# University Glen and The Town Center

## Level 1 Reserve Study

<table>
<thead>
<tr>
<th>Client Reference Number</th>
<th>19340</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Type</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Number of Units</td>
<td>600</td>
</tr>
<tr>
<td>Fiscal Year End</td>
<td>06/30</td>
</tr>
<tr>
<td><strong>Type of Study</strong></td>
<td>Full Study</td>
</tr>
<tr>
<td><strong>Date of Site Visit</strong></td>
<td>8/7/2018</td>
</tr>
<tr>
<td><strong>Prepared By</strong></td>
<td>Robert Forney</td>
</tr>
<tr>
<td><strong>NV Permit #</strong></td>
<td>RSS.0000004</td>
</tr>
<tr>
<td><strong>Analysis Method</strong></td>
<td>Cash Flow</td>
</tr>
<tr>
<td><strong>Funding Goal</strong></td>
<td>Full Funding</td>
</tr>
</tbody>
</table>

Report prepared on - Jan 8, 2019
Table of Contents

Introduction

• Executive Summary Page 1
• Introduction Page 2
• General Information and Frequently Asked Questions Page 3

Reserve Analysis

• Funding Summary Page 6
• Percent Funded - Graph Page 7
• Component Funding Information Page 8
• Yearly Summary Page 15
• Reserve Contributions - Graph Page 16
• Significant Components Page 17
• Significant Components - Graph Page 21
• Yearly Cash Flow Page 22
• Yearly Reserve Expenditures - Graph Page 24
• Projected Reserve Expenditures by Year Page 25

Component Evaluation

• Component Evaluation Page 39

Glossary of Commonly used Words and Phrases

• Glossary Page 172
Information to complete this Full Study was gathered by performing an on-site visit of the common area elements. In addition, we may also have obtained information by contacting any vendors and/or contractors that have worked on the property recently, as well as communicating with the property representative (BOD Member and/or Community Manager). To the best of our knowledge, the conclusions and recommendations of this report are considered reliable and accurate insofar as the information obtained from these sources.

| Projected Starting Balance as of 7/1/2019 | $1,134,984 |
| Ideal Reserve Balance as of 7/1/2019 | $1,393,449 |
| Percent Funded as of 7/1/2019 | 81% |
| Recommended Reserve Contribution (per month) | $21,100 |
| Minimum Reserve Contribution (per month) | $18,000 |
| Recommended Special Assessment | $0 |

Property Details
University Glen and The Town Center is a 600-unit Mixed Use community.

Currently Programmed Projected
Projects programmed to occur this fiscal year (FY 2020) include: Bridge Railings - Reseal (Comp #203), Concrete - Repair/Replace (Comp #403), Concrete Pavers - Sand/Seal/Repair (Comp #404), Tankless Water Heater - Replace (Comp #703), Spa Heater - Replace (Comp #1105), Pool/Spa Chlorinators - Replace (Comp #1111). We have programmed an estimated $681,788 in reserve expenditures toward the completion of these projects. (See Page(s) 25 - 38)

Significant Reserve Projects
The association's significant reserve projects include: Asphalt - Preventive Maintenance (Comp #402), Landscaping / Lighting / Irrigation - Renovate (Comp #1812), Asphalt - Major Rehab. (Comp #401), Tree - Replacement (Comp #1804). The fiscal significance of these components is approximately 23%, 16%, 9% and 4% respectively. A component's significance is calculated by dividing its replacement cost by its useful life. In this way, not only is a component's replacement cost considered but also the frequency of occurrence. These components most significantly contribute to the total monthly reserve contribution. As these components have a high level of fiscal significance the association should properly maintain them to ensure they reach their full useful lives. (See Page(s) 17 - 20)

Reserve Funding
In comparing the projected starting reserve balance of $1,134,984 versus the ideal reserve balance of $1,393,449 we find the association's reserve fund to be approximately 81% funded. This indicates a strong reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of $21,100 ($35.17/unit) per month. For comparison purposes, we have also set a minimum reserve contribution of $18,000 ($30.00/unit) per month. If the contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.

Starting Reserve Balance
The starting Reserve Balance was provided by the client and was not audited or verified.
Introduction

Reserve Study Purpose
The purpose of this Reserve Study is to provide the Site Authority with a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects. In this respect our estimates of the current and future Fully Funded balances are less significant than the recommended reserve contribution. The Site Authority should weigh carefully our recommendations when setting the Reserve Contribution. The detailed schedules will serve as an advanced warning that major projects will need to be addressed in the future. This will allow the Site Authority to have ample time to obtain competitive estimates and bids that will result in cost savings. It 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.

Preparer’s Credentials
This reserve study was prepared under the responsible charge of Robert Forney. Any persons assisting in the preparation of this study worked under his responsible charge and have appropriate experience and training. Mr. Forney has been preparing reserve studies since 2001. He serves on the board of the Association of Professional Reserve Analysts and is a frequent speaker on reserve study topics for trade organizations as well as management companies.

- Nevada permit number RSS.0000004
- Board member of The Association of Professional Reserve Analysts (APRA)
- Holds the APRA "Professional Reserve Analyst" designation
- Personally has prepared over 1,000 reserve studies.
- Created the proprietary software and databases used to prepare Complex Solutions’ reserve studies. This proprietary software gives Complex Solutions the freedom and ability to create reports tailored to the individual clients needs.
- Projects have ranged in size from small apartment-style condominium communities to 1000+ Planned Unit Communities.
- Clients have ranged from developers interested in setting initial reserve accounts for communities under construction to high-rise communities, worship facilities, day schools and more.
- Active member of three local chapters of CAI (Nevada, Utah, and Channel Islands, CA).
- Gold Sponsor of the Nevada chapter of CAI, Platinum Sponsor of the Utah chapter of CAI.
- Guest speaker at two CAI events
- Three Articles published in Community Interests.
- Member of the Las Vegas High-rise and Condominiums Association
- Member of CAMEO (Community Association Management Executive Officers)

Budget Breakdown
Every common interest property conducts their business within a budget. There are typically two main parts to this budget, the Operating budget and the Reserve budget. The operating budget typically includes all expenses that occur on an annual basis as well as general maintenance and repairs. Typical Operating budget line items include management fees, maintenance expenses, utilities, etc. The reserves are primarily made up of capital replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis. Typically, the reserve contribution makes up 15% - 40% of the entity’s total budget. Therefore, reserves are considered to be a major part of the overall monthly assessment.

Report Sections
The Reserve Analysis Section contains the evaluation of the property’s reserve balance, income, and expenses. It includes a finding of the client’s current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).

The Component Evaluation Section contains information regarding the physical status and replacement cost of major common area components the Site Authority 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 estimates will most likely vary from year to year.
General Information and Frequently Asked Questions

Is it the law to have a Reserve Study conducted?
The Government requires reserve analyses for Community Associations in approximately 20 States. Even if it is not currently governed by your State, the chances are very good that the documents of the association require the association to have a reserve fund established. This doesn’t mean a Reserve Study is required, but how are you going to know if you have enough funds in the reserve account if you don’t have the proper information? Some associations look at the Reserve fund and think that $500,000 is a lot of money and they are in good shape. What they don’t know is that the roof is going to need to be replaced within 5 years, and the cost of the roof is going to exceed $750,000. So while $500,000 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.

Why is it important to perform a Reserve Study?
As previously mentioned, the reserve allocation makes up a significant portion of the total monthly assessment. This report provides the essential information that is needed to guide the Site Authority in establishing the reserve portion of the total monthly assessment. The reserve fund is critical to the future of the property because it helps ensure that significant reserve projects can be completed on time with quality contractors. In this way deferred maintenance can be avoided as well as the lower property values that typically accompanies it. It is suggested that a third party professionally prepare the Reserve Study since there is no vested interest in the property.

After we have a Reserve Study completed, what do we do with it?
Hopefully, you will not look at this report and think it is too cumbersome to comprehend. Our intention is to make this Reserve Study easy to read and understand. Please take the time to review it carefully and make sure the “main ingredients” (component information) are complete and accurate. If there are any components that the Site Authority feels should be added, removed, or altered as well as any other inaccuracies or changes that should be made, please inform us immediately so we may revise the report. In order to ensure the Site Authority understands its role in the completion of this report, all reports are labeled as “DRAFT” until their input has been given and the report has been approved as finalized. **Note to user:** If this report has a “DRAFT” watermark it is not a finalized report and is not to be relied upon or used for budgeting purposes.

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 large portion of the total monthly assessment 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 projects. This will give you an opportunity to shop around for the best price available.

How often do we update or review the Reserve Study?
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 Study should be professionally reviewed (Level III “no site visit” update study) 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. Deterioration 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 results of the Reserve Study. Because of this projected future Fully Funded balances cannot be relied upon (in other words the Fully Funded balance for the current year of a report prepared 3 years earlier cannot be considered accurate or reliable). Therefore, this analysis should be professionally reviewed annually, and a “site visit” reserve study should be conducted at least once every three years.

What is a “Reserve Component” versus an “Operating Component”?
A “Reserve” component is an item that is the responsibility of the Site Authority to maintain, has a limited useful life, predictable remaining useful life, typically occurs on a cyclical basis that exceeds 1 year, and costs above a minimum threshold amount. 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.

What are the GREY areas 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, it cannot be considered a Reserve issue. However, it is the opinion of several major Reserve Study providers, including Complex Solutions, 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 expense.
What are the GREY areas of major expenses that are not included in a Reserve Study?

Some components may appear to satisfy the requirements of being a reserve component but are still not included in the reserve study. Several Reserve Study providers, including Complex Solutions, limit the component list to physical components of the common area that are owned by the Site Authority. Certain elements of the common areas, such as leased items, or non-physical components such as future reserve studies, financial audits, inspection reports etc., are not included in our reserve studies. In addition we typically do not fund for utility systems, plumbing, or components with an extended useful life. If the Site Authority feels that any of these components should be included in our reserve study they should notify us with their request. These components will be added to help the Site Authority better plan and prepare their own budget and will not necessarily reflect the professional opinions of Complex Solutions.

Information and Data Gathered

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 the time of the site visit. 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 also been excluded from 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 Complex Solutions, ltd.. and should not be construed as a guarantee or assurance of predicting future events.

What happens during the Site Visit? (Site Visit Studies Only)

The Site Visit was conducted of the common areas as reported by client. There may be certain areas that are not located inside the community but still a part of the association’s common area. This may include drainage easements or landscaped areas located outside of the community, such as across a street. It is the responsibility of the Site Authority to inform us of all common area locations. From our site visit we identified those common area components that we have determined require reserve funding. Based on information provided by the client, client’s vendors, and our assessment of the components we have developed a component list and life and cost estimates.

What is the Financial Analysis?

We project the starting balance by taking the most recent reserve fund balance as stated by the client and add expected reserve contributions to the end of the fiscal year. We then subtract the expenses of any pending projects. We compare this number to the Fully Funded Balance and arrive at the Percent Funded level. Based on that level of funding we then recommend a Funding Plan to help ensure the adequacy of funding in the future.

Percent Funded Breakdown: The percentage of the current reserve fund balance versus the Fully Funded Balance. A "snap-shot" indicator of the general strength of the account at the time of report preparation. Because many variables affect the Fully Funded balance it is more important to maintain the recommended reserve contribution or "cash flow" moving forward rather than striving to attain a certain Fully Funded figure.

Measures of strength are as follows:

- **0% - 30% Funded** is generally considered to be a “weak” financial position. Properties that fall into this category are subject to higher frequencies of special assessments and deferred maintenance, which could lead to lower property values. Furthermore, should components fail sooner than expected our recommendations may not be enough to get the community into a better financial position. In this case additional actions beyond our initial recommendations may be necessary to improve the financial strength of the reserve fund.
- **31% - 69% Funded** is generally considered a “fair” financial position. The majority of communities fall into this category. 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** is generally considered a “strong” financial position. This indicates financial strength of a reserve fund and every attempt to maintain this level should be a goal of the Site Authority.
- **100% Funded** is considered an “ideal” financial position. This means that the Site Authority theoretically has the exact amount of funds in the reserve account.
- **100%+ Funded** is considered over-funded. This means that the Site Authority has more reserve funds than the theoretically ideal amount.
Disclosures:
Information provided to the preparer of a reserve study by an official representative of the Site Authority regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. A site visit conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition any opinions of experts on certain components have been gathered through research within their industry and with client’s actual vendors. There is no implied warrante or guarantee regarding our life and cost estimates/predictions. There is no implied warrante or guarantee in any of our work product. Our results and findings will vary from another preparer’s results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the site visit. We did not destroy any landscape work, building walls, or perform any methods of intrusive investigation during the site visit. In these cases, information may have been obtained by contacting the contractor or vendor that has worked on the property. The physical analysis performed during this site visit is not intended to be exhaustive in nature and may include representative sampling.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves.

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach their full and expected useful lives.

We have assumed any and all components have been properly built and will reach normal, typical life expectancies. In general a reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit.

**Site Visits:** Should a site visit have been performed during the preparation of this reserve study no invasive testing was performed. The physical analysis performed during the site visit was not intended to be exhaustive in nature and may have included representative sampling.

**Update Reserve Studies:** **Level II Studies:** Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies. **Level III Studies:** In addition to the above we have not visited the property when completing a Level III “No Site Visit” study. Therefore we have not verified the current condition of the common area components.

**Insurance:** We carry general and professional liability insurance as well as workers’ compensation insurance.

**Actual or Perceived Conflicts of Interest:** Unless otherwise stated there are no potential actual or perceived conflicts of interest that we are aware of.

**Inflation and Interest Rates:** The after tax interest rate used in the financial analysis may or may not be based on the clients reported after tax interest rate. If it is we have not verified or audited the reported rate. The interest rate may also be based on an amount we believe appropriate given the 30-year horizon of this study and may or may not reflect current or historical inflation rates.
### Funding Summary

#### Beginning Assumptions

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td># of units</td>
<td>600</td>
</tr>
<tr>
<td>Fiscal Year End</td>
<td>06/30</td>
</tr>
<tr>
<td>Budgeted Monthly Reserve Allocation</td>
<td>$24,323</td>
</tr>
<tr>
<td>Projected Starting Reserve Balance</td>
<td>$1,134,984</td>
</tr>
<tr>
<td>Ideal Starting Reserve Balance</td>
<td>$1,393,449</td>
</tr>
</tbody>
</table>

#### Economic Assumptions

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Inflation Rate</td>
<td>3.00%</td>
</tr>
<tr>
<td>Reported After-Tax Interest Rate</td>
<td>0.50%</td>
</tr>
</tbody>
</table>

#### Current Reserve Status

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Balance as a % of Ideal Balance</td>
<td>81%</td>
</tr>
</tbody>
</table>

#### Recommendations

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommended Special Assessment</td>
<td>$0</td>
</tr>
<tr>
<td>Recommended Monthly Reserve Allocation Per Unit</td>
<td>$21,100</td>
</tr>
<tr>
<td>Future Annual Increases</td>
<td>3.00%</td>
</tr>
<tr>
<td>For number of years:</td>
<td>30</td>
</tr>
<tr>
<td>Increases thereafter:</td>
<td>3.00%</td>
</tr>
<tr>
<td>Minimum Recommended Monthly Reserve Allocation Per Unit</td>
<td>$18,000</td>
</tr>
<tr>
<td>Future Annual Increases</td>
<td>3.00%</td>
</tr>
<tr>
<td>For number of years:</td>
<td>30</td>
</tr>
<tr>
<td>Increases thereafter:</td>
<td>3.00%</td>
</tr>
<tr>
<td>Minimum Recommended Special Assessment</td>
<td>$0</td>
</tr>
</tbody>
</table>

#### Changes From Prior Year

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommended Increase to Reserve Allocation as Percentage</td>
<td>-13%</td>
</tr>
<tr>
<td>Minimum Recommended Increase to Reserve Allocation as Percentage</td>
<td>-26%</td>
</tr>
<tr>
<td>ID</td>
<td>Component Name</td>
</tr>
<tr>
<td>------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>106</td>
<td>Tile - Replace Roofs</td>
</tr>
<tr>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
</tr>
<tr>
<td>203</td>
<td>Bridge Railings - Reseal</td>
</tr>
<tr>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
</tr>
<tr>
<td>211</td>
<td>Pole Light Fixtures - Repaint</td>
</tr>
<tr>
<td>212</td>
<td>Bollard Lights - Repaint</td>
</tr>
<tr>
<td>214</td>
<td>Curb/Parking Lots - Restrpe (see Comp# 402 Asphalt - Preventive Maintenance)</td>
</tr>
<tr>
<td>218</td>
<td>Wood Trellis / Trash Enclosure Wood Trim - Repaint</td>
</tr>
<tr>
<td>290</td>
<td>Mailboxes - Repaint</td>
</tr>
<tr>
<td>390</td>
<td>Stone Veneer - Replace</td>
</tr>
<tr>
<td>401</td>
<td>Asphalt - Major Rehab.</td>
</tr>
<tr>
<td>402</td>
<td>Asphalt - Preventive Maintenance</td>
</tr>
<tr>
<td>403</td>
<td>Concrete - Repair/Replace</td>
</tr>
<tr>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
</tr>
<tr>
<td>590</td>
<td>Trash Enclosure Doors - Replace</td>
</tr>
<tr>
<td>801</td>
<td>Monument - Rebuild</td>
</tr>
<tr>
<td>803</td>
<td>Mailboxes - Replace</td>
</tr>
<tr>
<td>808</td>
<td>Street Signs - Replace</td>
</tr>
<tr>
<td>1002</td>
<td>Wrought Iron Fencing - Replace</td>
</tr>
<tr>
<td>1003</td>
<td>Chain Link Fencing - Replace</td>
</tr>
</tbody>
</table>
# Component Funding Information

<table>
<thead>
<tr>
<th>ID</th>
<th>Component Name</th>
<th>UL</th>
<th>RUL</th>
<th>Quantity</th>
<th>Average Current Cost</th>
<th>Ideal Balance</th>
<th>Current Fund Balance</th>
<th>Monthly</th>
</tr>
</thead>
<tbody>
<tr>
<td>1206</td>
<td>Basketball Court - Resurface</td>
<td>7</td>
<td>0</td>
<td>Approx 5,000 Sq.ft.</td>
<td>$5,625</td>
<td>$5,625</td>
<td>$5,625</td>
<td>$79.88</td>
</tr>
<tr>
<td>1207</td>
<td>Basketball Backboards - Replace</td>
<td>12</td>
<td>6</td>
<td>(2) Backboards</td>
<td>$1,300</td>
<td>$650</td>
<td>$650</td>
<td>$10.77</td>
</tr>
<tr>
<td>1301</td>
<td>Play Structure - Replace</td>
<td>20</td>
<td>0</td>
<td>(2) Medium structures</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$30,000</td>
<td>$149.11</td>
</tr>
<tr>
<td>1302</td>
<td>Safety Padding - Replace</td>
<td>18</td>
<td>0</td>
<td>Approx 1,950 Sq.ft.</td>
<td>$35,100</td>
<td>$35,100</td>
<td>$35,100</td>
<td>$193.85</td>
</tr>
<tr>
<td>1303</td>
<td>Safety Padding - Repair/Reseal</td>
<td>3</td>
<td>0</td>
<td>Approx 1,950 Sq.ft.</td>
<td>$4,863</td>
<td>$4,863</td>
<td>$4,863</td>
<td>$161.13</td>
</tr>
<tr>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>15</td>
<td>7</td>
<td>(1) Fountain</td>
<td>$1,500</td>
<td>$800</td>
<td>$800</td>
<td>$9.94</td>
</tr>
<tr>
<td>1307</td>
<td>Pet Waste Stations - Replace (Operating Expense)</td>
<td>N/A</td>
<td>0</td>
<td>(18) Stations</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0.00</td>
</tr>
<tr>
<td>1308</td>
<td>Exterior Furniture - Replace</td>
<td>15</td>
<td>8</td>
<td>(16) Pieces</td>
<td>$15,000</td>
<td>$7,000</td>
<td>$7,000</td>
<td>$99.41</td>
</tr>
<tr>
<td>1309</td>
<td>Wood Trellis - Refurbish</td>
<td>30</td>
<td>15</td>
<td>(4) Trellis’</td>
<td>$43,338</td>
<td>$21,669</td>
<td>$0</td>
<td>$143.61</td>
</tr>
<tr>
<td>1310</td>
<td>Wood Chips - Replace (Remove)</td>
<td>N/A</td>
<td>0</td>
<td>Approx 850 Sq.ft.</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0.00</td>
</tr>
<tr>
<td>1602</td>
<td>Exterior Lights - Replace (Apartments)(Not CAM)</td>
<td>N/A</td>
<td>0</td>
<td>(1,013) Fixtures</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0.00</td>
</tr>
<tr>
<td>1604</td>
<td>Pole Light Fixtures - Replace (Edison)</td>
<td>N/A</td>
<td>0</td>
<td>(220) Pole lights</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0.00</td>
</tr>
<tr>
<td>1605</td>
<td>Bollard Lights - Replace</td>
<td>20</td>
<td>10</td>
<td>(145) Lights</td>
<td>$87,000</td>
<td>$43,500</td>
<td>$0</td>
<td>$432.43</td>
</tr>
<tr>
<td>1609</td>
<td>Parking Light Fixtures - Replace</td>
<td>25</td>
<td>13</td>
<td>(39) Fixtures</td>
<td>$16,575</td>
<td>$7,956</td>
<td>$0</td>
<td>$65.91</td>
</tr>
<tr>
<td>1703</td>
<td>Irrigation Time Clocks - Partial Replace</td>
<td>3</td>
<td>1</td>
<td>(30) Clocks</td>
<td>$7,000</td>
<td>$4,667</td>
<td>$4,667</td>
<td>$231.96</td>
</tr>
<tr>
<td>1704</td>
<td>Time Clock Enclosures - Replace</td>
<td>25</td>
<td>23</td>
<td>(24) Enclosures</td>
<td>$54,000</td>
<td>$4,320</td>
<td>$0</td>
<td>$214.72</td>
</tr>
<tr>
<td>1706</td>
<td>Backflow Devices - Replace (Operating Expense)</td>
<td>N/A</td>
<td>0</td>
<td>(7) Devices</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0.00</td>
</tr>
<tr>
<td>1801</td>
<td>Trails - Repair</td>
<td>5</td>
<td>0</td>
<td>Approx 9,525 Linear ft./1.8 miles</td>
<td>$15,000</td>
<td>$15,000</td>
<td>$15,000</td>
<td>$298.23</td>
</tr>
<tr>
<td>1804</td>
<td>Tree - Replacement</td>
<td>5</td>
<td>2</td>
<td>Trees throughout</td>
<td>$40,000</td>
<td>$24,000</td>
<td>$24,000</td>
<td>$795.28</td>
</tr>
<tr>
<td>1812</td>
<td>Landscaping / Lighting / Irrigation - Renovate</td>
<td>15</td>
<td>0</td>
<td>Extensive Sq.ft.</td>
<td>$500,000</td>
<td>$500,000</td>
<td>$500,000</td>
<td>$3,313.65</td>
</tr>
</tbody>
</table>
### Component Funding Information

