,141
<b>Ending Balance</b>	\$879,236	\$969,198	\$1,090,104	\$1,132,373	\$1,178,152

Year	2042	2043	2044	2045	2046
<b>Starting Balance</b>	\$1,178,152	\$950,399	\$1,016,869	\$1,137,883	\$1,295,234
<i>Reserve Income</i>	\$151,187	\$157,235	\$163,524	\$170,065	\$176,868
<i>Interest Earnings</i>	\$10,638	\$9,832	\$10,769	\$12,160	\$12,378
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$1,339,978	\$1,117,467	\$1,191,163	\$1,320,109	\$1,484,481
<b>Reserve Expenditures</b>	\$389,578	\$100,598	\$53,280	\$24,874	\$302,965
<b>Ending Balance</b>	\$950,399	\$1,016,869	\$1,137,883	\$1,295,234	\$1,181,516

Year	2047	2048	2049	2050	2051
<b>Starting Balance</b>	\$1,181,516	\$1,362,320	\$1,279,909	\$1,299,628	\$1,447,061
<i>Reserve Income</i>	\$183,943	\$191,300	\$198,952	\$206,911	\$215,187
<i>Interest Earnings</i>	\$12,714	\$13,206	\$12,892	\$13,728	\$14,421
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$1,378,172	\$1,566,826	\$1,491,754	\$1,520,266	\$1,676,669
<b>Reserve Expenditures</b>	\$15,852	\$286,917	\$192,126	\$73,205	\$238,269
<b>Ending Balance</b>	\$1,362,320	\$1,279,909	\$1,299,628	\$1,447,061	\$1,438,401

## Reserve Expenditures



*Projected Reserve Expenditures For Pawnee Hills Community Association*

<b>Year</b>	<b>Asset ID</b>	<b>Asset Name</b>	<b>Projected Cost</b>	<b>Total Per Annum</b>
2022	216	Interior Surfaces - Repaint	\$11,388	
	402	Asphalt - Surface Application	\$2,600	
	703	Water Heater & Expansion Tank - Replace	\$2,950	
	801	Entry Sign - Major Repairs	\$4,450	
	803	Mailboxes - Replace	\$27,500	
	903	Security System - Replace	\$15,125	
	910	Key Card System - Replace	\$30,000	
	1001	Wood Fencing - Replace	\$14,450	
	1003	Chain Link Fencing - Replace	\$5,750	
	1201	Upper Tennis Court - Remove/Refurbish	\$42,500	
	1204	Sport Court - Clean/Repair	\$2,750	
	1315	Volleyball Court - Refurbish	\$7,500	
	1801	Groundcover - Replenish	\$32,500	
	1805	Landscape Timbers - Major Repairs	\$6,375	
	1901	Maintenance Equipment - Replace Allowance	\$3,000	
	2001	Storage Shed - Replace	\$3,800	\$212,638
	2023	202	Wood Surfaces - Restain	\$18,348
302		Vinyl Siding - Replace	\$70,199	
305		Wood Siding - Replace	\$74,539	
1112		Misc. Pool Equipment - Partial Replace	\$2,267	
1409		Sauna Room - Refurbish	\$6,776	
1412		Steamer - Replace	\$4,222	\$176,352
2024	1101	Pool/Coping - Resurface/Replace	\$25,920	
	1104	Pool Heater - Replace	\$6,657	
	1403	Cabinets/Countertops - Replace	\$4,456	
	1405	Furnishings - Partial Replacement	\$16,574	
	1413	Restroom - Remodel	\$14,944	
	1501	Carpeting - Replace	\$3,179	
	1503	Porcelain Tile - Replace	\$9,048	\$80,777
2025	601	Concrete Sidewalks/Decks - Repair	\$7,506	
	1204	Sport Court - Clean/Repair	\$3,116	
	1204	Sport Court - Replace	\$58,066	
	1507	Indoor/Outdoor Carpet - Replace	\$1,869	\$70,557
2026	1305	Barbecue - Replace	\$1,270	
	1417	Office Equipment - Replace	\$2,067	\$3,337
2027	402	Asphalt - Surface Application	\$3,202	
	1901	Maintenance Equipment - Replace Allowance	\$3,694	\$6,896
2028	202	Wood Surfaces - Restain	\$22,593	
	1204	Sport Court - Clean/Repair	\$3,530	
	1505	Laminate - Replace	\$24,454	
	1805	Landscape Timbers - Major Repairs	\$8,183	\$58,760
2029	903	Security System - Replace	\$20,241	
	1408	Window Treatments - Replace	\$6,323	
	1411	Steam Room - Refinish/Repair	\$6,290	\$32,854
2030	601	Concrete Sidewalks/Decks - Repair	\$9,243	
	1112	Misc. Pool Equipment - Partial Replace	\$3,034	
	1402	Appliances - Replace	\$4,081	\$16,358
2031	1204	Sport Court - Clean/Repair	\$4,000	
	1417	Office Equipment - Replace	\$2,545	\$6,545
2032	216	Interior Surfaces - Repaint	\$17,266	
	402	Asphalt - Surface Application	\$3,942	
	1003	Chain Link Fencing - Replace	\$8,718	
	1901	Maintenance Equipment - Replace Allowance	\$4,549	\$34,475