<table>
<thead>
<tr>
<th>ID</th>
<th>Component Name</th>
<th>UL</th>
<th>RUL</th>
<th>Quantity</th>
<th>Average Current Cost</th>
<th>Ideal Balance</th>
<th>Current Fund Balance</th>
<th>Monthly</th>
</tr>
</thead>
<tbody>
<tr>
<td>2303</td>
<td>Bridges - Refurbish (Extended Life)</td>
<td>N/A</td>
<td>0</td>
<td>(2) Bridges/(1) Half bridge</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0.00</td>
</tr>
<tr>
<td>2304</td>
<td>Bridge Railings - Replace (Extended Life)</td>
<td>N/A</td>
<td>0</td>
<td>Approx 315 Linear ft.</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Subtotals:** $1,772,825 $1,153,191 $978,799 $15,557

### Hillcrest Pool

<table>
<thead>
<tr>
<th>ID</th>
<th>Component Name</th>
<th>UL</th>
<th>RUL</th>
<th>Quantity</th>
<th>Average Current Cost</th>
<th>Ideal Balance</th>
<th>Current Fund Balance</th>
<th>Monthly</th>
</tr>
</thead>
<tbody>
<tr>
<td>106</td>
<td>Tile Roof - Replace</td>
<td>30</td>
<td>17</td>
<td>Approx 1,860 Sq.ft.</td>
<td>$10,225</td>
<td>$4,431</td>
<td>$0</td>
<td>$33.88</td>
</tr>
<tr>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>10</td>
<td>8</td>
<td>(1) Building/Approx 2,000 Sq.ft.</td>
<td>$2,700</td>
<td>$540</td>
<td>$540</td>
<td>$26.84</td>
</tr>
<tr>
<td>202</td>
<td>Building Trim / Trellis' - Repaint</td>
<td>5</td>
<td>3</td>
<td>(1) Building/(2) Trellis'</td>
<td>$4,500</td>
<td>$1,800</td>
<td>$1,800</td>
<td>$89.47</td>
</tr>
<tr>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>5</td>
<td>3</td>
<td>Approx 330 Linear ft.</td>
<td>$3,288</td>
<td>$1,315</td>
<td>$1,315</td>
<td>$65.36</td>
</tr>
<tr>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>10</td>
<td>8</td>
<td>Approx 2,740 Sq.ft.</td>
<td>$2,800</td>
<td>$560</td>
<td>$560</td>
<td>$27.83</td>
</tr>
<tr>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>5</td>
<td>3</td>
<td>Approx 4,700 Sq.ft.</td>
<td>$3,875</td>
<td>$1,550</td>
<td>$1,550</td>
<td>$77.04</td>
</tr>
<tr>
<td>503</td>
<td>Utility Doors - Replace</td>
<td>25</td>
<td>12</td>
<td>(4) Doors</td>
<td>$2,800</td>
<td>$1,456</td>
<td>$0</td>
<td>$11.13</td>
</tr>
<tr>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>10</td>
<td>8</td>
<td>(1) System</td>
<td>$6,000</td>
<td>$1,200</td>
<td>$1,200</td>
<td>$59.65</td>
</tr>
<tr>
<td>703</td>
<td>Tankless Water Heater - Replace</td>
<td>10</td>
<td>0</td>
<td>(1) Heater</td>
<td>$3,250</td>
<td>$3,250</td>
<td>$3,250</td>
<td>$32.31</td>
</tr>
<tr>
<td>705</td>
<td>HVAC Condenser - Replace</td>
<td>20</td>
<td>7</td>
<td>(2) Condensers</td>
<td>$7,000</td>
<td>$4,550</td>
<td>$4,550</td>
<td>$34.79</td>
</tr>
<tr>
<td>706</td>
<td>HVAC Furnace - Replace</td>
<td>20</td>
<td>7</td>
<td>(2) Furnaces</td>
<td>$6,000</td>
<td>$3,900</td>
<td>$3,900</td>
<td>$29.82</td>
</tr>
<tr>
<td>901</td>
<td>Fire Protection System - Replace</td>
<td>15</td>
<td>6</td>
<td>(1) Panel</td>
<td>$4,500</td>
<td>$2,700</td>
<td>$2,700</td>
<td>$29.82</td>
</tr>
<tr>
<td>903</td>
<td>Camera System - Replace</td>
<td>10</td>
<td>8</td>
<td>(1) 8-Camera system</td>
<td>$8,000</td>
<td>$1,600</td>
<td>$1,600</td>
<td>$79.53</td>
</tr>
<tr>
<td>1002</td>
<td>Wrought Iron Fencing - Replace</td>
<td>25</td>
<td>12</td>
<td>Approx 330 Linear ft.</td>
<td>$21,450</td>
<td>$11,154</td>
<td>$0</td>
<td>$85.29</td>
</tr>
<tr>
<td>1101</td>
<td>Pool - Resurface</td>
<td>10</td>
<td>8</td>
<td>(1) Pool</td>
<td>$11,500</td>
<td>$2,300</td>
<td>$2,300</td>
<td>$114.32</td>
</tr>
<tr>
<td>1102</td>
<td>Spa - Resurface</td>
<td>5</td>
<td>3</td>
<td>(1) Spa</td>
<td>$4,000</td>
<td>$1,600</td>
<td>$1,600</td>
<td>$79.53</td>
</tr>
<tr>
<td>1104</td>
<td>Pool Heater - Replace</td>
<td>10</td>
<td>8</td>
<td>(1) Heater</td>
<td>$3,500</td>
<td>$700</td>
<td>$700</td>
<td>$34.79</td>
</tr>
<tr>
<td>1105</td>
<td>Spa Heater - Replace</td>
<td>8</td>
<td>0</td>
<td>(1) Heater</td>
<td>$3,500</td>
<td>$3,500</td>
<td>$3,500</td>
<td>$43.49</td>
</tr>
<tr>
<td>ID</td>
<td>Component Name</td>
<td>UL</td>
<td>RUL</td>
<td>Quantity</td>
<td>Average Cost</td>
<td>Current Balance</td>
<td>Ideal Balance</td>
<td>Current Fund Balance</td>
</tr>
<tr>
<td>------</td>
<td>------------------------------</td>
<td>----</td>
<td>------</td>
<td>------------------------------</td>
<td>----------------</td>
<td>-----------------</td>
<td>---------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>1107</td>
<td>Pool Filters - Replace</td>
<td>12</td>
<td>2</td>
<td>(2) Filters, (1) Separation tank</td>
<td>$2,500</td>
<td>$2,083</td>
<td>$2,083</td>
<td>$20.71</td>
</tr>
<tr>
<td>1108</td>
<td>Spa Filter - Replace</td>
<td>12</td>
<td>2</td>
<td>(1) Filter, (1) Separation tank</td>
<td>$1,000</td>
<td>$833</td>
<td>$833</td>
<td>$8.28</td>
</tr>
<tr>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>3</td>
<td>1</td>
<td>(4) Pumps</td>
<td>$1,150</td>
<td>$767</td>
<td>$767</td>
<td>$38.11</td>
</tr>
<tr>
<td>1111</td>
<td>Pool/Spa Chlorinators - Replace</td>
<td>10</td>
<td>0</td>
<td>(1) System</td>
<td>$3,500</td>
<td>$3,500</td>
<td>$3,500</td>
<td>$34.79</td>
</tr>
<tr>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>6</td>
<td>4</td>
<td>(62) Pieces</td>
<td>$12,000</td>
<td>$4,000</td>
<td>$4,000</td>
<td>$198.82</td>
</tr>
<tr>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>8</td>
<td>6</td>
<td>(1) Double fountain</td>
<td>$1,800</td>
<td>$450</td>
<td>$450</td>
<td>$22.37</td>
</tr>
<tr>
<td>1305</td>
<td>Barbecues - Replace</td>
<td>7</td>
<td>5</td>
<td>(3) Barbecues</td>
<td>$9,750</td>
<td>$2,786</td>
<td>$2,786</td>
<td>$138.46</td>
</tr>
<tr>
<td>1306</td>
<td>Barbecue Islands - Refurbish</td>
<td>25</td>
<td>23</td>
<td>(2) Barbecue Islands</td>
<td>$12,000</td>
<td>$960</td>
<td>$960</td>
<td>$0</td>
</tr>
<tr>
<td>1308</td>
<td>Exterior Furniture - Replace</td>
<td>15</td>
<td>8</td>
<td>(5) Pieces</td>
<td>$5,000</td>
<td>$2,333</td>
<td>$2,333</td>
<td>$33.14</td>
</tr>
<tr>
<td>1309</td>
<td>Wood Trellis - Refurbish</td>
<td>30</td>
<td>28</td>
<td>(2) Trellis'</td>
<td>$33,225</td>
<td>$2,215</td>
<td>$2,215</td>
<td>$110.10</td>
</tr>
<tr>
<td>1390</td>
<td>Exterior Shower - Re-Tile</td>
<td>20</td>
<td>5</td>
<td>(2) Showers</td>
<td>$5,000</td>
<td>$3,750</td>
<td>$3,750</td>
<td>$24.85</td>
</tr>
<tr>
<td>1406</td>
<td>Fitness Equipment - Replace</td>
<td>15</td>
<td>7</td>
<td>(4) Pieces</td>
<td>$4,500</td>
<td>$2,400</td>
<td>$2,400</td>
<td>$29.82</td>
</tr>
<tr>
<td>1407</td>
<td>Cardio Equipment - Replace</td>
<td>7</td>
<td>2</td>
<td>(6) Pieces</td>
<td>$9,000</td>
<td>$6,429</td>
<td>$6,429</td>
<td>$127.81</td>
</tr>
<tr>
<td>1407</td>
<td>Cardio Equipment - Replace</td>
<td>7</td>
<td>5</td>
<td>(7) Pieces</td>
<td>$11,000</td>
<td>$3,143</td>
<td>$3,143</td>
<td>$156.22</td>
</tr>
<tr>
<td>1413</td>
<td>Restroom - Remodel</td>
<td>16</td>
<td>3</td>
<td>(2) Restrooms</td>
<td>$18,000</td>
<td>$14,625</td>
<td>$14,625</td>
<td>$111.84</td>
</tr>
<tr>
<td>1420</td>
<td>Television - Replace</td>
<td>10</td>
<td>8</td>
<td>(2) Televisions</td>
<td>$2,300</td>
<td>$460</td>
<td>$460</td>
<td>$22.86</td>
</tr>
<tr>
<td>1501</td>
<td>Carpeting - Replace</td>
<td>10</td>
<td>7</td>
<td>Approx 300 Sq.ft.</td>
<td>$1,650</td>
<td>$495</td>
<td>$495</td>
<td>$16.40</td>
</tr>
<tr>
<td>1502</td>
<td>Floor - Replace</td>
<td>20</td>
<td>18</td>
<td>Approx 500 Sq.ft.</td>
<td>$3,500</td>
<td>$350</td>
<td>$350</td>
<td>$0</td>
</tr>
<tr>
<td>1602</td>
<td>Exterior Lights - Replace</td>
<td>18</td>
<td>5</td>
<td>(5) Fixtures</td>
<td>$875</td>
<td>$632</td>
<td>$632</td>
<td>$4.83</td>
</tr>
<tr>
<td>2301</td>
<td>Windows / Doors - Replace</td>
<td>35</td>
<td>18</td>
<td>(10) Windows/doors</td>
<td>$5,500</td>
<td>$2,671</td>
<td>$2,671</td>
<td>$0</td>
</tr>
</tbody>
</table>

Subtotals: $252,138 $102,988 $79,751 $2,135
## Component Funding Information

<table>
<thead>
<tr>
<th>ID</th>
<th>Component Name</th>
<th>UL</th>
<th>RUL</th>
<th>Quantity</th>
<th>Average Current Cost</th>
<th>Ideal Balance</th>
<th>Current Fund Balance</th>
<th>Monthly</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Town Center</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>10</td>
<td>8</td>
<td>Approx 11,470 Sq.ft.</td>
<td>$11,738</td>
<td>$2,348</td>
<td>$2,348</td>
<td>$116.68</td>
</tr>
<tr>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>10</td>
<td>8</td>
<td>(1) System</td>
<td>$7,000</td>
<td>$1,400</td>
<td>$1,400</td>
<td>$69.59</td>
</tr>
<tr>
<td>705</td>
<td>HVAC Unit - Replace</td>
<td>20</td>
<td>7</td>
<td>(1) Unit</td>
<td>$12,000</td>
<td>$7,800</td>
<td>$7,800</td>
<td>$59.65</td>
</tr>
<tr>
<td>806</td>
<td>Interior Signs - Replace</td>
<td>18</td>
<td>16</td>
<td>(11) Signs</td>
<td>$1,260</td>
<td>$139</td>
<td>$0</td>
<td>$6.90</td>
</tr>
<tr>
<td>903</td>
<td>Camera System - Replace</td>
<td>10</td>
<td>8</td>
<td>(1) 13-Camera system</td>
<td>$15,000</td>
<td>$3,000</td>
<td>$3,000</td>
<td>$149.11</td>
</tr>
<tr>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>8</td>
<td>6</td>
<td>(1) Double fountain</td>
<td>$1,800</td>
<td>$450</td>
<td>$450</td>
<td>$22.37</td>
</tr>
<tr>
<td>1312</td>
<td>Recreation Equipment - Replace</td>
<td>16</td>
<td>14</td>
<td>(2) Pieces</td>
<td>$5,000</td>
<td>$625</td>
<td>$0</td>
<td>$31.07</td>
</tr>
<tr>
<td>1402</td>
<td>Appliances - Replace</td>
<td>10</td>
<td>8</td>
<td>(7) Pieces</td>
<td>$8,000</td>
<td>$1,600</td>
<td>$1,600</td>
<td>$79.53</td>
</tr>
<tr>
<td>1405</td>
<td>Furniture - Replace</td>
<td>10</td>
<td>8</td>
<td>See general notes</td>
<td>$35,000</td>
<td>$7,000</td>
<td>$7,000</td>
<td>$347.93</td>
</tr>
<tr>
<td>1406</td>
<td>Fitness Equipment - Replace</td>
<td>15</td>
<td>13</td>
<td>See general notes</td>
<td>$30,000</td>
<td>$4,000</td>
<td>$0</td>
<td>$198.82</td>
</tr>
<tr>
<td>1413</td>
<td>Restroom - Remodel</td>
<td>16</td>
<td>14</td>
<td>(3) Restrooms</td>
<td>$30,000</td>
<td>$3,750</td>
<td>$0</td>
<td>$186.39</td>
</tr>
<tr>
<td>1417</td>
<td>Kitchen/Countertops - Remodel</td>
<td>20</td>
<td>18</td>
<td>(1) Kitchen/(2) Countertops</td>
<td>$39,750</td>
<td>$3,975</td>
<td>$0</td>
<td>$197.58</td>
</tr>
<tr>
<td>1420</td>
<td>Television - Replace</td>
<td>10</td>
<td>8</td>
<td>(4) Televisions</td>
<td>$5,000</td>
<td>$1,000</td>
<td>$1,000</td>
<td>$49.70</td>
</tr>
<tr>
<td>1421</td>
<td>Wallpaper - Replace (Operating Expense)</td>
<td>N/A</td>
<td>0</td>
<td>Approx 575 Sq.ft.</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0.00</td>
</tr>
<tr>
<td>1422</td>
<td>Fireplaces - Refurbish</td>
<td>20</td>
<td>18</td>
<td>(2) Fireplaces</td>
<td>$6,000</td>
<td>$600</td>
<td>$0</td>
<td>$29.82</td>
</tr>
<tr>
<td>1490</td>
<td>Decorative Pieces/Artworks - Replace (see Comp# 1405 Furniture - Replace)</td>
<td>N/A</td>
<td>0</td>
<td>(44) Pieces</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0.00</td>
</tr>
<tr>
<td>1502</td>
<td>Flooring - Replace (Gym)</td>
<td>20</td>
<td>18</td>
<td>Approx 1,625 Sq.ft.</td>
<td>$11,375</td>
<td>$1,138</td>
<td>$0</td>
<td>$56.54</td>
</tr>
<tr>
<td>1503</td>
<td>Flooring - Replace (Lounge Areas)</td>
<td>20</td>
<td>18</td>
<td>Approx 3,400 Sq.ft.</td>
<td>$47,600</td>
<td>$4,760</td>
<td>$0</td>
<td>$236.59</td>
</tr>
<tr>
<td></td>
<td><strong>Subtotals:</strong></td>
<td></td>
<td></td>
<td></td>
<td>$266,513</td>
<td>$43,584</td>
<td>$24,598</td>
<td>$1,838</td>
</tr>
<tr>
<td></td>
<td><strong>Townside Pool</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>106</td>
<td>Tile Roof - Replace</td>
<td>30</td>
<td>17</td>
<td>Approx 1,700 Sq.ft.</td>
<td>$9,350</td>
<td>$4,052</td>
<td>$0</td>
<td>$30.98</td>
</tr>
<tr>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>10</td>
<td>8</td>
<td>(1) Building/Approx 3,500 Sq.ft.</td>
<td>$4,725</td>
<td>$945</td>
<td>$945</td>
<td>$46.97</td>
</tr>
</tbody>
</table>
## Component Funding Information

<table>
<thead>
<tr>
<th>ID</th>
<th>Component Name</th>
<th>UL</th>
<th>RUL</th>
<th>Quantity</th>
<th>Average Current Cost</th>
<th>Ideal Balance</th>
<th>Current Fund Balance</th>
<th>Monthly</th>
</tr>
</thead>
<tbody>
<tr>
<td>202</td>
<td>Building Trim / Trellis - Repaint</td>
<td>5</td>
<td>3</td>
<td>(1) Building/(2) Trellis'</td>
<td>$5,000</td>
<td>$2,000</td>
<td>$2,000</td>
<td>$99.41</td>
</tr>
<tr>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>5</td>
<td>3</td>
<td>Approx 275 Linear ft.</td>
<td>$2,750</td>
<td>$1,100</td>
<td>$1,100</td>
<td>$56.68</td>
</tr>
<tr>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>10</td>
<td>8</td>
<td>Approx 2,500 Sq.ft.</td>
<td>$2,400</td>
<td>$480</td>
<td>$480</td>
<td>$23.86</td>
</tr>
<tr>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>5</td>
<td>3</td>
<td>Approx 4,000 Sq.ft.</td>
<td>$3,300</td>
<td>$1,320</td>
<td>$1,320</td>
<td>$65.61</td>
</tr>
<tr>
<td>503</td>
<td>Utility Doors - Replace</td>
<td>25</td>
<td>12</td>
<td>(4) Doors</td>
<td>$2,800</td>
<td>$1,456</td>
<td>$0</td>
<td>$11.13</td>
</tr>
<tr>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>10</td>
<td>8</td>
<td>(1) System</td>
<td>$6,000</td>
<td>$1,200</td>
<td>$1,200</td>
<td>$59.65</td>
</tr>
<tr>
<td>703</td>
<td>Water Heater - Replace</td>
<td>12</td>
<td>3</td>
<td>(1) Heater</td>
<td>$1,300</td>
<td>$975</td>
<td>$975</td>
<td>$10.77</td>
</tr>
<tr>
<td>705</td>
<td>HVAC Condenser - Replace</td>
<td>20</td>
<td>7</td>
<td>(1) Lennox Condenser</td>
<td>$3,500</td>
<td>$2,275</td>
<td>$2,275</td>
<td>$17.40</td>
</tr>
<tr>
<td>706</td>
<td>HVAC Furnace - Replace</td>
<td>20</td>
<td>7</td>
<td>(1) Furnace</td>
<td>$3,000</td>
<td>$1,950</td>
<td>$1,950</td>
<td>$14.91</td>
</tr>
<tr>
<td>903</td>
<td>Camera System - Replace</td>
<td>10</td>
<td>8</td>
<td>(1) 5-Camera system</td>
<td>$6,000</td>
<td>$1,200</td>
<td>$1,200</td>
<td>$59.65</td>
</tr>
<tr>
<td>1002</td>
<td>Wrought Iron Fencing - Replace</td>
<td>25</td>
<td>12</td>
<td>Approx 275 Linear ft.</td>
<td>$17,875</td>
<td>$9,295</td>
<td>$0</td>
<td>$71.08</td>
</tr>
<tr>
<td>1101</td>
<td>Pool - Resurface</td>
<td>12</td>
<td>10</td>
<td>(1) Pool</td>
<td>$11,500</td>
<td>$1,917</td>
<td>$0</td>
<td>$95.27</td>
</tr>
<tr>
<td>1102</td>
<td>Spa - Resurface</td>
<td>5</td>
<td>3</td>
<td>(1) Spa</td>
<td>$4,000</td>
<td>$1,600</td>
<td>$1,600</td>
<td>$79.53</td>
</tr>
<tr>
<td>1104</td>
<td>Pool heater - Replace</td>
<td>10</td>
<td>1</td>
<td>(1) Heater</td>
<td>$3,500</td>
<td>$3,150</td>
<td>$3,150</td>
<td>$34.79</td>
</tr>
<tr>
<td>1105</td>
<td>Spa heater - Replace</td>
<td>8</td>
<td>1</td>
<td>(1) Heater</td>
<td>$3,500</td>
<td>$3,063</td>
<td>$3,063</td>
<td>$43.49</td>
</tr>
<tr>
<td>1107</td>
<td>Pool Filter - Replace</td>
<td>12</td>
<td>1</td>
<td>(1) Filter/(1) Separation Tank</td>
<td>$1,200</td>
<td>$1,100</td>
<td>$1,100</td>
<td>$9.94</td>
</tr>
<tr>
<td>1108</td>
<td>Spa Filter - Replace</td>
<td>12</td>
<td>2</td>
<td>(1) Filter/(1) Separation Tank</td>
<td>$1,000</td>
<td>$833</td>
<td>$833</td>
<td>$8.28</td>
</tr>
<tr>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>3</td>
<td>1</td>
<td>(3) Pumps</td>
<td>$1,150</td>
<td>$767</td>
<td>$767</td>
<td>$38.11</td>
</tr>
<tr>
<td>1111</td>
<td>Pool/Spa Chlorinators - Replace</td>
<td>10</td>
<td>0</td>
<td>(1) System</td>
<td>$3,500</td>
<td>$3,500</td>
<td>$3,500</td>
<td>$34.79</td>
</tr>
<tr>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>6</td>
<td>4</td>
<td>(23) Pieces</td>
<td>$8,000</td>
<td>$2,667</td>
<td>$2,667</td>
<td>$132.55</td>
</tr>
</tbody>
</table>
## Component Funding Information

<table>
<thead>
<tr>
<th>ID</th>
<th>Component Name</th>
<th>UL</th>
<th>RUL</th>
<th>Quantity</th>
<th>Average Current Cost</th>
<th>Ideal Balance</th>
<th>Current Fund Balance</th>
<th>Monthly</th>
</tr>
</thead>
<tbody>
<tr>
<td>1304</td>
<td>Drinking Fountains - Replace</td>
<td>8</td>
<td>6</td>
<td>(1) Double fountain</td>
<td>$1,800</td>
<td>$450</td>
<td>$450</td>
<td>$22.37</td>
</tr>
<tr>
<td>1305</td>
<td>Barbecues - Replace</td>
<td>7</td>
<td>5</td>
<td>(2) Barbecues</td>
<td>$6,500</td>
<td>$1,857</td>
<td>$1,857</td>
<td>$92.31</td>
</tr>
<tr>
<td>1306</td>
<td>Barbecue Island - Refurbish</td>
<td>25</td>
<td>23</td>
<td>(1) Barbecue island</td>
<td>$6,000</td>
<td>$480</td>
<td>$0</td>
<td>$23.86</td>
</tr>
<tr>
<td>1309</td>
<td>Wood Trellis - Refurbish</td>
<td>30</td>
<td>15</td>
<td>(2) Trellis'</td>
<td>$37,500</td>
<td>$18,750</td>
<td>$0</td>
<td>$124.26</td>
</tr>
<tr>
<td>1390</td>
<td>Exterior Shower - Re-Tile</td>
<td>20</td>
<td>5</td>
<td>(2) Showers</td>
<td>$5,000</td>
<td>$3,750</td>
<td>$3,750</td>
<td>$24.85</td>
</tr>
<tr>
<td>1402</td>
<td>Refrigerator - Replace (Operating Expense)</td>
<td>N/A</td>
<td>0</td>
<td>(1) Refrigerator</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0.00</td>
</tr>
<tr>
<td>1405</td>
<td>Furniture - Replace</td>
<td>10</td>
<td>8</td>
<td>(5) Pieces</td>
<td>$4,000</td>
<td>$800</td>
<td>$800</td>
<td>$39.76</td>
</tr>
<tr>
<td>1413</td>
<td>Restroom - Remodel</td>
<td>16</td>
<td>3</td>
<td>(2) Restrooms</td>
<td>$18,000</td>
<td>$14,625</td>
<td>$14,625</td>
<td>$111.84</td>
</tr>
<tr>
<td>1420</td>
<td>Television - Replace</td>
<td>10</td>
<td>8</td>
<td>(1) Television</td>
<td>$1,150</td>
<td>$230</td>
<td>$230</td>
<td>$11.43</td>
</tr>
<tr>
<td>1420</td>
<td>Countertop / Cabinets - Remodel</td>
<td>20</td>
<td>19</td>
<td>See general notes</td>
<td>$2,250</td>
<td>$113</td>
<td>$0</td>
<td>$11.18</td>
</tr>
<tr>
<td>1503</td>
<td>Flooring - Replace</td>
<td>20</td>
<td>18</td>
<td>Approx 260 Sq.ft.</td>
<td>$3,625</td>
<td>$363</td>
<td>$0</td>
<td>$18.02</td>
</tr>
<tr>
<td>1602</td>
<td>Exterior Lights - Replace</td>
<td>18</td>
<td>16</td>
<td>(18) Lights</td>
<td>$3,150</td>
<td>$350</td>
<td>$0</td>
<td>$17.40</td>
</tr>
<tr>
<td>2301</td>
<td>Windows / Doors - Replace</td>
<td>35</td>
<td>18</td>
<td>(19) Windows</td>
<td>$10,450</td>
<td>$5,076</td>
<td>$0</td>
<td>$29.68</td>
</tr>
</tbody>
</table>

Subtotals: $204,775 $93,686 $51,836 $1,570

Grand Total: $2,496,250 $1,393,449 $1,134,984 $21,100

Current Fund Balance as a percentage of Ideal Balance: 81%
<table>
<thead>
<tr>
<th>Year</th>
<th>Beginning Fully Funded Balance</th>
<th>Beginning Reserve Balance</th>
<th>Beginning % Funded</th>
<th>Reserve Contributions</th>
<th>Interest Income</th>
<th>Reserve Expenses</th>
<th>Ending Reserve Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$1,393,449</td>
<td>$1,134,984</td>
<td>81%</td>
<td>$253,200</td>
<td>$4,614</td>
<td>$681,788</td>
<td>$711,011</td>
</tr>
<tr>
<td>2021</td>
<td>$951,632</td>
<td>$711,011</td>
<td>75%</td>
<td>$260,796</td>
<td>$4,172</td>
<td>$18,025</td>
<td>$957,953</td>
</tr>
<tr>
<td>2022</td>
<td>$1,186,795</td>
<td>$957,953</td>
<td>81%</td>
<td>$268,620</td>
<td>$5,332</td>
<td>$56,758</td>
<td>$1,175,146</td>
</tr>
<tr>
<td>2023</td>
<td>$1,395,872</td>
<td>$1,175,146</td>
<td>84%</td>
<td>$276,678</td>
<td>$5,607</td>
<td>$389,434</td>
<td>$1,067,997</td>
</tr>
<tr>
<td>2024</td>
<td>$1,275,524</td>
<td>$1,067,997</td>
<td>84%</td>
<td>$284,979</td>
<td>$5,964</td>
<td>$40,997</td>
<td>$1,317,943</td>
</tr>
<tr>
<td>2025</td>
<td>$1,517,823</td>
<td>$1,317,943</td>
<td>87%</td>
<td>$293,728</td>
<td>$7,177</td>
<td>$65,108</td>
<td>$1,553,541</td>
</tr>
<tr>
<td>2026</td>
<td>$1,749,532</td>
<td>$1,535,541</td>
<td>89%</td>
<td>$302,334</td>
<td>$9,495</td>
<td>$19,179</td>
<td>$1,845,190</td>
</tr>
<tr>
<td>2027</td>
<td>$2,043,307</td>
<td>$1,845,190</td>
<td>90%</td>
<td>$311,509</td>
<td>$9,702</td>
<td>$129,844</td>
<td>$2,036,453</td>
</tr>
<tr>
<td>2028</td>
<td>$2,239,743</td>
<td>$2,036,453</td>
<td>91%</td>
<td>$320,746</td>
<td>$9,484</td>
<td>$608,731</td>
<td>$1,757,952</td>
</tr>
<tr>
<td>2029</td>
<td>$1,956,885</td>
<td>$1,757,952</td>
<td>90%</td>
<td>$330,369</td>
<td>$9,287</td>
<td>$139,823</td>
<td>$1,957,785</td>
</tr>
<tr>
<td>2030</td>
<td>$2,156,824</td>
<td>$1,957,785</td>
<td>91%</td>
<td>$340,280</td>
<td>$8,566</td>
<td>$837,411</td>
<td>$1,469,220</td>
</tr>
<tr>
<td>2031</td>
<td>$1,652,804</td>
<td>$1,489,220</td>
<td>89%</td>
<td>$350,488</td>
<td>$8,229</td>
<td>$4,845</td>
<td>$1,823,092</td>
</tr>
<tr>
<td>2032</td>
<td>$2,000,020</td>
<td>$1,823,092</td>
<td>91%</td>
<td>$361,003</td>
<td>$9,623</td>
<td>$166,868</td>
<td>$2,026,850</td>
</tr>
<tr>
<td>2033</td>
<td>$2,199,847</td>
<td>$2,026,850</td>
<td>92%</td>
<td>$371,833</td>
<td>$9,723</td>
<td>$545,267</td>
<td>$1,863,139</td>
</tr>
<tr>
<td>2034</td>
<td>$2,025,270</td>
<td>$1,863,139</td>
<td>92%</td>
<td>$382,988</td>
<td>$10,078</td>
<td>$87,201</td>
<td>$2,169,004</td>
</tr>
<tr>
<td>2035</td>
<td>$2,326,895</td>
<td>$2,169,004</td>
<td>93%</td>
<td>$394,477</td>
<td>$9,504</td>
<td>$939,591</td>
<td>$1,633,395</td>
</tr>
<tr>
<td>2036</td>
<td>$1,769,527</td>
<td>$1,633,395</td>
<td>92%</td>
<td>$406,312</td>
<td>$9,018</td>
<td>$74,137</td>
<td>$1,974,587</td>
</tr>
<tr>
<td>2037</td>
<td>$2,097,073</td>
<td>$1,974,587</td>
<td>94%</td>
<td>$418,501</td>
<td>$10,667</td>
<td>$110,617</td>
<td>$2,293,138</td>
</tr>
<tr>
<td>2038</td>
<td>$2,407,397</td>
<td>$2,293,138</td>
<td>95%</td>
<td>$431,056</td>
<td>$9,656</td>
<td>$1,163,783</td>
<td>$1,570,067</td>
</tr>
<tr>
<td>2039</td>
<td>$1,653,109</td>
<td>$1,570,067</td>
<td>95%</td>
<td>$443,988</td>
<td>$8,550</td>
<td>$171,756</td>
<td>$1,850,849</td>
</tr>
<tr>
<td>2040</td>
<td>$1,909,146</td>
<td>$1,850,849</td>
<td>97%</td>
<td>$457,307</td>
<td>$9,812</td>
<td>$243,193</td>
<td>$2,074,776</td>
</tr>
<tr>
<td>2041</td>
<td>$2,110,785</td>
<td>$2,074,776</td>
<td>98%</td>
<td>$471,027</td>
<td>$11,492</td>
<td>$34,392</td>
<td>$2,522,902</td>
</tr>
<tr>
<td>2042</td>
<td>$2,545,384</td>
<td>$2,522,902</td>
<td>99%</td>
<td>$485,157</td>
<td>$13,416</td>
<td>$176,665</td>
<td>$2,844,811</td>
</tr>
<tr>
<td>2043</td>
<td>$2,858,680</td>
<td>$2,844,811</td>
<td>100%</td>
<td>$499,712</td>
<td>$13,451</td>
<td>$821,209</td>
<td>$2,536,765</td>
</tr>
<tr>
<td>2044</td>
<td>$2,530,062</td>
<td>$2,536,765</td>
<td>100%</td>
<td>$514,703</td>
<td>$13,924</td>
<td>$31,483</td>
<td>$3,033,909</td>
</tr>
<tr>
<td>2045</td>
<td>$3,017,947</td>
<td>$3,033,909</td>
<td>101%</td>
<td>$530,145</td>
<td>$16,282</td>
<td>$100,266</td>
<td>$3,480,070</td>
</tr>
<tr>
<td>2046</td>
<td>$3,462,955</td>
<td>$3,480,070</td>
<td>100%</td>
<td>$546,049</td>
<td>$18,637</td>
<td>$68,472</td>
<td>$3,976,284</td>
</tr>
<tr>
<td>2047</td>
<td>$3,967,793</td>
<td>$3,976,284</td>
<td>100%</td>
<td>$562,430</td>
<td>$20,460</td>
<td>$349,770</td>
<td>$4,209,404</td>
</tr>
<tr>
<td>2048</td>
<td>$4,212,184</td>
<td>$4,209,404</td>
<td>100%</td>
<td>$579,303</td>
<td>$19,364</td>
<td>$1,270,229</td>
<td>$3,537,843</td>
</tr>
<tr>
<td>2049</td>
<td>$3,530,402</td>
<td>$3,537,843</td>
<td>100%</td>
<td>$596,682</td>
<td>$19,088</td>
<td>$54,554</td>
<td>$4,099,059</td>
</tr>
</tbody>
</table>
### Significant Components

<table>
<thead>
<tr>
<th>ID #</th>
<th>Component Name</th>
<th>Useful Life (yrs.)</th>
<th>Remaining Useful Life (yrs.)</th>
<th>Average Current</th>
<th>Significance: (Curr Cost/UL) As $</th>
<th>As %</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Common Area</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>106</td>
<td>Tile - Replace Roofs</td>
<td>30</td>
<td>17</td>
<td>$2,200</td>
<td>$73</td>
<td>0.03%</td>
</tr>
<tr>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>10</td>
<td>9</td>
<td>$16,025</td>
<td>$1,603</td>
<td>0.75%</td>
</tr>
<tr>
<td>203</td>
<td>Bridge Railings - Reseal</td>
<td>5</td>
<td>0</td>
<td>$1,088</td>
<td>$218</td>
<td>0.10%</td>
</tr>
<tr>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>5</td>
<td>3</td>
<td>$9,200</td>
<td>$1,840</td>
<td>0.87%</td>
</tr>
<tr>
<td>211</td>
<td>Pole Light Fixtures - Repaint</td>
<td>5</td>
<td>3</td>
<td>$33,000</td>
<td>$6,600</td>
<td>3.11%</td>
</tr>
<tr>
<td>212</td>
<td>Bollard Lights - Repaint</td>
<td>5</td>
<td>4</td>
<td>$3,625</td>
<td>$725</td>
<td>0.34%</td>
</tr>
<tr>
<td>214</td>
<td>Curbs/Parking Lots - Restripe (see Comp# 402 Asphalt - Preventive Maintenance)</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>218</td>
<td>Wood Trellis / Trash Enclosure Wood Trim - Repaint</td>
<td>5</td>
<td>4</td>
<td>$3,500</td>
<td>$700</td>
<td>0.33%</td>
</tr>
<tr>
<td>290</td>
<td>Mailboxes - Repaint</td>
<td>5</td>
<td>3</td>
<td>$2,138</td>
<td>$428</td>
<td>0.20%</td>
</tr>
<tr>
<td>390</td>
<td>Stone Veneer - Replace</td>
<td>15</td>
<td>5</td>
<td>$1,950</td>
<td>$130</td>
<td>0.06%</td>
</tr>
<tr>
<td>401</td>
<td>Asphalt - Major Rehab.</td>
<td>20</td>
<td>10</td>
<td>$384,813</td>
<td>$19,241</td>
<td>9.06%</td>
</tr>
<tr>
<td>402</td>
<td>Asphalt - Preventive Maintenance</td>
<td>5</td>
<td>3</td>
<td>$239,175</td>
<td>$47,835</td>
<td>22.54%</td>
</tr>
<tr>
<td>403</td>
<td>Concrete - Repair/Replace</td>
<td>10</td>
<td>0</td>
<td>$20,000</td>
<td>$2,000</td>
<td>0.94%</td>
</tr>
<tr>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>10</td>
<td>0</td>
<td>$56,363</td>
<td>$5,636</td>
<td>2.65%</td>
</tr>
<tr>
<td>590</td>
<td>Trash Enclosure Doors - Replace</td>
<td>15</td>
<td>10</td>
<td>$7,800</td>
<td>$520</td>
<td>0.24%</td>
</tr>
<tr>
<td>801</td>
<td>Monument - Rebuild</td>
<td>20</td>
<td>7</td>
<td>$4,000</td>
<td>$200</td>
<td>0.09%</td>
</tr>
<tr>
<td>803</td>
<td>Mailboxes - Replace</td>
<td>18</td>
<td>9</td>
<td>$66,650</td>
<td>$3,703</td>
<td>1.74%</td>
</tr>
<tr>
<td>808</td>
<td>Street Signs - Replace</td>
<td>20</td>
<td>7</td>
<td>$7,500</td>
<td>$375</td>
<td>0.18%</td>
</tr>
<tr>
<td>1002</td>
<td>Wrought Iron Fencing - Replace</td>
<td>25</td>
<td>18</td>
<td>$57,500</td>
<td>$2,300</td>
<td>1.08%</td>
</tr>
<tr>
<td>1003</td>
<td>Chain Link Fencing - Replace</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>1206</td>
<td>Basketball Court - Resurface</td>
<td>7</td>
<td>0</td>
<td>$5,625</td>
<td>$804</td>
<td>0.38%</td>
</tr>
<tr>
<td>1207</td>
<td>Basketball Backboards - Replace</td>
<td>12</td>
<td>6</td>
<td>$1,300</td>
<td>$198</td>
<td>0.05%</td>
</tr>
<tr>
<td>1301</td>
<td>Play Structure - Replace</td>
<td>20</td>
<td>0</td>
<td>$30,000</td>
<td>$1,500</td>
<td>0.71%</td>
</tr>
<tr>
<td>1302</td>
<td>Safety Paddling - Replace</td>
<td>18</td>
<td>0</td>
<td>$35,100</td>
<td>$1,950</td>
<td>0.92%</td>
</tr>
<tr>
<td>1303</td>
<td>Safety Paddling - Repair/Recoat</td>
<td>3</td>
<td>0</td>
<td>$4,863</td>
<td>$1,621</td>
<td>0.76%</td>
</tr>
<tr>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>15</td>
<td>7</td>
<td>$1,500</td>
<td>$100</td>
<td>0.05%</td>
</tr>
<tr>
<td>1307</td>
<td>Pet Waste Stations - Replace (Operating Expense)</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>1308</td>
<td>Exterior Furniture - Replace</td>
<td>15</td>
<td>8</td>
<td>$15,000</td>
<td>$1,000</td>
<td>0.47%</td>
</tr>
<tr>
<td>1309</td>
<td>Wood Trellis - Refurbish</td>
<td>30</td>
<td>15</td>
<td>$43,338</td>
<td>$1,445</td>
<td>0.68%</td>
</tr>
<tr>
<td>1310</td>
<td>Wood Chips - Replace</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>1602</td>
<td>Exterior Lights - Replace (Apartments)/(Not CAM)</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>1604</td>
<td>Pole Light Fixtures - Replace (Edison)</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>1605</td>
<td>Bollard Lights - Replace</td>
<td>20</td>
<td>10</td>
<td>$87,000</td>
<td>$4,350</td>
<td>2.05%</td>
</tr>
<tr>
<td>1609</td>
<td>Parking Light Fixtures - Replace</td>
<td>25</td>
<td>13</td>
<td>$16,575</td>
<td>$663</td>
<td>0.31%</td>
</tr>
</tbody>
</table>
## Significant Components

<table>
<thead>
<tr>
<th>ID #</th>
<th>Component Name</th>
<th>Useful Life (yrs.)</th>
<th>Remaining Useful Life (yrs.)</th>
<th>Average Current Cost</th>
<th>Significance: (Curr Cost/UL) As $</th>
<th>As %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1703</td>
<td>Irrigation Time Clocks - Partial Replace</td>
<td>3</td>
<td>1</td>
<td>$7,000</td>
<td>$2,333</td>
<td>1.10%</td>
</tr>
<tr>
<td>1704</td>
<td>Time Clock Enclosures - Replace</td>
<td>25</td>
<td>23</td>
<td>$54,000</td>
<td>$2,160</td>
<td>1.02%</td>
</tr>
<tr>
<td>1706</td>
<td>Backflow Devices - Replace (Operating Expense)</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>1801</td>
<td>Trails - Repair</td>
<td>5</td>
<td>0</td>
<td>$15,000</td>
<td>$3,000</td>
<td>1.41%</td>
</tr>
<tr>
<td>1804</td>
<td>Tree - Replacement</td>
<td>5</td>
<td>2</td>
<td>$40,000</td>
<td>$8,000</td>
<td>3.77%</td>
</tr>
<tr>
<td>1812</td>
<td>Landscaping / Lighting / Irrigation - Renovate</td>
<td>15</td>
<td>0</td>
<td>$500,000</td>
<td>$33,333</td>
<td>15.70%</td>
</tr>
<tr>
<td>2303</td>
<td>Bridges - Refurbish (Extended Life)</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>2304</td>
<td>Bridge Railings - Replace (Extended Life)</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