<b>Year</b>	<b>Asset ID</b>	<b>Asset Name</b>	<b>Projected Cost</b>	<b>Total Per Annum</b>
2033	202	Wood Surfaces - Restain	\$27,820	
	2035	Horse Exercise Pen - Replace	\$3,240	\$31,060
2034	801	Entry Sign - Major Repairs	\$7,333	
	910	Key Card System - Replace	\$49,435	
	1204	Sport Court - Clean/Repair	\$4,532	
	1604	Pole Lights - Replace	\$11,205	
	1801	Groundcover - Replenish	\$53,555	
	1805	Landscape Timbers - Major Repairs	\$10,505	\$136,564
2035	601	Concrete Sidewalks/Decks - Repair	\$11,381	\$11,381
2036	903	Security System - Replace	\$27,087	
	1101	Pool/Coping - Resurface/Replace	\$42,712	
	1104	Pool Heater - Replace	\$10,969	
	1126	Skimmers - Replace	\$9,402	
	1405	Furnishings - Partial Replacement	\$27,311	
	1417	Office Equipment - Replace	\$3,134	
	1501	Carpeting - Replace	\$5,238	\$125,854
2037	402	Asphalt - Surface Application	\$4,854	
	703	Water Heater & Expansion Tank - Replace	\$5,508	
	1112	Misc. Pool Equipment - Partial Replace	\$4,061	
	1204	Sport Court - Clean/Repair	\$5,134	
	1507	Indoor/Outdoor Carpet - Replace	\$3,081	
	1901	Maintenance Equipment - Replace Allowance	\$5,601	\$28,238
2038	202	Wood Surfaces - Restain	\$34,255	
	1108	Pool Filter - Replace	\$4,282	
	1305	Barbecue - Replace	\$2,092	
	1412	Steamer - Replace	\$7,883	\$48,512
2039	501	Doors - Replace	\$23,791	\$23,791
2040	120	Raingutters/Downspouts - Replace	\$6,134	
	401	Asphalt - Major Overlay	\$53,305	
	601	Concrete Sidewalks/Decks - Repair	\$14,014	
	1204	Sport Court - Clean/Repair	\$5,817	
	1315	Volleyball Court - Refurbish	\$15,865	
	1805	Landscape Timbers - Major Repairs	\$13,485	\$108,620
2041	506	Windows - Replace	\$40,520	
	701	Gas Stoves - Replace	\$26,021	
	1408	Window Treatments - Replace	\$10,420	
	1413	Restroom - Remodel	\$30,321	
	1417	Office Equipment - Replace	\$3,859	\$111,141
2042	216	Interior Surfaces - Repaint	\$26,179	
	402	Asphalt - Surface Application	\$5,977	
	609	Composite Deck - Replace	\$265,351	
	803	Mailboxes - Replace	\$63,220	
	1003	Chain Link Fencing - Replace	\$13,219	
	1901	Maintenance Equipment - Replace Allowance	\$6,897	
	2001	Storage Shed - Replace	\$8,736	\$389,578
2043	202	Wood Surfaces - Restain	\$42,180	
	903	Security System - Replace	\$36,249	
	1204	Sport Court - Clean/Repair	\$6,591	
	1409	Sauna Room - Refurbish	\$15,578	\$100,598
2044	1001	Wood Fencing - Replace	\$36,103	
	1112	Misc. Pool Equipment - Partial Replace	\$5,434	
	1411	Steam Room - Refinish/Repair	\$11,743	\$53,280
2045	601	Concrete Sidewalks/Decks - Repair	\$17,256	
	1402	Appliances - Replace	\$7,619	\$24,874
2046	801	Entry Sign - Major Repairs	\$12,083	