### Hillcrest Pool

<table>
<thead>
<tr>
<th>ID #</th>
<th>Component Name</th>
<th>Useful Life (yrs.)</th>
<th>Remaining Useful Life (yrs.)</th>
<th>Average Current Cost</th>
<th>Significance: (Curr Cost/UL) As $</th>
<th>As %</th>
</tr>
</thead>
<tbody>
<tr>
<td>106</td>
<td>Tile Roof - Replace</td>
<td>30</td>
<td>17</td>
<td>$10,225</td>
<td>$341</td>
<td>0.16%</td>
</tr>
<tr>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>10</td>
<td>8</td>
<td>$2,700</td>
<td>$270</td>
<td>0.13%</td>
</tr>
<tr>
<td>202</td>
<td>Building Trim / Trellis' - Repaint</td>
<td>5</td>
<td>3</td>
<td>$4,500</td>
<td>$900</td>
<td>0.42%</td>
</tr>
<tr>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>5</td>
<td>3</td>
<td>$3,288</td>
<td>$658</td>
<td>0.31%</td>
</tr>
<tr>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>10</td>
<td>8</td>
<td>$2,800</td>
<td>$280</td>
<td>0.13%</td>
</tr>
<tr>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>5</td>
<td>3</td>
<td>$3,875</td>
<td>$775</td>
<td>0.37%</td>
</tr>
<tr>
<td>503</td>
<td>Utility Doors - Replace</td>
<td>25</td>
<td>12</td>
<td>$2,800</td>
<td>$112</td>
<td>0.05%</td>
</tr>
<tr>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>10</td>
<td>8</td>
<td>$6,000</td>
<td>$600</td>
<td>0.28%</td>
</tr>
<tr>
<td>703</td>
<td>Tankless Water Heater - Replace</td>
<td>10</td>
<td>0</td>
<td>$3,250</td>
<td>$325</td>
<td>0.15%</td>
</tr>
<tr>
<td>705</td>
<td>HVAC Condenser - Replace</td>
<td>20</td>
<td>7</td>
<td>$7,000</td>
<td>$350</td>
<td>0.16%</td>
</tr>
<tr>
<td>706</td>
<td>HVAC Furnace - Replace</td>
<td>20</td>
<td>7</td>
<td>$6,000</td>
<td>$300</td>
<td>0.14%</td>
</tr>
<tr>
<td>901</td>
<td>Fire Protection System - Replace</td>
<td>15</td>
<td>6</td>
<td>$4,500</td>
<td>$300</td>
<td>0.14%</td>
</tr>
<tr>
<td>903</td>
<td>Camera System - Replace</td>
<td>10</td>
<td>8</td>
<td>$8,000</td>
<td>$800</td>
<td>0.38%</td>
</tr>
<tr>
<td>1002</td>
<td>Wrought Iron Fencing - Replace</td>
<td>25</td>
<td>12</td>
<td>$21,450</td>
<td>$858</td>
<td>0.40%</td>
</tr>
<tr>
<td>1101</td>
<td>Pool - Resurface</td>
<td>10</td>
<td>8</td>
<td>$11,500</td>
<td>$1,150</td>
<td>0.54%</td>
</tr>
<tr>
<td>1102</td>
<td>Spa - Resurface</td>
<td>5</td>
<td>3</td>
<td>$4,000</td>
<td>$800</td>
<td>0.38%</td>
</tr>
<tr>
<td>1104</td>
<td>Pool Heater - Replace</td>
<td>10</td>
<td>8</td>
<td>$3,500</td>
<td>$350</td>
<td>0.16%</td>
</tr>
<tr>
<td>1105</td>
<td>Spa Heater - Replace</td>
<td>8</td>
<td>8</td>
<td>$3,500</td>
<td>$438</td>
<td>0.21%</td>
</tr>
<tr>
<td>1107</td>
<td>Pool Filters - Replace</td>
<td>12</td>
<td>2</td>
<td>$2,500</td>
<td>$208</td>
<td>0.10%</td>
</tr>
<tr>
<td>1108</td>
<td>Spa Filter - Replace</td>
<td>12</td>
<td>2</td>
<td>$1,000</td>
<td>$83</td>
<td>0.04%</td>
</tr>
<tr>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>3</td>
<td>1</td>
<td>$1,150</td>
<td>$383</td>
<td>0.18%</td>
</tr>
<tr>
<td>1111</td>
<td>Pool/Spa Chlorinators - Replace</td>
<td>10</td>
<td>0</td>
<td>$3,500</td>
<td>$350</td>
<td>0.16%</td>
</tr>
<tr>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>6</td>
<td>4</td>
<td>$12,000</td>
<td>$2,000</td>
<td>0.94%</td>
</tr>
<tr>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>8</td>
<td>6</td>
<td>$1,800</td>
<td>$225</td>
<td>0.11%</td>
</tr>
<tr>
<td>1305</td>
<td>Barbecues - Replace</td>
<td>7</td>
<td>5</td>
<td>$9,750</td>
<td>$1,393</td>
<td>0.66%</td>
</tr>
<tr>
<td>1306</td>
<td>Barbecue Islands - Refurbish</td>
<td>25</td>
<td>23</td>
<td>$12,000</td>
<td>$480</td>
<td>0.23%</td>
</tr>
</tbody>
</table>
## Significant Components

<table>
<thead>
<tr>
<th>ID #</th>
<th>Component Name</th>
<th>Useful Life (yrs.)</th>
<th>Remaining Useful Life (yrs.)</th>
<th>Average Current Cost</th>
<th>Significance: (Curr Cost/UL) As $</th>
<th>As %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1308</td>
<td>Exterior Furniture - Replace</td>
<td>15</td>
<td>8</td>
<td>$5,000</td>
<td>$333</td>
<td>0.16%</td>
</tr>
<tr>
<td>1309</td>
<td>Wood Trellis - Refurbish</td>
<td>30</td>
<td>28</td>
<td>$33,225</td>
<td>$1,108</td>
<td>0.52%</td>
</tr>
<tr>
<td>1390</td>
<td>Exterior Shower - Re-Tile</td>
<td>20</td>
<td>5</td>
<td>$5,000</td>
<td>$250</td>
<td>0.12%</td>
</tr>
<tr>
<td>1406</td>
<td>Fitness Equipment - Replace</td>
<td>15</td>
<td>7</td>
<td>$4,500</td>
<td>$300</td>
<td>0.14%</td>
</tr>
<tr>
<td>1407</td>
<td>Cardio Equipment - Replace</td>
<td>7</td>
<td>2</td>
<td>$9,000</td>
<td>$1,286</td>
<td>0.61%</td>
</tr>
<tr>
<td>1407</td>
<td>Cardio Equipment - Replace</td>
<td>7</td>
<td>5</td>
<td>$11,000</td>
<td>$1,571</td>
<td>0.74%</td>
</tr>
<tr>
<td>1413</td>
<td>Restroom - Remodel</td>
<td>16</td>
<td>3</td>
<td>$18,000</td>
<td>$1,125</td>
<td>0.53%</td>
</tr>
<tr>
<td>1420</td>
<td>Television - Replace</td>
<td>10</td>
<td>8</td>
<td>$2,300</td>
<td>$230</td>
<td>0.11%</td>
</tr>
<tr>
<td>1501</td>
<td>Carpeting - Replace</td>
<td>10</td>
<td>7</td>
<td>$1,850</td>
<td>$165</td>
<td>0.08%</td>
</tr>
<tr>
<td>1502</td>
<td>Floor - Replace</td>
<td>20</td>
<td>18</td>
<td>$3,500</td>
<td>$175</td>
<td>0.08%</td>
</tr>
<tr>
<td>1602</td>
<td>Exterior Lights - Replace</td>
<td>18</td>
<td>5</td>
<td>$875</td>
<td>$49</td>
<td>0.02%</td>
</tr>
<tr>
<td>2301</td>
<td>Windows / Doors - Replace</td>
<td>35</td>
<td>18</td>
<td>$5,500</td>
<td>$157</td>
<td>0.07%</td>
</tr>
</tbody>
</table>

### Town Center

<table>
<thead>
<tr>
<th>ID #</th>
<th>Component Name</th>
<th>Useful Life (yrs.)</th>
<th>Remaining Useful Life (yrs.)</th>
<th>Average Current Cost</th>
<th>Significance: (Curr Cost/UL) As $</th>
<th>As %</th>
</tr>
</thead>
<tbody>
<tr>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>10</td>
<td>8</td>
<td>$11,738</td>
<td>$1,174</td>
<td>0.55%</td>
</tr>
<tr>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>10</td>
<td>8</td>
<td>$7,000</td>
<td>$700</td>
<td>0.33%</td>
</tr>
<tr>
<td>705</td>
<td>HVAC Unit - Replace</td>
<td>20</td>
<td>7</td>
<td>$12,000</td>
<td>$600</td>
<td>0.28%</td>
</tr>
<tr>
<td>806</td>
<td>Interior Signs - Replace</td>
<td>18</td>
<td>16</td>
<td>$1,250</td>
<td>$69</td>
<td>0.03%</td>
</tr>
<tr>
<td>903</td>
<td>Camera System - Replace</td>
<td>10</td>
<td>8</td>
<td>$15,000</td>
<td>$1,500</td>
<td>0.71%</td>
</tr>
<tr>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>8</td>
<td>6</td>
<td>$1,800</td>
<td>$225</td>
<td>0.11%</td>
</tr>
<tr>
<td>1312</td>
<td>Recreation Equipment - Replace</td>
<td>16</td>
<td>14</td>
<td>$5,000</td>
<td>$313</td>
<td>0.15%</td>
</tr>
<tr>
<td>1402</td>
<td>Appliances - Replace</td>
<td>10</td>
<td>8</td>
<td>$8,000</td>
<td>$800</td>
<td>0.38%</td>
</tr>
<tr>
<td>1405</td>
<td>Furniture - Replace</td>
<td>10</td>
<td>8</td>
<td>$35,000</td>
<td>$3,500</td>
<td>1.65%</td>
</tr>
<tr>
<td>1406</td>
<td>Fitness Equipment - Replace</td>
<td>15</td>
<td>13</td>
<td>$30,000</td>
<td>$2,000</td>
<td>0.94%</td>
</tr>
<tr>
<td>1413</td>
<td>Restroom - Remodel</td>
<td>16</td>
<td>14</td>
<td>$30,000</td>
<td>$1,875</td>
<td>0.88%</td>
</tr>
<tr>
<td>1417</td>
<td>Kitchen/Countertops - Remodel</td>
<td>20</td>
<td>18</td>
<td>$39,750</td>
<td>$1,988</td>
<td>0.94%</td>
</tr>
<tr>
<td>1420</td>
<td>Television - Replace</td>
<td>10</td>
<td>8</td>
<td>$5,000</td>
<td>$500</td>
<td>0.24%</td>
</tr>
<tr>
<td>1421</td>
<td>Wallpaper - Replace (Operating Expense)</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>1422</td>
<td>Fireplaces - Refurbish</td>
<td>20</td>
<td>18</td>
<td>$6,000</td>
<td>$300</td>
<td>0.14%</td>
</tr>
<tr>
<td>1490</td>
<td>Decorative Pieces/Artworks - Replace</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>1502</td>
<td>Flooring - Replace (Gym)</td>
<td>20</td>
<td>18</td>
<td>$11,375</td>
<td>$569</td>
<td>0.27%</td>
</tr>
<tr>
<td>1503</td>
<td>Flooring - Replace (Lounge Areas)</td>
<td>20</td>
<td>18</td>
<td>$47,600</td>
<td>$2,380</td>
<td>1.12%</td>
</tr>
</tbody>
</table>

### Townside Pool

<table>
<thead>
<tr>
<th>ID #</th>
<th>Component Name</th>
<th>Useful Life (yrs.)</th>
<th>Remaining Useful Life (yrs.)</th>
<th>Average Current Cost</th>
<th>Significance: (Curr Cost/UL) As $</th>
<th>As %</th>
</tr>
</thead>
<tbody>
<tr>
<td>106</td>
<td>Tile Roof - Replace</td>
<td>30</td>
<td>17</td>
<td>$9,350</td>
<td>$312</td>
<td>0.15%</td>
</tr>
<tr>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>10</td>
<td>8</td>
<td>$4,725</td>
<td>$473</td>
<td>0.22%</td>
</tr>
<tr>
<td>202</td>
<td>Building Trim / Trellis - Repaint</td>
<td>5</td>
<td>3</td>
<td>$5,000</td>
<td>$1,000</td>
<td>0.47%</td>
</tr>
<tr>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>5</td>
<td>3</td>
<td>$2,750</td>
<td>$550</td>
<td>0.26%</td>
</tr>
<tr>
<td>ID #</td>
<td>Component Name</td>
<td>Useful Life (yrs.)</td>
<td>Remaining Useful Life (yrs.)</td>
<td>Average Cost Current</td>
<td>Significance: (Curr Cost/UL) As $</td>
<td>As %</td>
</tr>
<tr>
<td>------</td>
<td>--------------------------------------</td>
<td>--------------------</td>
<td>-----------------------------</td>
<td>----------------------</td>
<td>-----------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>10</td>
<td>8</td>
<td>$2,400</td>
<td>$240</td>
<td>0.11%</td>
</tr>
<tr>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>5</td>
<td>3</td>
<td>$3,300</td>
<td>$660</td>
<td>0.31%</td>
</tr>
<tr>
<td>503</td>
<td>Utility Doors - Replace</td>
<td>25</td>
<td>12</td>
<td>$2,800</td>
<td>$112</td>
<td>0.05%</td>
</tr>
<tr>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>10</td>
<td>8</td>
<td>$6,000</td>
<td>$600</td>
<td>0.28%</td>
</tr>
<tr>
<td>703</td>
<td>Water Heater - Replace</td>
<td>12</td>
<td>3</td>
<td>$1,300</td>
<td>$108</td>
<td>0.05%</td>
</tr>
<tr>
<td>705</td>
<td>HVAC Condenser - Replace</td>
<td>20</td>
<td>7</td>
<td>$3,500</td>
<td>$175</td>
<td>0.08%</td>
</tr>
<tr>
<td>706</td>
<td>HVAC Furnace - Replace</td>
<td>20</td>
<td>7</td>
<td>$3,000</td>
<td>$150</td>
<td>0.07%</td>
</tr>
<tr>
<td>903</td>
<td>Camera System - Replace</td>
<td>10</td>
<td>8</td>
<td>$6,000</td>
<td>$600</td>
<td>0.28%</td>
</tr>
<tr>
<td>1002</td>
<td>Wrought Iron Fencing - Replace</td>
<td>25</td>
<td>12</td>
<td>$17,875</td>
<td>$715</td>
<td>0.34%</td>
</tr>
<tr>
<td>1101</td>
<td>Pool - Resurface</td>
<td>12</td>
<td>10</td>
<td>$11,500</td>
<td>$958</td>
<td>0.45%</td>
</tr>
<tr>
<td>1102</td>
<td>Spa - Resurface</td>
<td>5</td>
<td>3</td>
<td>$4,000</td>
<td>$800</td>
<td>0.38%</td>
</tr>
<tr>
<td>1104</td>
<td>Pool Heater - Replace</td>
<td>10</td>
<td>1</td>
<td>$3,500</td>
<td>$350</td>
<td>0.16%</td>
</tr>
<tr>
<td>1105</td>
<td>Spa Heater - Replace</td>
<td>8</td>
<td>1</td>
<td>$3,500</td>
<td>$438</td>
<td>0.21%</td>
</tr>
<tr>
<td>1107</td>
<td>Pool Filter - Replace</td>
<td>12</td>
<td>1</td>
<td>$1,200</td>
<td>$100</td>
<td>0.05%</td>
</tr>
<tr>
<td>1108</td>
<td>Spa Filter - Replace</td>
<td>12</td>
<td>2</td>
<td>$1,000</td>
<td>$83</td>
<td>0.04%</td>
</tr>
<tr>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>3</td>
<td>1</td>
<td>$1,150</td>
<td>$383</td>
<td>0.18%</td>
</tr>
<tr>
<td>1111</td>
<td>Pool/Spa Chlorinators - Replace</td>
<td>10</td>
<td>0</td>
<td>$3,500</td>
<td>$350</td>
<td>0.16%</td>
</tr>
<tr>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>6</td>
<td>4</td>
<td>$8,000</td>
<td>$1,333</td>
<td>0.63%</td>
</tr>
<tr>
<td>1304</td>
<td>Drinking Fountains - Replace</td>
<td>8</td>
<td>6</td>
<td>$1,800</td>
<td>$225</td>
<td>0.11%</td>
</tr>
<tr>
<td>1305</td>
<td>Barbecues - Replace</td>
<td>7</td>
<td>5</td>
<td>$6,500</td>
<td>$929</td>
<td>0.44%</td>
</tr>
<tr>
<td>1306</td>
<td>Barbecue Island - Refurbish</td>
<td>25</td>
<td>23</td>
<td>$6,000</td>
<td>$240</td>
<td>0.11%</td>
</tr>
<tr>
<td>1309</td>
<td>Wood Trellis - Refurbish</td>
<td>30</td>
<td>15</td>
<td>$37,500</td>
<td>$1,250</td>
<td>0.59%</td>
</tr>
<tr>
<td>1390</td>
<td>Exterior Shower - Re-Tile</td>
<td>20</td>
<td>5</td>
<td>$5,000</td>
<td>$250</td>
<td>0.12%</td>
</tr>
<tr>
<td>1402</td>
<td>Refrigerator - Replace (Operating Expense)</td>
<td>Unfunded</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>1405</td>
<td>Furniture - Replace</td>
<td>10</td>
<td>8</td>
<td>$4,000</td>
<td>$400</td>
<td>0.19%</td>
</tr>
<tr>
<td>1413</td>
<td>Restroom - Remodel</td>
<td>16</td>
<td>3</td>
<td>$18,000</td>
<td>$1,125</td>
<td>0.53%</td>
</tr>
<tr>
<td>1420</td>
<td>Countertop / Cabinets - Remodel</td>
<td>20</td>
<td>19</td>
<td>$2,250</td>
<td>$113</td>
<td>0.05%</td>
</tr>
<tr>
<td>1420</td>
<td>Television - Replace</td>
<td>10</td>
<td>8</td>
<td>$1,150</td>
<td>$115</td>
<td>0.05%</td>
</tr>
<tr>
<td>1503</td>
<td>Flooring - Replace</td>
<td>20</td>
<td>18</td>
<td>$3,625</td>
<td>$181</td>
<td>0.09%</td>
</tr>
<tr>
<td>1602</td>
<td>Exterior Lights - Replace</td>
<td>18</td>
<td>16</td>
<td>$3,150</td>
<td>$175</td>
<td>0.08%</td>
</tr>
<tr>
<td>2301</td>
<td>Windows / Doors - Replace</td>
<td>35</td>
<td>18</td>
<td>$10,450</td>
<td>$299</td>
<td>0.14%</td>
</tr>
</tbody>
</table>
### Significant Components - Graph

- **See Expanded Table For Breakdown**
- **Asphalt - Preventive Maintenance**
- **Landscaping / Lighting / Irrigation - Renovate**
- **Asphalt - Major Rehab.**
- **Tree - Replacement**

---

<table>
<thead>
<tr>
<th>ID #</th>
<th>Component Name</th>
<th>Useful Life (yrs.)</th>
<th>Remaining Useful Life (yrs.)</th>
<th>Average Current</th>
<th>Significance: (Curr Cost/UL) AS %</th>
</tr>
</thead>
<tbody>
<tr>
<td>402</td>
<td>Asphalt - Preventive Maintenance</td>
<td>5</td>
<td>3</td>
<td>$239,175</td>
<td>$47,835</td>
</tr>
<tr>
<td>1812</td>
<td>Landscaping / Lighting / Irrigation - Renovate</td>
<td>15</td>
<td>0</td>
<td>$500,000</td>
<td>$33,333</td>
</tr>
<tr>
<td>401</td>
<td>Asphalt - Major Rehab.</td>
<td>20</td>
<td>10</td>
<td>$384,813</td>
<td>$19,241</td>
</tr>
<tr>
<td>1804</td>
<td>Tree - Replacement</td>
<td>5</td>
<td>2</td>
<td>$40,000</td>
<td>$8,000</td>
</tr>
<tr>
<td>All Other</td>
<td>See Expanded Table For Breakdown</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Year</td>
<td>2020</td>
<td>2021</td>
<td>2022</td>
<td>2023</td>
<td>2024</td>
</tr>
<tr>
<td>---------</td>
<td>-----------</td>
<td>-----------</td>
<td>-----------</td>
<td>-----------</td>
<td>-----------</td>
</tr>
<tr>
<td>Starting Balance</td>
<td>$1,134,984</td>
<td>$711,011</td>
<td>$957,953</td>
<td>$1,175,146</td>
<td>$1,067,997</td>
</tr>
<tr>
<td>Reserve Income</td>
<td>$253,200</td>
<td>$260,796</td>
<td>$268,620</td>
<td>$276,678</td>
<td>$284,979</td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>$4,614</td>
<td>$4,172</td>
<td>$5,332</td>
<td>$5,607</td>
<td>$5,964</td>
</tr>
<tr>
<td>Special Assessments</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Funds Available</td>
<td>$1,392,798</td>
<td>$975,978</td>
<td>$1,231,905</td>
<td>$1,457,432</td>
<td>$1,358,940</td>
</tr>
<tr>
<td>Reserve Expenditures</td>
<td>$681,788</td>
<td>$18,025</td>
<td>$56,758</td>
<td>$398,434</td>
<td>$40,997</td>
</tr>
<tr>
<td>Ending Balance</td>
<td>$711,011</td>
<td>$957,953</td>
<td>$1,175,146</td>
<td>$1,067,997</td>
<td>$1,317,943</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
</tr>
</thead>
<tbody>
<tr>
<td>Starting Balance</td>
<td>$1,317,943</td>
<td>$1,553,541</td>
<td>$1,845,190</td>
<td>$2,036,453</td>
<td>$1,757,952</td>
</tr>
<tr>
<td>Reserve Income</td>
<td>$293,528</td>
<td>$302,334</td>
<td>$311,404</td>
<td>$320,746</td>
<td>$330,369</td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>$7,177</td>
<td>$8,495</td>
<td>$9,702</td>
<td>$9,484</td>
<td>$9,287</td>
</tr>
<tr>
<td>Special Assessments</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Funds Available</td>
<td>$1,618,648</td>
<td>$1,864,370</td>
<td>$2,166,296</td>
<td>$2,366,683</td>
<td>$2,097,608</td>
</tr>
<tr>
<td>Reserve Expenditures</td>
<td>$65,108</td>
<td>$19,179</td>
<td>$129,844</td>
<td>$608,731</td>
<td>$139,823</td>
</tr>
<tr>
<td>Ending Balance</td>
<td>$1,553,541</td>
<td>$1,845,190</td>
<td>$2,036,453</td>
<td>$1,757,952</td>
<td>$1,967,785</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>2030</th>
<th>2031</th>
<th>2032</th>
<th>2033</th>
<th>2034</th>
</tr>
</thead>
<tbody>
<tr>
<td>Starting Balance</td>
<td>$1,957,785</td>
<td>$1,469,220</td>
<td>$1,823,092</td>
<td>$2,026,850</td>
<td>$1,863,139</td>
</tr>
<tr>
<td>Reserve Income</td>
<td>$340,280</td>
<td>$350,488</td>
<td>$361,003</td>
<td>$371,833</td>
<td>$382,988</td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>$8,566</td>
<td>$8,229</td>
<td>$9,623</td>
<td>$9,723</td>
<td>$10,078</td>
</tr>
<tr>
<td>Special Assessments</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Funds Available</td>
<td>$2,306,631</td>
<td>$1,827,937</td>
<td>$2,193,717</td>
<td>$2,408,406</td>
<td>$2,256,205</td>
</tr>
<tr>
<td>Reserve Expenditures</td>
<td>$837,411</td>
<td>$4,845</td>
<td>$166,888</td>
<td>$545,267</td>
<td>$87,201</td>
</tr>
<tr>
<td>Ending Balance</td>
<td>$1,469,220</td>
<td>$1,823,092</td>
<td>$2,026,850</td>
<td>$1,863,139</td>
<td>$2,169,004</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>2035</th>
<th>2036</th>
<th>2037</th>
<th>2038</th>
<th>2039</th>
</tr>
</thead>
<tbody>
<tr>
<td>Starting Balance</td>
<td>$2,169,004</td>
<td>$1,633,395</td>
<td>$1,974,587</td>
<td>$2,293,138</td>
<td>$1,570,067</td>
</tr>
<tr>
<td>Reserve Income</td>
<td>$394,477</td>
<td>$406,312</td>
<td>$418,501</td>
<td>$431,056</td>
<td>$443,988</td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>$9,504</td>
<td>$9,018</td>
<td>$10,667</td>
<td>$9,656</td>
<td>$8,550</td>
</tr>
<tr>
<td>Special Assessments</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Funds Available</td>
<td>$2,572,986</td>
<td>$2,048,725</td>
<td>$2,403,755</td>
<td>$2,733,850</td>
<td>$2,022,605</td>
</tr>
<tr>
<td>Reserve Expenditures</td>
<td>$939,591</td>
<td>$74,137</td>
<td>$110,617</td>
<td>$1,163,783</td>
<td>$171,756</td>
</tr>
<tr>
<td>Ending Balance</td>
<td>$1,633,395</td>
<td>$1,974,587</td>
<td>$2,293,138</td>
<td>$1,570,067</td>
<td>$1,850,849</td>
</tr>
</tbody>
</table>
## Yearly Cash Flow