<b>Year</b>	<b>Asset ID</b>	<b>Asset Name</b>	<b>Projected Cost</b>	<b>Total Per Annum</b>
	910	Key Card System - Replace	\$81,460	
	1204	Sport Court - Clean/Repair	\$7,467	
	1417	Office Equipment - Replace	\$4,752	
	1801	Groundcover - Replenish	\$88,249	
	1805	Landscape Timbers - Major Repairs	\$17,310	
	2030	Arena - Rebuild	\$91,643	\$302,965
2047	402	Asphalt - Surface Application	\$7,360	
	1901	Maintenance Equipment - Replace Allowance	\$8,492	\$15,852
2048	202	Wood Surfaces - Restain	\$51,939	
	1101	Pool/Coping - Resurface/Replace	\$70,383	
	1104	Pool Heater - Replace	\$18,075	
	1403	Cabinets/Countertops - Replace	\$12,099	
	1405	Furnishings - Partial Replacement	\$45,004	
	1501	Carpeting - Replace	\$8,632	
	1503	Porcelain Tile - Replace	\$24,568	
	1505	Laminate - Replace	\$56,218	\$286,917
2049	1204	Sport Court - Clean/Repair	\$8,460	
	1204	Sport Court - Replace	\$157,669	
	1507	Indoor/Outdoor Carpet - Replace	\$5,076	
	1604	Pole Lights - Replace	\$20,920	\$192,126
2050	601	Concrete Sidewalks/Decks - Repair	\$21,248	
	903	Security System - Replace	\$48,509	
	1305	Barbecue - Replace	\$3,448	\$73,205
2051	302	Vinyl Siding - Replace	\$225,145	
	1112	Misc. Pool Equipment - Partial Replace	\$7,272	
	1417	Office Equipment - Replace	\$5,851	\$238,269
2052	216	Interior Surfaces - Repaint	\$39,693	
	402	Asphalt - Surface Application	\$9,063	
	703	Water Heater & Expansion Tank - Replace	\$10,283	
	1003	Chain Link Fencing - Replace	\$20,042	
	1204	Sport Court - Clean/Repair	\$9,585	
	1805	Landscape Timbers - Major Repairs	\$22,221	
	1901	Maintenance Equipment - Replace Allowance	\$10,457	\$121,344

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

**Asset or Component** – Individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association Responsibility, 2) with limited Useful Life expectancies, 3) have predictable Remaining Life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

**Cash Flow Method** – A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

**Component Inventory** – The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

**Deficit** – An actual (or projected) Reserve Balance, which is less than the Fully Funded Balance.

**Effective Age** – The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

**Financial Analysis** – The portion of the Reserve Study where current status of the Reserves (Measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of the Reserve Study.

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

**Fully Fund Balance (aka – Ideal Balance)** – An indicator against which Actual (or projected) Reserve Balance can be compared. The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, and then summed together for an association total.

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

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

**Funding Goals** – Independent of methodology utilized, the following represent the basic categories of Funding Plan Goals.

- **Baseline Funding:** Establishing a Reserve funding goal of keeping the Reserve Balance above zero.
- **Component Full Funding:** Setting a Reserve funding goal of attaining and maintaining cumulative Reserves at or near 100% funded.
- **Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than the “Component Fully Funding” method.

**Funding Plan** – An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

**Funding Principles** –

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

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

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

**Physical Analysis** – The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

**Remaining Useful Life (RUL)** – Also referred to as “Remaining Life” (RL). The estimated time, in years, that a reserve component can be expected to *continue* to serve its intended function. Projects anticipated to occur in the initial year have “0” Remaining Useful Life.

**Replacement Cost** – The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

**Reserve Balance** – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components in which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. This is based upon information provided and is not audited.

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

**Reserve Study** – A budget-planning tool that identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

**Special Assessment** – An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

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

**Useful Life (UL)** – Also known as “Life Expectancy”, or “Depreciable Life”. The estimated time, in years, that a Reserve component can be expected to serve its intended function if properly constructed and maintained in its present application or installation.