<table>
<thead>
<tr>
<th>Year</th>
<th>2040</th>
<th>2041</th>
<th>2042</th>
<th>2043</th>
<th>2044</th>
</tr>
</thead>
<tbody>
<tr>
<td>Starting Balance</td>
<td>$1,850,949</td>
<td>$2,074,776</td>
<td>$2,522,902</td>
<td>$2,844,811</td>
<td>$2,536,765</td>
</tr>
<tr>
<td>Reserve Income</td>
<td>$457,307</td>
<td>$471,027</td>
<td>$485,157</td>
<td>$499,712</td>
<td>$514,703</td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>$9,812</td>
<td>$11,492</td>
<td>$13,416</td>
<td>$13,451</td>
<td>$13,924</td>
</tr>
<tr>
<td>Special Assessments</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Funds Available</td>
<td>$2,317,969</td>
<td>$2,557,294</td>
<td>$3,021,476</td>
<td>$3,357,974</td>
<td>$3,065,392</td>
</tr>
<tr>
<td>Reserve Expenditures</td>
<td>$243,193</td>
<td>$34,392</td>
<td>$176,665</td>
<td>$821,209</td>
<td>$31,483</td>
</tr>
<tr>
<td>Ending Balance</td>
<td>$2,074,776</td>
<td>$2,522,902</td>
<td>$2,844,811</td>
<td>$2,536,765</td>
<td>$3,033,909</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>2045</th>
<th>2046</th>
<th>2047</th>
<th>2048</th>
<th>2049</th>
</tr>
</thead>
<tbody>
<tr>
<td>Starting Balance</td>
<td>$3,033,909</td>
<td>$3,480,070</td>
<td>$3,976,284</td>
<td>$4,209,404</td>
<td>$3,537,843</td>
</tr>
<tr>
<td>Reserve Income</td>
<td>$530,145</td>
<td>$546,049</td>
<td>$562,430</td>
<td>$579,303</td>
<td>$596,682</td>
</tr>
<tr>
<td>Interest Earnings</td>
<td>$16,282</td>
<td>$18,837</td>
<td>$20,460</td>
<td>$19,364</td>
<td>$19,088</td>
</tr>
<tr>
<td>Special Assessments</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Funds Available</td>
<td>$3,580,335</td>
<td>$4,044,756</td>
<td>$4,559,174</td>
<td>$4,808,072</td>
<td>$4,153,613</td>
</tr>
<tr>
<td>Reserve Expenditures</td>
<td>$100,266</td>
<td>$68,472</td>
<td>$349,770</td>
<td>$1,270,229</td>
<td>$54,554</td>
</tr>
<tr>
<td>Ending Balance</td>
<td>$3,480,070</td>
<td>$3,976,284</td>
<td>$4,209,404</td>
<td>$3,537,843</td>
<td>$4,099,059</td>
</tr>
</tbody>
</table>
### Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>Common Area</td>
<td>203</td>
<td>Bridge Railings - Reseal</td>
<td>$1,088</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>403</td>
<td>Concrete - Repair/Replace</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$58,363</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>703</td>
<td>Tankless Water Heater - Replace</td>
<td>$3,250</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1105</td>
<td>Spa Heater - Replace</td>
<td>$3,500</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1111</td>
<td>Pool/Spa Chlorinators - Replace</td>
<td>$3,500</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1111</td>
<td>Pool/Spa Chlorinators - Replace</td>
<td>$3,500</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1206</td>
<td>Basketball Court - Resurface</td>
<td>$5,625</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1301</td>
<td>Play Structure - Replace</td>
<td>$30,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1302</td>
<td>Safety Padding - Replace</td>
<td>$35,100</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1303</td>
<td>Safety Padding - Repair/Reseal</td>
<td>$4,863</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1801</td>
<td>Trails - Repair</td>
<td>$15,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1812</td>
<td>Landscaping / Lighting / Irrigation - Renovate</td>
<td>$500,000</td>
<td>$681,788</td>
</tr>
<tr>
<td>2021</td>
<td>Townside Pool</td>
<td>1104</td>
<td>Pool Heater - Replace</td>
<td>$3,605</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1105</td>
<td>Spa Heater - Replace</td>
<td>$3,605</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1107</td>
<td>Pool Filter - Replace</td>
<td>$1,236</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,185</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,185</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1703</td>
<td>Irrigation Time Clocks - Partial Replace</td>
<td>$7,210</td>
<td>$18,025</td>
</tr>
<tr>
<td>2022</td>
<td>Hillcrest Pool</td>
<td>1107</td>
<td>Pool Filters - Replace</td>
<td>$2,652</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1108</td>
<td>Spa Filter - Replace</td>
<td>$1,061</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1108</td>
<td>Spa Filter - Replace</td>
<td>$1,061</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1407</td>
<td>Cardio Equipment - Replace</td>
<td>$9,548</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1804</td>
<td>Tree - Replacement</td>
<td>$42,436</td>
<td>$56,758</td>
</tr>
<tr>
<td>2023</td>
<td>Hillcrest Pool</td>
<td>202</td>
<td>Building Trim / Trellis - Repaint</td>
<td>$4,917</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>202</td>
<td>Building Trim / Trellis - Repaint</td>
<td>$5,464</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$10,053</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$3,592</td>
<td></td>
</tr>
</tbody>
</table>
## Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Townside Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$3,005</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>211</td>
<td>Pole Light Fixtures - Repaint</td>
<td>$36,060</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>290</td>
<td>Mailboxes - Repaint</td>
<td>$2,336</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>402</td>
<td>Asphalt - Preventive Maintenance</td>
<td>$261,353</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$4,234</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$3,606</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>703</td>
<td>Water Heater - Replace</td>
<td>$1,421</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$4,371</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$4,371</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1303</td>
<td>Safety Padding - Repair/Reseal</td>
<td>$5,313</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1413</td>
<td>Restroom - Remodel</td>
<td>$19,669</td>
<td>$389,434</td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1413</td>
<td>Restroom - Remodel</td>
<td>$19,669</td>
<td></td>
</tr>
<tr>
<td>2024</td>
<td>Common Area</td>
<td>212</td>
<td>Bollard Lights - Repaint</td>
<td>$4,080</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>218</td>
<td>Wood Trellis / Trash Enclosure Wood Trim - Repaint</td>
<td>$3,933</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,294</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,294</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>$13,506</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>$9,004</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1703</td>
<td>Irrigation Time Clocks - Partial Replace</td>
<td>$7,879</td>
<td>$40,997</td>
</tr>
<tr>
<td>2025</td>
<td>Common Area</td>
<td>203</td>
<td>Bridge Railings - Reseal</td>
<td>$1,261</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>390</td>
<td>Stone Veneer - Replace</td>
<td>$2,261</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1305</td>
<td>Barbecues - Replace</td>
<td>$11,303</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1305</td>
<td>Barbecues - Replace</td>
<td>$7,535</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1390</td>
<td>Exterior Shower - Re-Tile</td>
<td>$5,796</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1390</td>
<td>Exterior Shower - Re-Tile</td>
<td>$5,796</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1407</td>
<td>Cardio Equipment - Replace</td>
<td>$12,752</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1602</td>
<td>Exterior Lights - Replace</td>
<td>$1,014</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1801</td>
<td>Trails - Repair</td>
<td>$17,389</td>
<td>$65,108</td>
</tr>
</tbody>
</table>
## Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>2026</td>
<td>Hillcrest Pool</td>
<td>901</td>
<td>Fire Protection System - Replace</td>
<td>$5,373</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1207</td>
<td>Basketball Backboards - Replace</td>
<td>$1,552</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1303</td>
<td>Safety Padding - Repair/Reseal</td>
<td>$5,806</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1304</td>
<td>Drinking Fountains - Replace</td>
<td>$2,149</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>$2,149</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>$2,149</td>
<td>$19,179</td>
</tr>
<tr>
<td>2027</td>
<td>Hillcrest Pool</td>
<td>705</td>
<td>HVAC Condenser - Replace</td>
<td>$8,609</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>705</td>
<td>HVAC Condenser - Replace</td>
<td>$4,305</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>705</td>
<td>HVAC Unit - Replace</td>
<td>$14,758</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>706</td>
<td>HVAC Furnace - Replace</td>
<td>$3,690</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>706</td>
<td>HVAC Furnace - Replace</td>
<td>$7,379</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>801</td>
<td>Monument - Rebuild</td>
<td>$4,919</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>808</td>
<td>Street Signs - Replace</td>
<td>$9,224</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,414</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,414</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1206</td>
<td>Basketball Court - Resurface</td>
<td>$6,918</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>$1,845</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1406</td>
<td>Fitness Equipment - Replace</td>
<td>$5,534</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1501</td>
<td>Carpeting - Replace</td>
<td>$2,029</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1703</td>
<td>Irrigation Time Clocks - Partial Replace</td>
<td>$8,609</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1804</td>
<td>Tree - Replacement</td>
<td>$49,195</td>
<td>$129,844</td>
</tr>
<tr>
<td>2028</td>
<td>Hillcrest Pool</td>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>$3,420</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>$5,985</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>202</td>
<td>Building Trim / Trellis - Repaint</td>
<td>$5,700</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>202</td>
<td>Building Trim / Trellis - Repaint</td>
<td>$6,334</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$11,654</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$4,165</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$3,484</td>
<td></td>
</tr>
</tbody>
</table>
## Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Common Area</td>
<td>211</td>
<td>Pole Light Fixtures - Repaint</td>
<td>$41,803</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>$3,547</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>$3,040</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>$14,869</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>290</td>
<td>Mailboxes - Repaint</td>
<td>$2,708</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>402</td>
<td>Asphalt - Preventive Maintenance</td>
<td>$302,980</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$4,909</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$4,180</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>$7,601</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>$7,601</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>$8,867</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>903</td>
<td>Camera System - Replace</td>
<td>$10,134</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>903</td>
<td>Camera System - Replace</td>
<td>$7,601</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>903</td>
<td>Camera System - Replace</td>
<td>$19,002</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1101</td>
<td>Pool - Resurface</td>
<td>$14,568</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$5,067</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$5,067</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1104</td>
<td>Pool Heater - Replace</td>
<td>$4,434</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1105</td>
<td>Spa Heater - Replace</td>
<td>$4,434</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1308</td>
<td>Exterior Furniture - Replace</td>
<td>$6,334</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1308</td>
<td>Exterior Furniture - Replace</td>
<td>$19,002</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1402</td>
<td>Appliances - Replace</td>
<td>$10,134</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1405</td>
<td>Furniture - Replace</td>
<td>$5,067</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1405</td>
<td>Furniture - Replace</td>
<td>$44,337</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1420</td>
<td>Television - Replace</td>
<td>$2,914</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1420</td>
<td>Television - Replace</td>
<td>$1,457</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1420</td>
<td>Television - Replace</td>
<td>$6,334</td>
<td>$608,731</td>
</tr>
</tbody>
</table>

2029: Common Area 201 Stucco Surfaces - Repaint $20,909
### Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Common Area</td>
<td>212</td>
<td>Bollard Lights - Repaint</td>
<td>$4,730</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>218</td>
<td>Wood Trellis / Trash Enclosure Wood Trim - Repaint</td>
<td>$4,567</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>803</td>
<td>Mailboxes - Replace</td>
<td>$86,963</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1105</td>
<td>Spa Heater - Replace</td>
<td>$4,567</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1303</td>
<td>Safety Padding - Repair/Reseal</td>
<td>$6,344</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1407</td>
<td>Cardio Equipment - Replace</td>
<td>$11,743</td>
<td>$139,823</td>
</tr>
</tbody>
</table>

#### 2030

<table>
<thead>
<tr>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Area</td>
<td>203</td>
<td>Bridge Railings - Reseal</td>
<td>$1,462</td>
</tr>
<tr>
<td>Common Area</td>
<td>401</td>
<td>Asphalt - Major Rehab.</td>
<td>$517,156</td>
</tr>
<tr>
<td>Common Area</td>
<td>403</td>
<td>Concrete - Repair/Replace</td>
<td>$26,878</td>
</tr>
<tr>
<td>Common Area</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$75,746</td>
</tr>
<tr>
<td>Common Area</td>
<td>590</td>
<td>Trash Enclosure Doors - Replace</td>
<td>$10,483</td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>703</td>
<td>Tankless Water Heater - Replace</td>
<td>$4,368</td>
</tr>
<tr>
<td>Townside Pool</td>
<td>1101</td>
<td>Pool - Resurface</td>
<td>$15,455</td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,546</td>
</tr>
<tr>
<td>Townside Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,546</td>
</tr>
<tr>
<td>Townside Pool</td>
<td>1111</td>
<td>Pool/Spa Chlorinators - Replace</td>
<td>$4,704</td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>1111</td>
<td>Pool/Spa Chlorinators - Replace</td>
<td>$4,704</td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>$16,127</td>
</tr>
<tr>
<td>Townside Pool</td>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>$10,751</td>
</tr>
<tr>
<td>Common Area</td>
<td>1605</td>
<td>Bollard Lights - Replace</td>
<td>$116,921</td>
</tr>
<tr>
<td>Common Area</td>
<td>1703</td>
<td>Irrigation Time Clocks - Partial Replace</td>
<td>$9,407</td>
</tr>
<tr>
<td>Common Area</td>
<td>1801</td>
<td>Trails - Repair</td>
<td>$20,159</td>
</tr>
</tbody>
</table>

#### 2031

<table>
<thead>
<tr>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townside Pool</td>
<td>1104</td>
<td>Pool Heater - Replace</td>
<td>$4,845</td>
</tr>
</tbody>
</table>

#### 2032

<table>
<thead>
<tr>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hillcrest Pool</td>
<td>503</td>
<td>Utility Doors - Replace</td>
<td>$3,992</td>
</tr>
<tr>
<td>Townside Pool</td>
<td>503</td>
<td>Utility Doors - Replace</td>
<td>$3,992</td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>1002</td>
<td>Wrought Iron Fencing - Replace</td>
<td>$30,583</td>
</tr>
<tr>
<td>Townside Pool</td>
<td>1002</td>
<td>Wrought Iron Fencing - Replace</td>
<td>$25,485</td>
</tr>
<tr>
<td>Common Area</td>
<td>1303</td>
<td>Safety Padding - Repair/Reseal</td>
<td>$6,933</td>
</tr>
</tbody>
</table>
## Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1305</td>
<td>Barbecues - Replace</td>
<td>$13,901</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1305</td>
<td>Barbecues - Replace</td>
<td>$9,267</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1407</td>
<td>Cardio Equipment - Replace</td>
<td>$15,683</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1804</td>
<td>Tree - Replacement</td>
<td>$57,030</td>
<td>$166,867</td>
</tr>
<tr>
<td>2033</td>
<td>Hillcrest Pool</td>
<td>202</td>
<td>Building Trim / Trellis' - Repaint</td>
<td>$6,608</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>202</td>
<td>Building Trim / Trellis - Repaint</td>
<td>$7,343</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$13,511</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$4,828</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$4,038</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>211</td>
<td>Pole Light Fixtures - Repaint</td>
<td>$48,462</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>290</td>
<td>Mailboxes - Repaint</td>
<td>$3,139</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>402</td>
<td>Asphalt - Preventive Maintenance</td>
<td>$351,237</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$5,691</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$4,846</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$5,874</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$5,874</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1107</td>
<td>Pool Filter - Replace</td>
<td>$1,762</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,689</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,689</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1406</td>
<td>Fitness Equipment - Replace</td>
<td>$44,056</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1609</td>
<td>Parking Light Fixtures - Replace</td>
<td>$24,341</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1703</td>
<td>Irrigation Time Clocks - Partial Replace</td>
<td>$10,280</td>
<td>$54,267</td>
</tr>
<tr>
<td>2034</td>
<td>Common Area</td>
<td>212</td>
<td>Bollard Lights - Repaint</td>
<td>$5,483</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>218</td>
<td>Wood Trellis / Trash Enclosure Wood Trim - Repaint</td>
<td>$5,294</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1107</td>
<td>Pool Filters - Replace</td>
<td>$3,781</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1108</td>
<td>Spa Filter - Replace</td>
<td>$1,513</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1108</td>
<td>Spa Filter - Replace</td>
<td>$1,513</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1206</td>
<td>Basketball Court - Resurface</td>
<td>$8,508</td>
<td></td>
</tr>
</tbody>
</table>
## Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>2035</td>
<td>Common Area</td>
<td>203</td>
<td>Bridge Railings - Reseal</td>
<td>$1,694</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>703</td>
<td>Water Heater - Replace</td>
<td>$2,025</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1303</td>
<td>Safety Padding - Repair/Reseal</td>
<td>$7,576</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1309</td>
<td>Wood Trellis - Refurbish</td>
<td>$58,424</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1309</td>
<td>Wood Trellis - Refurbish</td>
<td>$67,518</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1801</td>
<td>Trails - Repair</td>
<td>$23,370</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1812</td>
<td>Landscaping / Lighting / Irrigation - Renovate</td>
<td>$778,984</td>
<td>$939,591</td>
</tr>
<tr>
<td>2036</td>
<td>Town Center</td>
<td>806</td>
<td>Interior Signs - Replace</td>
<td>$2,006</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1105</td>
<td>Spa Heater - Replace</td>
<td>$5,616</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,845</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$1,845</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>$19,256</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>$12,838</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1407</td>
<td>Cardio Equipment - Replace</td>
<td>$14,442</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1602</td>
<td>Exterior Lights - Replace</td>
<td>$5,055</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1703</td>
<td>Irrigation Time Clocks - Partial Replace</td>
<td>$11,233</td>
<td>$74,137</td>
</tr>
<tr>
<td>2037</td>
<td>Hillcrest Pool</td>
<td>106</td>
<td>Tile Roof - Replace</td>
<td>$16,900</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>106</td>
<td>Tile Roof - Replace</td>
<td>$15,454</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>106</td>
<td>Tile - Replace Roofs</td>
<td>$3,636</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1105</td>
<td>Spa Heater - Replace</td>
<td>$5,785</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1501</td>
<td>Carpeting - Replace</td>
<td>$2,727</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1804</td>
<td>Tree - Replacement</td>
<td>$66,114</td>
<td>$110,617</td>
</tr>
<tr>
<td>2038</td>
<td>Hillcrest Pool</td>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>$4,597</td>
<td></td>
</tr>
</tbody>
</table>
## Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Townside Pool</td>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>$8,044</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>202</td>
<td>Building Trim / Trellis' - Repaint</td>
<td>$7,661</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>202</td>
<td>Building Trim / Trellis - Repaint</td>
<td>$8,512</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$15,662</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$5,597</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$4,682</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>211</td>
<td>Pole Light Fixtures - Repaint</td>
<td>$56,180</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>$4,767</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>$4,086</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>$19,982</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>290</td>
<td>Mailboxes - Repaint</td>
<td>$3,639</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>402</td>
<td>Asphalt - Preventive Maintenance</td>
<td>$407,179</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$6,597</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$5,618</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>$10,215</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>$10,215</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>$11,917</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>903</td>
<td>Camera System - Replace</td>
<td>$13,819</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>903</td>
<td>Camera System - Replace</td>
<td>$10,215</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>903</td>
<td>Camera System - Replace</td>
<td>$25,536</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1002</td>
<td>Wrought Iron Fencing - Replace</td>
<td>$97,890</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1101</td>
<td>Pool - Resurface</td>
<td>$19,578</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$6,810</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$6,810</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1104</td>
<td>Pool Heater - Replace</td>
<td>$5,959</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1207</td>
<td>Basketball Backboards - Replace</td>
<td>$2,213</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1302</td>
<td>Safety Padding - Replace</td>
<td>$59,755</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1303</td>
<td>Safety Padding - Repair/Reseal</td>
<td>$8,278</td>
<td></td>
</tr>
</tbody>
</table>
## Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Town Center</td>
<td>1402</td>
<td>Appliances - Replace</td>
<td>$13,619</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1405</td>
<td>Furniture - Replace</td>
<td>$6,810</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1405</td>
<td>Furniture - Replace</td>
<td>$59,585</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1417</td>
<td>Kitchen/Countertops - Remodel</td>
<td>$67,672</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1420</td>
<td>Television - Replace</td>
<td>$3,916</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1420</td>
<td>Television - Replace</td>
<td>$1,958</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1420</td>
<td>Television - Replace</td>
<td>$8,512</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1422</td>
<td>Fireplaces - Refurbish</td>
<td>$10,215</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1502</td>
<td>Floor - Replace</td>
<td>$5,959</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1502</td>
<td>Flooring - Replace (Gym)</td>
<td>$19,365</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1503</td>
<td>Flooring - Replace</td>
<td>$6,171</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1503</td>
<td>Flooring - Replace (Lounge Areas)</td>
<td>$81,036</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>2301</td>
<td>Windows / Doors - Replace</td>
<td>$9,363</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>2301</td>
<td>Windows / Doors - Replace</td>
<td>$17,790</td>
<td>$1,163,783</td>
</tr>
</tbody>
</table>

2039  | Common Area   | 201      | Stucco Surfaces - Repaint                         | $28,100        |                 |
|      | Common Area   | 212      | Bollard Lights - Repaint                          | $6,356         |                 |
|      | Common Area   | 218      | Wood Trellis / Trash Enclosure Wood Trim - Repaint | $6,137         |                 |
|      | Hillcrest Pool| 1110     | Pool/Spa Pumps - Replace                          | $2,017         |                 |
|      | Townside Pool | 1110     | Pool/Spa Pumps - Replace                          | $2,017         |                 |
|      | Hillcrest Pool| 1305     | Barbecues - Replace                               | $17,097        |                 |
|      | Townside Pool | 1305     | Barbecues - Replace                               | $11,398        |                 |
|      | Hillcrest Pool| 1407     | Cardio Equipment - Replace                        | $19,289        |                 |
|      | Hillcrest Pool| 1413     | Restroom - Remodel                                | $31,563        |                 |
|      | Townside Pool | 1413     | Restroom - Remodel                                | $31,563        |                 |
|      | Townside Pool | 1420     | Countertop / Cabinets - Remodel                   | $3,945         |                 |
|      | Common Area   | 1703     | Irrigation Time Clocks - Partial Replace           | $12,275        | $171,756        |

2040  | Common Area   | 203      | Bridge Railings - Reseal                          | $1,964         |                 |
|      | Common Area   | 390      | Stone Veneer - Replace                            | $3,522         |                 |
## Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>2041</td>
<td>Hillcrest Pool</td>
<td>901</td>
<td>Fire Protection System - Replace</td>
<td>$8,371</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1104</td>
<td>Pool Heater - Replace</td>
<td>$6,511</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1206</td>
<td>Basketball Court - Resurface</td>
<td>$10,464</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1303</td>
<td>Safety Padding - Repair/Reseal</td>
<td>$9,046</td>
<td>$34,392</td>
</tr>
<tr>
<td>2042</td>
<td>Townside Pool</td>
<td>1101</td>
<td>Pool - Resurface</td>
<td>$22,035</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$2,204</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$2,204</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>$22,993</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>$15,329</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1304</td>
<td>Drinking Fountains - Replace</td>
<td>$3,449</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>$2,874</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>$3,449</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1304</td>
<td>Drinking Fountain - Replace</td>
<td>$3,449</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1406</td>
<td>Fitness Equipment - Replace</td>
<td>$8,622</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1703</td>
<td>Irrigation Time Clocks - Partial Replace</td>
<td>$13,413</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1804</td>
<td>Tree - Replacement</td>
<td>$76,644</td>
<td>$176,665</td>
</tr>
<tr>
<td>2043</td>
<td>Hillcrest Pool</td>
<td>202</td>
<td>Building Trim / Trellis - Repaint</td>
<td>$8,881</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>202</td>
<td>Building Trim / Trellis - Repaint</td>
<td>$9,868</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$18,157</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$6,488</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$5,427</td>
<td></td>
</tr>
<tr>
<td>Year</td>
<td>Subgroup</td>
<td>Comp. Id</td>
<td>Component Name</td>
<td>Projected Cost</td>
<td>Total Per Annum</td>
</tr>
<tr>
<td>------</td>
<td>--------------</td>
<td>----------</td>
<td>-----------------------------------------------</td>
<td>----------------</td>
<td>-----------------</td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>211</td>
<td>Pole Light Fixtures - Repaint</td>
<td>$65,128</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>290</td>
<td>Mailboxes - Repaint</td>
<td>$4,219</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>402</td>
<td>Asphalt - Preventive Maintenance</td>
<td>$472,033</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$7,648</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$6,513</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$7,894</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$7,894</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1306</td>
<td>Barbecue Islands - Refurbish</td>
<td>$23,683</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1306</td>
<td>Barbecue Island - Refurbish</td>
<td>$11,842</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1308</td>
<td>Exterior Furniture - Replace</td>
<td>$9,868</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1308</td>
<td>Exterior Furniture - Replace</td>
<td>$29,604</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1407</td>
<td>Cardio Equipment - Replace</td>
<td>$17,762</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1602</td>
<td>Exterior Lights - Replace</td>
<td>$1,727</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1704</td>
<td>Time Clock Enclosures - Replace</td>
<td>$106,574</td>
<td>$821,209</td>
</tr>
<tr>
<td>2044</td>
<td>Common Area</td>
<td>212</td>
<td>Bollard Lights - Repaint</td>
<td>$7,369</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>218</td>
<td>Wood Trellis / Trash Enclosure Wood Trim - Repaint</td>
<td>$7,115</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1105</td>
<td>Spa Heater - Replace</td>
<td>$7,115</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1303</td>
<td>Safety Padding - Repair/Reseal</td>
<td>$9,884</td>
<td>$31,483</td>
</tr>
<tr>
<td>2045</td>
<td>Common Area</td>
<td>203</td>
<td>Bridge Railings - Reseal</td>
<td>$2,277</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>590</td>
<td>Trash Enclosure Doors - Replace</td>
<td>$16,331</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1105</td>
<td>Spa Heater - Replace</td>
<td>$7,328</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1107</td>
<td>Pool Filter - Replace</td>
<td>$2,513</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$2,408</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$2,408</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1390</td>
<td>Exterior Shower - Re-Tile</td>
<td>$10,469</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1390</td>
<td>Exterior Shower - Re-Tile</td>
<td>$10,469</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1703</td>
<td>Irrigation Time Clocks - Partial Replace</td>
<td>$14,656</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1801</td>
<td>Trails - Repair</td>
<td>$31,407</td>
<td>$100,266</td>
</tr>
</tbody>
</table>
## Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>2046</td>
<td>Hillcrest Pool</td>
<td>1107</td>
<td>Pool Filters - Replace</td>
<td>$5,391</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1108</td>
<td>Spa Filter - Replace</td>
<td>$2,157</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1108</td>
<td>Spa Filter - Replace</td>
<td>$2,157</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1305</td>
<td>Barbecues - Replace</td>
<td>$21,027</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>1305</td>
<td>Barbecues - Replace</td>
<td>$14,018</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1407</td>
<td>Cardio Equipment - Replace</td>
<td>$23,723</td>
<td>$68,472</td>
</tr>
<tr>
<td>2047</td>
<td>Townside Pool</td>
<td>703</td>
<td>Water Heater - Replace</td>
<td>$2,888</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>705</td>
<td>HVAC Condenser - Replace</td>
<td>$15,549</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>705</td>
<td>HVAC Condenser - Replace</td>
<td>$7,775</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>706</td>
<td>HVAC Unit - Replace</td>
<td>$26,655</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>706</td>
<td>HVAC Furnace - Replace</td>
<td>$6,664</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>706</td>
<td>HVAC Furnace - Replace</td>
<td>$13,328</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>801</td>
<td>Monument - Rebuild</td>
<td>$8,885</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>803</td>
<td>Mailboxes - Replace</td>
<td>$148,049</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>808</td>
<td>Street Signs - Replace</td>
<td>$16,660</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1303</td>
<td>Safety Padding - Repair/Reseal</td>
<td>$10,801</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>1501</td>
<td>Carpeting - Replace</td>
<td>$3,665</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>1804</td>
<td>Tree - Replacement</td>
<td>$88,852</td>
<td>$349,770</td>
</tr>
<tr>
<td>2048</td>
<td>Hillcrest Pool</td>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>$6,177</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>$10,810</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>202</td>
<td>Building Trim / Trellis' - Repaint</td>
<td>$10,296</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>202</td>
<td>Building Trim / Trellis' - Repaint</td>
<td>$11,440</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$21,049</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$7,522</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>207</td>
<td>Wrought Iron Fencing - Repaint</td>
<td>$6,282</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>211</td>
<td>Pole Light Fixtures - Repaint</td>
<td>$75,502</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hillcrest Pool</td>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>$6,406</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Townside Pool</td>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>$5,491</td>
<td></td>
</tr>
<tr>
<td>Year</td>
<td>Subgroup</td>
<td>Comp. Id</td>
<td>Component Name</td>
<td>Projected Cost</td>
<td>Total Per Annum</td>
</tr>
<tr>
<td>-----------------</td>
<td>-------------------</td>
<td>----------</td>
<td>------------------------------------</td>
<td>----------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>Town Center</td>
<td>216</td>
<td>Interior Surfaces - Repaint</td>
<td>$26,855</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common Area</td>
<td>290</td>
<td>Mailboxes - Repaint</td>
<td>$4,890</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common Area</td>
<td>402</td>
<td>Asphalt - Preventive Maintenance</td>
<td>$547,215</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$8,866</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townside Pool</td>
<td>404</td>
<td>Concrete Pavers - Sand/Seal/Repair</td>
<td>$7,550</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>$13,728</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townside Pool</td>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>$13,728</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Center</td>
<td>508</td>
<td>Electronic Lock System - Replace</td>
<td>$16,015</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>903</td>
<td>Camera System - Replace</td>
<td>$18,303</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townside Pool</td>
<td>903</td>
<td>Camera System - Replace</td>
<td>$13,728</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Center</td>
<td>903</td>
<td>Camera System - Replace</td>
<td>$34,319</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>1101</td>
<td>Pool - Resurface</td>
<td>$26,311</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$9,152</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townside Pool</td>
<td>1102</td>
<td>Spa - Resurface</td>
<td>$9,152</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>1104</td>
<td>Pool Heater - Replace</td>
<td>$8,008</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$2,631</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townside Pool</td>
<td>1110</td>
<td>Pool/Spa Pumps - Replace</td>
<td>$2,631</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>$27,455</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townside Pool</td>
<td>1121</td>
<td>Pool Furniture - Replace</td>
<td>$18,303</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common Area</td>
<td>1206</td>
<td>Basketball Court - Resurface</td>
<td>$12,870</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>1309</td>
<td>Wood Trellis - Refurbish</td>
<td>$76,016</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Center</td>
<td>1402</td>
<td>Appliances - Replace</td>
<td>$18,303</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townside Pool</td>
<td>1405</td>
<td>Furniture - Replace</td>
<td>$9,152</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Center</td>
<td>1405</td>
<td>Furniture - Replace</td>
<td>$80,077</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Center</td>
<td>1406</td>
<td>Fitness Equipment - Replace</td>
<td>$88,638</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hillcrest Pool</td>
<td>1420</td>
<td>Television - Replace</td>
<td>$5,262</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townside Pool</td>
<td>1420</td>
<td>Television - Replace</td>
<td>$2,631</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Center</td>
<td>1420</td>
<td>Television - Replace</td>
<td>$11,440</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Projected Reserve Expenditures by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Subgroup</th>
<th>Comp. Id</th>
<th>Component Name</th>
<th>Projected Cost</th>
<th>Total Per Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Common Area</td>
<td>1703</td>
<td>Irrigation Time Clocks - Partial Replace</td>
<td>$16,015</td>
<td>$1,270,229</td>
</tr>
<tr>
<td>2049</td>
<td>Common Area</td>
<td>201</td>
<td>Stucco Surfaces - Repaint</td>
<td>$37,764</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>212</td>
<td>Bollard Lights - Repaint</td>
<td>$8,543</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Common Area</td>
<td>218</td>
<td>Wood Trellis / Trash Enclosure Wood Trim - Repaint</td>
<td>$8,248</td>
<td>$54,554</td>
</tr>
</tbody>
</table>
Component Evaluation

Comp # 106  Tile Roof - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool building roof

Quantity: Approx 1,860 Sq.ft.

Life Expectancy: 30  Remaining Life: 17

Best Cost: $9,300.00

$5.00/Sq.ft.; Estimate to replace underlayment

Worst Cost: $11,150.00

$6.00/Sq.ft.; Higher estimate for more tile replacement

Source of Information: In-House Costs Database

Observations:
No problems noted with the tile roof. This type of roofing material should typically experience a useful life of approximately 25 to 30 years before underlayment deterioration results in significant leaks. Remaining life based on current age.
Component Evaluation

Comp # 106 Tile Roof - Replace

Subgroup: Townside Pool

Location: Townside pool building roof
Quantity: Approx 1,700 Sq.ft.

Life Expectancy: 30 Remaining Life: 17

Best Cost: $8,500.00
$5.00/Sq.ft.; Estimate to replace underlayment

Worst Cost: $10,200.00
$6.00/Sq.ft.; Higher estimate for more tile replacement

Source of Information: In-House Costs Database

Observations:
No problems noted or reported with the pool building tile roof. Tile roofs have a typical life expectancy of approximately 25 to 30 years before underlayment deterioration causes significant leaks. Inspect this roof regularly and make repairs as necessary as an operating expense to ensure full life. Remaining life based on current age.
Component Evaluation

Comp #: 106 Tile - Replace Roofs

Subgroup: Common Area

Location: Town Center trash enclosures

Quantity: Approx 400 Sq.ft.

Life Expectancy: 30 Remaining Life: 17

Best Cost: $2,000.00

$5.00/Sq.ft.; Estimate to replace underlayment

Worst Cost: $2,400.00

$6.00/Sq.ft.; Higher estimate for more tile replacement

Source of Information: In-House Costs Database

Observations:

No problems noted or reported. These roofs should experience a typical life expectancy of approximately 25 to 30 years. Expect to make repairs to the wood trim surfaces at the same time as roof replacement.
Component Evaluation

Comp # 201  Stucco Surfaces - Repaint

Subgroup: Hillcrest Pool

Location: Hillcrest pool building

Quantity: (1) Building/Approx 2,000 Sq.ft.

Life Expectancy: 10  Remaining Life: 8

Best Cost: $2,300.00

$1.15/Sq.ft.; Estimate to repaint stucco surfaces

Worst Cost: $3,100.00

$1.55/Sq.ft.; Higher estimate for more prep costs

Source of Information: In-House Costs Database

Observations:
The painted stucco surfaces are good condition. No fading paint or significant staining observed during the site visit. These surfaces should typically be repainted approximately every 10 years to maintain appearance and protect the stucco material. Remaining life based on current condition.
Component Evaluation

Comp #  201  Stucco Surfaces - Repaint

Subgroup: Townside Pool

Location: Townside pool building

Quantity: (1) Building/Approx 3,500 Sq.ft.

Life Expectancy: 10  Remaining Life: 8

Best Cost: $4,025.00

$1.15/Sq.ft.; Estimate to repaint stucco surfaces

Worst Cost: $5,425.00

$1.55/Sq.ft.; Higher estimate for more prep costs

Source of Information: In-House Costs Database

Observations:
The pool building painted surfaces are good condition. No staining or discoloration noted. Expect to repaint stucco surfaces approximately every 10 to 12 years to maintain appearance and protect stucco material. Remaining life based on current condition.
Comp # 201 Stucco Surfaces - Repaint

Subgroup: Common Area

Location: See general notes

Quantity: Approx 15,265 Sq.ft.

Life Expectancy: 10 Remaining Life: 9

Best Cost: $14,500.00
$0.95/Sq.ft.; Estimate to repaint stucco surfaces

Worst Cost: $17,550.00
$1.15/Sq.ft.; Higher estimate for more prep costs

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:
10,610 Sq.ft. - Apartment trash enclosures
4,140 Sq.ft. - Town Center trash enclosures
515 Sq.ft. - Equipment storage west of Town Center building
15,265 Sq.ft. - Total

Observations:
The trash enclosure painted surfaces are in good condition. No staining or discoloration noted. Expect to repaint stucco surfaces approximately every 10 to 12 years. Remaining life based on current condition.
Component Evaluation

Comp #  202  Building Trim / Trellis' - Repaint

<table>
<thead>
<tr>
<th>Subgroup: Hillcrest Pool</th>
<th>General Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong> Hillcrest pool building/trellis'</td>
<td>Component breakdown:</td>
</tr>
<tr>
<td><strong>Quantity:</strong> (1) Building/(2) Trellis'</td>
<td>(1) Building</td>
</tr>
<tr>
<td><strong>Life Expectancy:</strong> 5  <strong>Remaining Life:</strong> 3</td>
<td>(1) 27' X 18' Trellis</td>
</tr>
<tr>
<td><strong>Best Cost:</strong> $4,000.00</td>
<td>(1) 20' X 20' Trellis</td>
</tr>
<tr>
<td>Estimate to repaint</td>
<td><strong>Worst Cost:</strong> $5,000.00</td>
</tr>
<tr>
<td>Higher estimate</td>
<td><strong>Source of Information:</strong> In-House Costs Database</td>
</tr>
</tbody>
</table>

**Observations:**
No significantly dry or chalky surfaces noted with the building trim. These surfaces are typically in good condition. We recommend funding to repaint the wood trim/trellis' surfaces approximately every 5 years to maintain appearance and to protect the wood material. Remaining life based on current condition.
Comp # 202  Building Trim / Trellis - Repaint

Subgroup: Townside Pool

**Location:** Townside pool building

**Quantity:** (1) Building/(2) Trellis'

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

**Best Cost:** $4,500.00

  Estimate to repaint

**Worst Cost:** $5,500.00

  Higher estimate for more prep costs

**Source of Information:** In-House Costs Database

**Observations:**
Exterior wood trim surfaces are generally in good condition, no drying or deterioration noted. Repaint these surfaces approximately every 4 to 6 years to maintain appearance and protect wood. Remaining life based on current age and condition.

---

**General Notes:**

Component breakdown:

1. Building
2. 80' x 10' - Trellis
3. 20' x 10' - Trellis
Component Evaluation

Comp # 203 Bridge Railings - Reseal

Subgroup: Common Area

Location: See general notes

Quantity: Approx 315 Linear ft.

Life Expectancy: 5 Remaining Life: 0

Best Cost: $1,000.00
$3.25/Linear ft.; Estimate to repaint bridge railings

Worst Cost: $1,175.00
$3.75/Linear ft.; Higher estimate for more prep work

Source of Information: In-House Costs Database

Observations:
The bridge railings surfaces typically vary. Noted moderate seal loss to the vehicle bridge railings. Expect to reseal these railings approximately every 5 years to maintain appearance and protect the wood material.

General Notes:

Quantity breakdown:
- 260 Linear ft. - Vehicle bridge
- 55 Linear ft. - Vehicle half bridge
- 315 Linear ft. - Total
Comp # 207  Wrought Iron Fencing - Repaint

Subgroup: Common Area

**Location:** See general notes

**Quantity:** Approx 1,150 Linear ft.

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

**Best Cost:** $8,050.00
- $7.00/Linear ft.; Estimate to repaint iron fence

**Worst Cost:** $10,350.00
- $9.00/Linear ft; Higher estimate for additional prep work

**Source of Information:** In-House Costs Database

**General Notes:**

Quantity breakdown:
- 470 Linear ft. - Townhome areas
- 405 Linear ft. - Apartment areas
- 275 Linear ft. - Play structure area
- 1,150 Linear ft. - Total

**Observations:**
The age and condition of the wrought iron painted surfaces typically varies. Noted paint loss and moderate rusting to the single family homes area railings although the majority of these fencing/railings are in good condition. These surfaces should typically be repainted approximately every 4 to 5 years. Remaining life based on current condition.
Component Evaluation

Comp #  207  Wrought Iron Fencing - Repaint

Subgroup: Hillcrest Pool

Location: Hillcrest pool area

Quantity: Approx 330 Linear ft.

Life Expectancy: 5  Remaining Life: 3

Best Cost: $2,950.00
$9.00/Linear ft.; Estimate to repaint iron fence

Worst Cost: $3,625.00
$11.00/Linear ft; Higher estimate for additional prep work

Source of Information: In-House Costs Database

Observations:
No fading or flaking paint noted with wrought iron surfaces. Expect to repaint this fencing approximately every 5 years to maintain appearance and protect the metal material. Remaining life based on current condition.
Comp # 207  Wrought Iron Fencing - Repaint

Subgroup: Townside Pool

Location: Pool area

Quantity: Approx 275 Linear ft.

Life Expectancy: 5 Remaining Life: 3

Best Cost: $2,475.00
$9.00/Linear ft.; Estimate to repaint iron fence

Worst Cost: $3,025.00
$11.00/Linear ft; Higher estimate for additional prep work

Source of Information: In-House Costs Database

Observations:
Painted wrought iron surfaces are in good condition, no rusting or paint loss noted. Repaint this component approximately every 5 years to maintain appearance and protect metal surfaces. Remaining life based on current condition.
Component Evaluation

Comp # 211 Pole Light Fixtures - Repaint

Subgroup: Common Area

Location: See general notes

Quantity: (220) Poles

Life Expectancy: 5 Remaining Life: 3

Best Cost: $27,500.00
$125/Pole; Estimate to repaint

Worst Cost: $38,500.00
$175/Pole; Estimate to repaint

Source of Information:

Observations:
No significant problems noted with the pole light fixtures. It was reported that the pole light fixtures are maintained by Edison however that the painting of the poles themselves is the responsibility of the Common Area Maintenance. Expect to repaint these poles approximately every 5 years.
Comp # 212  Bollard Lights - Repaint

Subgroup: Common Area

Location: See general notes

Quantity: (145) Lights

Life Expectancy: 5 Remaining Life: 4

Best Cost: $2,900.00
   $20/Bollard; Estimate to repaint pole light

Worst Cost: $4,350.00
   $30/Bollard; Higher estimate for more preparation

Source of Information: In-House Costs Database

Observations:
The client reported that the bollard lights were recently painted. No problems or appearance concerns observed during the site visit. Expect to repaint these bollards approximately every 5 years.

General Notes:

<table>
<thead>
<tr>
<th>Quantity breakdown:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(50) Townside Apartment area</td>
</tr>
<tr>
<td>(44) Townhouse areas</td>
</tr>
<tr>
<td>(22) Hillcrest Apartment area</td>
</tr>
<tr>
<td>(21) Park View Apartment area</td>
</tr>
<tr>
<td>(4) Bollard lights Townside pool area</td>
</tr>
<tr>
<td>(4) Hillcrest pool area</td>
</tr>
</tbody>
</table>

(145) Lights - Total
Comp # 214
Curbs/Parking Lots - Restripe (see Comp# 402 Asphalt - Preventive Maintenance)

Subgroup: Common Area

Location: Throughout community

Quantity: Extensive Linear ft.

Life Expectancy: N/A Remaining Life: 0

Best Cost: $0.00

Worst Cost: $0.00

Source of Information:

Observations:
We recommend re-stripping the curbs and park areas at the same time as the asphalt preventative maintenance project (see Comp#402 Asphalt - Preventive Maintenance). No separate reserve funding necessary.
Component Evaluation

Comp # 216  Interior Surfaces - Repaint

Subgroup: Hillcrest Pool

Location: See general notes
Quantity: Approx 2,740 Sq.ft.

Life Expectancy: 10  Remaining Life: 8

Best Cost: $2,600.00
$.95/Sq.ft.; Estimate to repaint

Worst Cost: $3,000.00
$1.10/Sq.ft.; Higher estimate

Source of Information: In-House Costs Database

Observations:
No significant marking or appearance concerns noted with the interior surfaces. Expect to repaint these surfaces approximately every 10 years to maintain appearance.

General Notes:

Quantity breakdown:
1,085 Sq.ft. - Gym room
930 Sq.ft. - Office
725 Sq.ft. - Restrooms
2,740 Sq.ft. - Total
Comp # 216 Interior Surfaces - Repaint

**Subgroup: Townside Pool**

- **Location:** See general notes
- **Quantity:** Approx 2,350 Sq.ft.
- **Life Expectancy:** 10  **Remaining Life:** 8

**Best Cost:** $2,225.00
$.95/Sq.ft.; Estimate to repaint

**Worst Cost:** $2,575.00
$1.10/Sq.ft.; Higher estimate

**Source of Information:** In-House Costs Database

**General Notes:**

- **Quantity breakdown:**
  - 1,250 Sq.ft. - Recreation room
  - 1,100 Sq.ft. - Restrooms
  - 2,350 Sq.ft. - Total

**Observations:**

- Interior painted surfaces are generally in good condition. No significant marking or appearance concerns observed.
- Expect to repaint these surfaces approximately every 10 years to maintain appearance.
Component Evaluation

Comp # 216 Interior Surfaces - Repaint

Subgroup: Town Center

Location: Town Center lounge and gym area

Quantity: Approx 11,470 Sq.ft.

Life Expectancy: 10 Remaining Life: 8

Best Cost: $10,875.00
  $.95/Sq.ft.; Estimate to repaint

Worst Cost: $12,600.00
  $1.10/Sq.ft.; Higher estimate

Source of Information: In-House Costs Database

Observations:
  No significant marking or appearance concerns observed with the interior painted surfaces. We recommend funding to repaint these surfaces approximately every 10 years.

General Notes:
  Quantity breakdown:
  4,400 Sq.ft. - Lounge/recreation area
  2,760 Sq.ft. - Gym area
  2,290 Sq.ft. - Lounge/Demonstration kitchen area
  1,320 Sq.ft. - Meeting rooms
  530 Sq.ft. - Restrooms
  170 Sq.ft. - Restroom (Gym)
  11,470 Sq.ft. - Total
Comp # 218 Wood Trellis / Trash Enclosure Wood Trim - Repaint

Subgroup: Common Area

Location: See general notes

Quantity: See general notes

Life Expectancy: 5 Remaining Life: 4

Best Cost: $3,000.00

Estimate to repaint

Worst Cost: $4,000.00

Higher estimate

Source of Information: In-House Costs Database

Observations:
No cracking or peeling paint noticed or appearance concerns observed. Expect to repaint these surfaces approximately every 3 to 5 years to ensure appearance and to prevent damage to the wood surfaces. Remaining life based on current condition.

General Notes:
Component breakdown:
(4) 17" X 17" Trellis - Town Center trash enclosures
(2) Buildings - Town Center
Comp # 290 Mailboxes - Repaint

Subgroup: Common Area

Location: See general notes

Quantity: (43) Clusters

Life Expectancy: 5 Remaining Life: 3

Best Cost: $1,925.00

$45/Box; Estimate to repaint

Worst Cost: $2,350.00

$55/Box; Higher estimate

Source of Information:

Observations:
These mailboxes should typically be repainted approximately every 5 years to maintain appearance.

General Notes:

Quantity breakdown:

Apartment Areas:
(15) 8-box clusters
(2) 16-box clusters
(4) 12-box clusters

Townhouse Areas:
(18) 12-box clusters
(4) 16-box cluster
(43) Clusters - Total
Comp # 390  Stone Veneer - Replace

Subgroup: Common Area

Location: See general notes

Quantity: Approx 4,775 Sq.ft.

Life Expectancy: 15  Remaining Life: 5

Best Cost: $1,775.00

$25/Sq.ft.; Estimate to repair 1.5%

Worst Cost: $2,125.00

$30/Sq.ft.; Higher estimate

Source of Information:

Observations:
The stone veneer surfaces are generally in good condition. No damaged or missing pieces observed at the time of the site visit. No expectation to completely replace the stone surfaces. We recommend making local repairs as necessary as an operating expense and funding for more significant repairs approximately every 15 years.

General Notes:

Quantity breakdown:

- 2,115 Sq.ft. - Stone walls
- 1,100 Sq.ft. - Vehicle bridge
- 960 Sq.ft. - Foot bridge
- 600 Sq.ft. - Vehicle half bridge
- 4,775 Sq.ft. - Total
Comp #  401  Asphalt - Major Rehab.

Subgroup: Common Area

**Location:** Community streets

**Quantity:** Approx 769,650 Sq.ft.

**Life Expectancy:** 20  **Remaining Life:** 10

**Best Cost:** $336,700.00

$1.75/Sq.ft.; Estimate to rehab 25%

**Worst Cost:** $432,925.00

$2.25/Sq.ft.; Higher estimate for local repairs

**Source of Information:** In-House Costs Database

**General Notes:**

Quantity breakdown:

- 123,005 Sq.ft. - Channel Islands Dr.
- 103,905 Sq.ft. - Hillcrest Apartments parking areas
- 57,760 Sq.ft. - Town Center Parking lot (South)
- 50,170 Sq.ft. - Town Center Parking lot (North)
- 49,020 Sq.ft. - Townside Apartment parking areas (West)
- 45,995 Sq.ft. - Townhouse/Homes alleyways (South)
- 43,350 Sq.ft. - Townhouse/Home alleyways (North)
- 41,245 Sq.ft. - Townside Apartment parking areas (East)
- 34,220 Sq.ft. - Santa Cruz Island Dr.
- 33,170 Sq.ft. - Anacapa Island Dr.
- 20,585 Sq.ft. - Landing Cove
- 19,825 Sq.ft. - Smugglers Cove
- 19,745 Sq.ft. - Rincon Dr. (North section to Somis St.)
- 16,615 Sq.ft. - Elephant Seal Cove
- 13,500 Sq.ft. - Frenchy’s Cove
- 13,300 Sq.ft. - Chapel Dr. (to Fillmore St.)
- 12,500 Sq.ft. - Cuyler Harbor Dr.
- 12,200 Sq.ft. - Platts Harbor Dr.
- 11,200 Sq.ft. - Frys Harbor Dr.
- 12,100 Sq.ft. - Cathedral Cove
- 12,075 Sq.ft. - Rincon Dr. (South section to Chapel St)
- 11,800 Sq.ft. - Somis Dr.
- 11,365 Sq.ft. - Twin Harbor Dr.

Total: 769,650 Sq.ft.

**Observations:**

No problems noted at the time of site visit. We recommend sealing and repairing the asphalt regularly (see Comp# 402 Asphalt - Preventive Maintenance) and funding for repairs to approx 25% of the asphalt every 20 years. This allowance can be adjusted in future studies up to and including full replacement depending how the asphalt ages over time.
**Comp #** 402  **Asphalt - Preventive Maintenance**

**Subgroup:** Common Area

**Location:** Community streets

**Quantity:** Approx 769,650 Sq.ft.

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

**Best Cost:** $224,175.00  
$0.29/Sq.ft.; Estimate to seal

**Worst Cost:** $254,175.00  
$0.33/Sq.ft.; Higher estimate for local repairs

**Source of Information:** In-House Costs Database

**General Notes:**

<table>
<thead>
<tr>
<th>Quantity breakdown:</th>
</tr>
</thead>
<tbody>
<tr>
<td>123,005 Sq.ft. - Channel Islands Dr.</td>
</tr>
<tr>
<td>103,905 Sq.ft. - Hillcrest Apartments parking areas</td>
</tr>
<tr>
<td>57,760 Sq.ft. - Town Center Parking lot (South)</td>
</tr>
<tr>
<td>50,170 Sq.ft. - Town Center Parking lot (North)</td>
</tr>
<tr>
<td>49,020 Sq.ft. - Townside Apartment parking areas (West)</td>
</tr>
<tr>
<td>45,995 Sq.ft. - Townhouse/Homes alleyways (South)</td>
</tr>
<tr>
<td>43,350 Sq.ft. - Townhouse/Home alleyways (North)</td>
</tr>
<tr>
<td>41,245 Sq.ft. - Townside Apartment parking areas (East)</td>
</tr>
<tr>
<td>34,220 Sq.ft. - Santa Cruz Island Dr.</td>
</tr>
<tr>
<td>33,170 Sq.dr. - Anacapa Island Dr.</td>
</tr>
<tr>
<td>20,585 Sq.ft. - Landing Cove</td>
</tr>
<tr>
<td>19,825 Sq.ft. - Smugglers Cove</td>
</tr>
<tr>
<td>19,745 Sq.ft. - Rincon Dr. (North section to Somis St.)</td>
</tr>
<tr>
<td>16,615 Sq.ft. - Elephant Seal Cove</td>
</tr>
<tr>
<td>13,500 Sq.ft. - Frenchy’s Cove</td>
</tr>
<tr>
<td>13,300 Sq.ft. - Chapel Dr. (to Fillmore St.)</td>
</tr>
<tr>
<td>12,500 Sq.ft. - Cuyler Harbor Dr.</td>
</tr>
<tr>
<td>12,200 Sq.ft. - Platts Harbor Dr.</td>
</tr>
<tr>
<td>12,200 Sq.ft. - Frys Harbor Dr.</td>
</tr>
<tr>
<td>12,100 Sq.ft. - Cathedral Cove</td>
</tr>
<tr>
<td>12,075 Sq.ft. - Rincon Dr. (South section to Chapel St)</td>
</tr>
<tr>
<td>11,800 Sq.ft. - Somis Dr.</td>
</tr>
<tr>
<td>11,365 Sq.ft. - Twin Harbor Dr.</td>
</tr>
<tr>
<td>769,650 Sq.ft. - Total</td>
</tr>
</tbody>
</table>

**Observations:**

Seal asphalt surfaces regularly to prevent premature overlay (see Comp# 401 Asphalt - Major Rehab). Client reports that the streets were sealed in 2017.
Comp #  403  Concrete - Repair/Replace

Subgroup: Common Area

Location: Throughout community

Quantity: Extensive Sq.ft.

Life Expectancy: 10  Remaining Life: 0

Best Cost: $18,000.00
  Allowance to repair

Worst Cost: $22,000.00
  Higher allowance

Source of Information: In-House Costs Database

Observations:
  No expectation to completely replace the concrete surfaces. We recommend making local repairs as necessary as an operating expense and funding to make more significant repairs approximately every 10 years. The client reported that repairs will be made to these surfaces in the near future.
Component Evaluation

Comp # 404 Concrete Pavers - Sand/Seal/Repair

Subgroup: Common Area

Location: See general notes

Quantity: Approx 68,340 Sq.ft.

Life Expectancy: 10 Remaining Life: 0

Best Cost: $53,800.00

$5.25/Sq.ft.; Estimate to repair approx 15%

Worst Cost: $58,925.00

$5.75/Sq.ft.; Higher estimate for more repairs

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:

43,600 Sq.ft. - Roundabouts
7,740 Sq.ft. - Sidewalk areas
6,250 Sq.ft. - Vehicle bridge
4,000 Sq.ft. - Channel Islands Dr. entrance
3,800 Sq.ft. - Vehicle half bridge
2,000 Sq.ft. - Foot bridge
700 Sq.ft. - Town Center seating area
450 Sq.ft. - Soms St.

68,340 Sq.ft. - Total

Observations:

Noted local areas of lifting at the time of the site visit. No expectation to completely replace pavers. Fund to periodically make repairs.
Comp # 404  Concrete Pavers - Sand/Seal/Repair

Subgroup: Hillcrest Pool

Location: Hillside pool area

Quantity: Approx 4,700 Sq.ft.

Life Expectancy: 5  Remaining Life: 3

Best Cost: $3,700.00
$5.25/Sq.ft.; Estimate to repair approx 15%

Worst Cost: $4,050.00
$5.75/Sq.ft.; Higher estimate for more repairs

Source of Information: In-House Costs Database

Observations:
Pool deck is in good condition. No problems noted during the site visit. Expect to sand, seal and repair these pavers approximately every 5 years to maintain appearance and function.
Comp # 404 Concrete Pavers - Sand/Seal/Repair

Subgroup: Townside Pool

Location: Townside pool area

Quantity: Approx 4,000 Sq.ft.

Life Expectancy: 5 Remaining Life: 3

Best Cost: $3,150.00
$5.25/Sq.ft.; Estimate to repair approx 15%

Worst Cost: $3,450.00
$5.75/Sq.ft.; Higher estimate for more repairs

Source of Information: In-House Costs Database

Observations:
Pool deck is in good condition. No cracked or damaged pavers observed during the site visit. We recommend funding to sand, seal and repair these pavers approximately every 5 years to maintain appearance and function.
Component Evaluation

Comp # 503 Utility Doors - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool area

Quantity: (4) Doors

Life Expectancy: 25 Remaining Life: 12

Best Cost: $2,400.00

$600/Door; Estimate to replace

Worst Cost: $3,200.00

$800/Door; Higher estimate for more installation costs

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:
(2) Doors - Restrooms
(1) Double door - Pool equipment
(4) Doors - Total

Observations:
The utility doors are typically in fair condition. No significant rust or deterioration observed during the site visit. Although these doors may experience an extended useful life we recommend funding for their replacement approximately every 20 to 25 years.
Component Evaluation

Comp # 503  Utility Doors - Replace

Subgroup: Townside Pool

Location: Townside Pool area

Quantity: (4) Doors

Life Expectancy: 25  Remaining Life: 12

Best Cost: $2,400.00

$600/Door; Estimate to replace

Worst Cost: $3,200.00

$800/Door; Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:

No problems noted at the time of the site visit. Although these doors may experience an extended useful life we recommend funding for their replacement approximately every 20 to 25 years.

General Notes:

Quantity breakdown:

(2) Doors - Pool equipment
(2) Doors - Restrooms
(4) Doors - Total
Comp # 508  Electronic Lock System - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool/gym area

Quantity: (1) System

Life Expectancy: 10  Remaining Life: 8

Best Cost: $5,000.00
Estimate to replace

Worst Cost: $7,000.00
Higher estimate

Source of Information: In-House Costs Database

Observations:
The pool access system was observed to be functioning normally at the time of the site visit. We recommend funding for an allowance to replace this system approximately every 10 years to ensure proper function and to keep up with current technology.
Component Evaluation

Comp # 508 Electronic Lock System - Replace

Subgroup: Townside Pool

Location: Pool area

Quantity: (1) System

Life Expectancy: 10 Remaining Life: 8

Best Cost: $5,000.00

Estimate to replace

Worst Cost: $7,000.00

Higher estimate

Source of Information: In-House Costs Database

Observations:
Client reports that this system is newer. We recommend funding to replace this system approximately every 8 to 10 years to ensure proper function and to keep up with current technology.
Comp # 508  Electronic Lock System - Replace

Subgroup: Town Center

Location: Town Center lounge & gym area

Quantity: (1) System

Life Expectancy: 10  Remaining Life: 8

Best Cost: $6,000.00

Estimate to replace

Worst Cost: $8,000.00

Higher estimate

Source of Information: In-House Costs Database

Observations:

No problems noted with the entry system. We recommend funding to replace this system approximately every 8 to 10 years to ensure proper function and to keep up with current technology.
Component Evaluation

Comp #  590  Trash Enclosure Doors - Replace

Subgroup: Common Area

Location: See general notes

Quantity: (12) Doors

Life Expectancy: 15  Remaining Life: 10

Best Cost: $7,200.00
$600/Door; Estimate to replace enclosure doors

Worst Cost: $8,400.00
$700/Door; Higher estimate

Source of Information: In-House Costs Database

Observations:
No problems noted at the time of site visit. Although these doors may experience an extended useful life we recommend funding for their replacement approximately every 15 years due to the relatively high level of abuse they sustain. Remaining life based on average condition.

General Notes:

Quantity breakdown:

(8) 4' Doors - Town Center trash enclosures
(4) 3.5 Doors - Town Center trash enclosures
(12) Doors - Total
Comp # 703  Tankless Water Heater - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool equipment room

Quantity: (1) Heater

Life Expectancy: 10  Remaining Life: 0

Best Cost: $3,000.00

Estimate to replace

Worst Cost: $3,500.00

Higher estimate

Source of Information: In-House Costs Database

Observations:
Although functional this heater has typically reached its intended useful life. Replacement should be expected in the near future based on current age.

General Notes:
Rinnai Tankless Heater
Mod# R75LS
Ser# 09-03-10224
03/2009
Comp # 703 Water Heater - Replace

Subgroup: Townside Pool

**Location:** Pool equipment room

**Quantity:** (1) Heater

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

**Best Cost:** $1,200.00
Estimate to replace water heater

**Worst Cost:** $1,400.00
Higher estimate for more installation costs

**Source of Information:** In-House Costs Database

**Observations:**
Water heater is in good to fair condition. No problems noted at the time of the site visit. Expect a typical useful life of approximately 12 years from this component. Remaining life based on current condition.

General Notes:

A.O. Smith Heater
Comp # 705  HVAC Condenser - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool area

Quantity: (2) Condensers

Life Expectancy: 20 Remaining Life: 7

Best Cost: $6,500.00

$3,250/Unit; Estimate to replace condensers

Worst Cost: $7,500.00

$3,750/Unit; Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:
No problems noted or reported. Expect a useful life of approximately 20 years from these condensers. Remaining life based on current age.

![HVAC Condenser - Replace](image1)

![HVAC Condenser - Replace](image2)
Comp # 705 HVAC Condenser - Replace

Subgroup: Townside Pool

Location: Townside pool area

Quantity: (1) Lennox Condenser

Life Expectancy: 20 Remaining Life: 7

Best Cost: $3,250.00

Estimate to replace condenser

Worst Cost: $3,750.00

Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:
No problems noted or reported. Expect a useful life of approximately 15 to 20 years from this condenser. Remaining life based on current condition.
Comp # 705  HVAC Unit - Replace

Subgroup: Town Center

Location: Exterior of building

Quantity: (1) Unit

Life Expectancy: 20  Remaining Life: 7

Best Cost: $11,000.00

Estimate to replace condenser

Worst Cost: $13,000.00

Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:

No problems reported with the HVAC unit. The client reported that a second unit may be added at a future date. This component should be adjusted in future reserve studies if and when a second unit is added.
Component Evaluation

Comp # 706  HVAC Furnace - Replace

Subgroup: Townside Pool

Location: Townside pool equipment room

Quantity: (1) Furnace

Life Expectancy: 20  Remaining Life: 7

Best Cost: $2,750.00

Estimate to replace

Worst Cost: $3,250.00

Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:

Furnace is in good condition, no problems noted at the time of the site visit. Expect a useful life of approximately 20 years from this component.
Comp # 706 HVAC Furnace - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool area

Quantity: (2) Furnaces

Life Expectancy: 20 Remaining Life: 7

Best Cost: $5,500.00

$2,750/Unit; Estimate to replace furnace

Worst Cost: $6,500.00

$3,250/Unit; Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:

Unable to access the HVAC furnaces although no problems reported during the report preparation period. Expect to replace these furnaces approximately 20 years.
Component Evaluation

Comp # 801 Monument - Rebuild

Subgroup: Common Area

Location: Entrance to community

Quantity: (1) Sign

Life Expectancy: 20 Remaining Life: 7

Best Cost: $3,500.00

Estimate to refurbish signs

Worst Cost: $4,500.00

Higher estimate

Source of Information: In-House Costs Database

Observations:

The monument sign is typically in fair condition. Noted discoloration to the monument letters. No expectation to completely rebuild this monument. We recommend funding to generally refurbish and repair this monument approximately every 15 to 20 years. Expect to repaint the monument lettering when necessary as an operating expense.
Comp # 803 Mailboxes - Replace

Subgroup: Common Area

Location: Apartment areas

Quantity: (43) Clusters

Life Expectancy: 18 Remaining Life: 9

Best Cost: $62,350.00

$1,450/Cluster; Estimate to replace mailbox clusters

Worst Cost: $70,950.00

$1,650/Cluster; Higher estimate for more installation costs

Source of Information:

Observations:

It was reported that the mailboxes were installed between 2004 and 2006. No problems noted during the site visit. Expect to replace these mailboxes approximately every 15 to 20 years to maintain appearance and ensure proper function.
Component Evaluation

Comp # 806  Interior Signs - Replace

Subgroup: Town Center

Location: Town Center lounge and gym areas

Quantity: (11) Signs

Life Expectancy: 18  Remaining Life: 16

Best Cost: $1,000.00

Estimate to replace

Worst Cost: $1,500.00

Higher estimate

Source of Information: In-House Costs Database

Observations:
No problems or appearance concerns noted with the interior signs. Although the majority of these signs may experience an extended useful life we recommend funding for their replacement approximately every 15 to 20 years to maintain appearance and uniformity.

---

General Notes:

Quantity breakdown:

(5) Restroom signs
(2) Gym sign
(1) Study sign
(1) Parcels sign
(1) Club sign
(1) Lounge sign

(11) Signs - Total

---

University Glen and The Town Center
Prepared for FYE 6/30/2020
Version 1.4

Page 81 of 173
Component Evaluation

Comp #  808  Street Signs - Replace

Subgroup: Common Area

Location: Community streets

Quantity: (50) Signs

Life Expectancy: 20  Remaining Life: 7

Best Cost: $6,250.00
$125/Sign; Estimate to replace

Worst Cost: $8,750.00
$175/Sign; Higher estimate

Source of Information: In-House Costs Database

Observations:
Signs are in good to fair condition. Although these signs may reach an extended life we recommend funding to replace them approximately every 20 years. Note: No expectation to replace all of the traffic control signs (no parking, stop signs, etc.) at one time. Due to the minimal individual cost of those signs we recommend replacing them as necessary as an operating expense.

[Image of street signs]
Component Evaluation

Comp # 901 Fire Protection System - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool building office

Quantity: (1) Panel

Life Expectancy: 15 Remaining Life: 6

Best Cost: $4,000.00

Estimate to replace panel

Worst Cost: $5,000.00

Higher estimate

Source of Information: In-House Costs Database

Observations:
Unable to access the fire panel. No problems reported with this component. Perform regular, professional inspections of system and expect to completely replace panel approximately every 15 years.
Component Evaluation

Comp # 903 Camera System - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool area and gym

Quantity: (1) 8-Camera system

Life Expectancy: 10 Remaining Life: 8

Best Cost: $7,000.00

Estimate to replace

Worst Cost: $9,000.00

Higher estimate

Source of Information: In-House Costs Database

Observations:
The camera system is in good condition. The client reported that this system was installed in 2018. We recommend funding to replace this system approximately every 8 to 10 years to ensure proper function and keep up with current technology.
Component Evaluation

Comp # 903 Camera System - Replace

Subgroup: Townside Pool

Location: Townside pool area

Quantity: (1) 5-Camera system

Life Expectancy: 10 Remaining Life: 8

Best Cost: $5,000.00

Estimat to replace

Worst Cost: $7,000.00

Higher estimate

Source of Information: In-House Costs Database

Observations:

No problems noted or reported with the camera system. The client reported that this system was installed in 2018. We recommend funding to replace this system approximately every 8 to 10 years to ensure proper function and keep up with current technology.
Component Evaluation

Comp #  903  Camera System - Replace

Subgroup: Town Center

Location: Town Center lounge and gym areas

Quantity: (1) 13-Camera system

Life Expectancy: 10  Remaining Life: 8

Best Cost: $14,500.00
  Estimate to replace

Worst Cost: $15,500.00
  Higher estimate

Source of Information: In-House Costs Database

Observations:
  No problems noted or reported with the camera system. This system should generally be replaced approximately every 8 to 10 years to ensure proper function and keep up with current technology.
Comp # 1002  Wrought Iron Fencing - Replace

Subgroup: Common Area

Location: See general notes

Quantity: Approx 1,150 Linear ft.

Life Expectancy: 25 Remaining Life: 18

Best Cost: $51,750.00

$45/Linear ft.; Estimate to replace fence

Worst Cost: $63,250.00

$55/Linear ft.; Higher estimate for more labor

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:
470 Linear ft. - Townhome areas
405 Linear ft. - Apartment areas
275 Linear ft. - Play structure area
1,150 Linear ft. - Total

Observations:
Fencing is generally in good condition. Noted local rusting to the single family homes area railings. We recommend funding to replace this fencing approximately every 20 years. Remaining life based on current age.
Component Evaluation

Comp # 1002 Wrought Iron Fencing - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool area

Quantity: Approx 330 Linear ft.

Life Expectancy: 25 Remaining Life: 12

Best Cost: $19,800.00

$60/Linear ft.; Estimate to replace fence

Worst Cost: $23,100.00

$70/Linear ft.; Higher estimate for more labor

Source of Information: In-House Costs Database

Observations:

No problems noted with the wrought iron fencing. This fencing should typically experience a useful life of approximately 20 to 25 years with regular painting and maintenance. Remaining life based on current condition.
Component Evaluation

Comp # 1002  Wrought Iron Fencing - Replace

Subgroup: Townside Pool

Location: Pool fence

Quantity: Approx 275 Linear ft.

Life Expectancy: 25  Remaining Life: 12

Best Cost: $16,500.00

$60/Linear ft.; Estimate to replace fence

Worst Cost: $19,250.00

$70/Linear ft.; Higher estimate for more labor

Source of Information: In-House Costs Database

Observations:

Fencing is in good condition. No significant rusting or structural problems noted at the time of site visit. With regular painting and maintenance, expect a useful life of 20 to 25 years from this component. Remaining life based on current age.
Comp # 1003 Chain Link Fencing - Replace

Subgroup: Common Area

Location: See general notes
Quantity: Approx 1,300 Linear ft.

Life Expectancy: N/A Remaining Life: 0

Best Cost: $0.00
Worst Cost: $0.00

Source of Information:

Observations:
Chain link fence is generally in good condition. No warped or broken areas noted. Due to the extended life associated with the component reserve funding is not appropriate. Make local repairs as necessary as an operating expense.

General Notes:

<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>775 Linear ft. - Park perimeter fencing</td>
</tr>
<tr>
<td>370 Linear ft. - Dog park</td>
</tr>
<tr>
<td>155 Linear ft. - Community garden</td>
</tr>
<tr>
<td>1,300 Linear ft. - Total</td>
</tr>
</tbody>
</table>
Component Evaluation

Comp # 1101 Pool - Resurface

Subgroup: Hillcrest Pool

Location: Hillcrest pool area

Quantity: (1) Pool

Life Expectancy: 10 Remaining Life: 8

Best Cost: $10,000.00

Estimate to replaster pool

Worst Cost: $13,000.00

Higher estimate for local repairs

Source of Information: In-House Costs Database

Observations:

Pool surface is in good condition. No discoloration or surface loss noted. Perform regular, professional maintenance and keep debris from collecting at the bottom to ensure full life from this component. Remaining life based on current age and condition.
Comp # 1101 Pool - Resurface

Subgroup: Townside Pool

Location: Pool area

Quantity: (1) Pool

Life Expectancy: 12 Remaining Life: 10

Best Cost: $10,000.00

Estimate to replaster pool

Worst Cost: $13,000.00

Higher estimate for local repairs

Source of Information: In-House Costs Database

Observations:

Pool surface is in good condition. No discoloration or surface loss noted. Client reports that the pool was resurfaced in 2017. Perform regular, professional maintenance and keep debris from collecting at the bottom to ensure full life from this component. Remaining life based on current age and condition.
Component Evaluation

Comp # 1102 Spa - Resurface

Subgroup: Hillcrest Pool

Location: Hillside pool area

Quantity: (1) Spa

Life Expectancy: 5  Remaining Life: 3

Best Cost: $3,500.00

Estimate to replaster spa

Worst Cost: $4,500.00

Higher estimate for local repairs

Source of Information: In-House Costs Database

Observations:
The spa surface is in good condition. No significant discoloration or surface loss observed during the site visit. Because entire spa surface experiences traffic wear expect to replaster spa approximately every 5 to 6 years. Remaining life based on current condition.
**Comp #** 1102  **Spa - Resurface**

**Subgroup:** Townside Pool

**Location:** Townside pool area

**Quantity:** (1) Spa

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

**Best Cost:** $3,500.00

Estimate to replaster spa

**Worst Cost:** $4,500.00

Higher estimate for local repairs

**Source of Information:** In-House Costs Database

**Observations:**

Spa is in good condition. No problems noted at the time of site visit. Because entire spa surface experiences traffic wear expect to replaster spa approximately every 5 to 6 years. Remaining life based on current condition.
Component Evaluation

Comp # 1104  Pool Heater - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool equipment room

Quantity: (1) Heater

Life Expectancy: 10 Remaining Life: 8

Best Cost: $3,250.00

Estimate to replace pool heater

Worst Cost: $3,750.00

Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:
The pool heater is newer and in good condition. We recommend funding to replace this heater approximately every 10 years.

General Notes:
Pentair Heater
Mod# MN4A
Ser# 460776
399,000 BTU
8/29/17
Component Evaluation

Comp # 1104 Pool Heater - Replace

Subgroup: Townside Pool

Location: Pool equipment room

Quantity: (1) Heater

Life Expectancy: 10 Remaining Life: 1

Best Cost: $3,250.00

Estimate to replace pool heater

Worst Cost: $3,750.00

Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:
The pool heater is older although in fair condition. Noted moderate carbon buildup at inside base of unit. This heater should typically experience a useful life of approximately 10 years.

General Notes:

Raypak Pool Heater
Mod# C-R407A-EN-C ASME
Ser# 1907312515
399,000 BTU
Component Evaluation

Comp # 1105 Spa Heater - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool equipment room

Quantity: (1) Heater

Life Expectancy: 8 Remaining Life: 0

Best Cost: $3,250.00

Estimate to replace heater

Worst Cost: $3,750.00

Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:
Although functional the spa heater has generally exceeded its intended useful life. Because spa heaters have to maintain a higher water temperature they will typically experience a shorter life expectancy. Expect to replace this heater in the near future based on current age.

General Notes:

- Pentair Heater
- Mod# MN4A
- Ser# 460775
- 399,000 BTU
- 1/26/10
**Component Evaluation**

**Comp # 1105 Spa Heater - Replace**

**Subgroup: Townside Pool**

**Location:** Pool equipment room

**Quantity:** (1) Heater

**Life Expectancy:** 8  **Remaining Life:** 1

**Best Cost:** $3,250.00

Estimate to replace heater

**Worst Cost:** $3,750.00

Higher estimate for more installation costs

**Source of Information:** In-House Costs Database

**Observations:**

Spa heater is in fair condition. Noted moderate build-up at inside base of unit. No reports of problems. Because spa heater have to maintain a higher water temperature they will typically experience a shorter useful life. Remaining life based on current condition.

---

**General Notes:**

Raypak Heater  
Mod# C-407A-EN-C ASME  
Ser# 0504281896  
399,000 BTU
Component Evaluation

Comp #: 1107  Pool Filters - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool equipment room

Quantity: (2) Filters/(1) Separation tank

Life Expectancy: 12  Remaining Life: 2

Best Cost: $2,200.00
$1,100/Filter; Estimate to replace filter

Worst Cost: $2,800.00
$1,400/Filter; Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:
The pool filters are typically in fair condition. No problems noted at the time of site visit. These filters should typically experience a life expectancy of approximately 10 to 12 years. Remaining life based on current age and condition.

General Notes:

Pentair Filters
Model: FNS Plus 60
Serials: 0192351090031N 12/17/2009
0192351090032M 12/17/2009
Comp # 1107 Pool Filter - Replace

Subgroup: Townside Pool

Location: Pool equipment room

Quantity: (1) Filter(1) Separation Tank

Life Expectancy: 12 Remaining Life: 1

Best Cost: $1,100.00

Estimate to replace filter

Worst Cost: $1,300.00

Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:

Noted evidence of leaks with the pool filter. This filter is typically nearing its intended useful life. Replacement should be expected in the next few years based on current age and condition.

General Notes:

Pentair Filter
Mod# SMBW 2072
Ser# 0142325080002V
11/20/2008
Comp # 1108 Spa Filter - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool equipment room

Quantity: (1) Filter/(1) Separation tank

Life Expectancy: 12 Remaining Life: 2

Best Cost: $900.00

Estimate to replace filter

Worst Cost: $1,100.00

Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:

Spa filter is typically in good to fair condition. Expect a useful life of approximately 10 to 12 years from this filter with regular maintenance.

General Notes:

Pentair Filter
Model FLT FNS Plus 60
Serial 01923510900301
12/17/2009
Comp # 1108  Spa Filter - Replace

Subgroup: Townside Pool

Location: Pool equipment room

Quantity: (1) Filter/(1) Separation Tank

Life Expectancy: 12 Remaining Life: 2

Best Cost: $900.00
  Estimate to replace filter

Worst Cost: $1,100.00
  Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:
  Noted moderate leaks with the spa filter. We recommend funding to replace this filter approximately every 12 years.
  Remaining life based on current condition.

General Notes:

Pentair Filter
Mod# SM/SMBW 2060
Ser# 044051
Comp # 1110  Pool/Spa Pumps - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool equipment room

Quantity: (4) Pumps

Life Expectancy: 3  Remaining Life: 1

Best Cost: $1,000.00

Estimate to replace one pump every three years

Worst Cost: $1,300.00

Higher estimate for more installation costs

Source of Information:

Observations:

No problems noted with the pool/spa pumps. No expectation to replace all pumps at one time. We recommend funding to replace one pump approximately every three years. Replace motors as necessary as an operating expense.
Comp # 1110  Pool/Spa Pumps - Replace

Subgroup: Townside Pool

Location: Pool equipment room

Quantity: (3) Pumps

Life Expectancy: 3  Remaining Life: 1

Best Cost: $1,000.00
  Estimate to replace one pump every three years

Worst Cost: $1,300.00
  Higher estimate for more installation costs

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:
(2) 2 HP pumps
(1) 1.5 HP pump
(3) Pumps - Total

Observations:
  Pumps are in good condition. No expectation to replace all pumps at one time. We recommend funding to replace one pump approximately every three years. Replace motors as necessary as an operating expense.
Component Evaluation

Comp # 1111 Pool/Spa Chlorinators - Replace

Subgroup: Townside Pool

Location: Townside pool equipment room

Quantity: (1) System

Life Expectancy: 10 Remaining Life: 0

Best Cost: $3,000.00

Estimate to replace system

Worst Cost: $4,000.00

Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:

No problems noted or reported. The client reported they will be replacing these chlorinators with an automated system. We have funded for the replacement of this component based on this information.
Comp # 1111  Pool/Spa Chlorinators - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool equipment room

Quantity: (1) System

Life Expectancy: 10  Remaining Life: 0

Best Cost: $3,000.00
   Estimation to replace system

Worst Cost: $4,000.00
   Higher estimate for more installation costs

Source of Information:

Observations:
   No problems noted or reported. The client reported they will be replacing these chlorinators with an automated system. We have funded for the replacement of this component based on this information.
Component Evaluation

Comp # 1121 Pool Furniture - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool area

Quantity: (62) Pieces

Life Expectancy: 6 Remaining Life: 4

Best Cost: $11,000.00
   Allowance to replace

Worst Cost: $13,000.00
   Higher allowance

Source of Information: In-House Costs Database

Observations:
   No significant sun damage or broken furniture observed with the pool furniture. We recommend funding for an allowance to replace this furniture approximately every 6 years. Remaining life based on current age and condition.

General Notes:

Quantity breakdown:
(21) Chaise lounge chairs
(13) Drink tables/stools
(8) Umbrellas
(7) Chairs
(5) Padded chairs
(3) Cabanas
(3) Coffee tables
(2) Couches

(62) Pieces - Total
Comp # 1121 Pool Furniture - Replace

Subgroup: Townside Pool

Location: Townside pool area

Quantity: (23) Pieces

Life Expectancy: 6 Remaining Life: 4

Best Cost: $7,000.00

Allowance to replace

Worst Cost: $9,000.00

Higher allowance

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:

(8) Chaise lounge chairs
(6) Drink tables
(4) Chairs
(2) Love seats
(2) Couches
(1) Coffee table

(23) Pieces - Total

Observations:

Pool furniture is in good condition. No broken pieces or significant sun damage noted at the time of our site visit. Expect a useful life of approximately 6 years from this component. Remaining life based on current age and condition.
Component Evaluation

Comp #     1206   Basketball Court - Resurface

Subgroup: Common Area

Location: Park area

Quantity: Approx 5,000 Sq.ft.

Life Expectancy: 7 Remaining Life: 0

Best Cost: $5,000.00
    $1.00/Sq.ft.; Estimate to resurface

Worst Cost: $6,250.00
    $1.25/Sq.ft.; Higher estimate

Source of Information: In-House Costs Database

Observations:
    Noted surface loss to the basketball court. We recommend funding to resurface this court approximately every 7 years.
    Expect to resurface this court in the near future based on current age and condition.
Comp # 1207  Basketball Backboards - Replace

Subgroup: Common Area

Location: Park area

Quantity: (2) Backboards

Life Expectancy: 12  Remaining Life: 6

Best Cost: $1,200.00
$600/Backboard; Estimate to replace

Worst Cost: $1,400.00
$700/Backboard; Higher estimate

Source of Information:

Observations:
Although these backboards may experience an extended useful life we recommend funding for their replacement approximately every 10 to 15 years.
Comp # 1301  Play Structure - Replace

Subgroup: Common Area

Location: Play area

Quantity: (2) Medium structures

Life Expectancy: 20  Remaining Life: 0

Best Cost: $27,500.00

Estimate to replace play structure

Worst Cost: $32,500.00

Higher estimate

Source of Information: In-House Costs Database

Observations:
Play structure is in older and typically in fair to poor condition. Expect to replace this structure in the near future based on current age and condition.
Comp # 1302  Safety Padding - Replace

Subgroup: Common Area

Location: Play area

Quantity: Approx 1,950 Sq.ft.

Life Expectancy: 18  Remaining Life: 0

Best Cost: $31,200.00

$16/Sq.ft.; Estimate to replace

Worst Cost: $39,000.00

$20/Sq.ft.; Higher estimate

Source of Information: In-House Costs Database

Observations:
Noted dry and fading surfaces to the play structure safety padding. We recommend replacing this padding at the same time as the play structure in the near future. Once replaced expect a useful life of approximately 18 years from this component. Note: Based on current code requirements and in order to improve this surface as a safety component we have included funding to convert the wood chips to safety padding.
Comp # 1303  Safety Padding - Repair/Reseal

Subgroup: Common Area

Location: Play area

Quantity: Approx 1,950 Sq.ft.

Life Expectancy: 3 Remaining Life: 0

Best Cost: $4,375.00

$2.25/Sq.ft.; Estimate to seal/repair

Worst Cost: $5,350.00

$2.75/Sq.ft.; Higher estimate for more repairs

Source of Information: In-House Costs Database

General Notes:

<table>
<thead>
<tr>
<th>Quantity breakdown:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1100 Sq.ft. - Safety padding</td>
</tr>
<tr>
<td>850 Sq.ft. - Wood chips</td>
</tr>
<tr>
<td>1,950 Sq.ft. - Total</td>
</tr>
</tbody>
</table>

Observations:

We recommend funding to seal and generally repair this surface approximately every 2 to 3 years to protect the surface from UV damage. We recommend replacing this padding in the near future and sealing at the time of installation. Note: Based on current code requirements and in order to improve this surface as a safety component we have included funding to convert the wood chips to safety padding.

[Images of the play area with safety padding and repair areas]
Comp # 1304 Drinking Fountains - Replace

Subgroup: Townside Pool

Location: Pool area

Quantity: (1) Double fountain

Life Expectancy: 8 Remaining Life: 6

Best Cost: $1,600.00

  Estimate to replace

Worst Cost: $2,000.00

  Higher estimate

Source of Information: In-House Costs Database

Observations:
  Drinking fountains are in good condition. No corrosion or damage noted. No significant wear. Expect to replace these fountains approximately 8 years.
Comp # 1304  Drinking Fountain - Replace

Subgroup: Common Area

Location: Park area

Quantity: (1) Fountain

Life Expectancy: 15  Remaining Life: 7

Best Cost: $1,400.00
   Estimate to replace

Worst Cost: $1,600.00
   Higher estimate

Source of Information: In-House Costs Database

Observations:
   Although this fountain may experience an extended useful life with periodic repairs we recommend funding for its replacement approximately every 15 years.
Component Evaluation

Comp # 1304 Drinking Fountain - Replace

Subgroup: Town Center

Location: Town Center gym area

Quantity: (1) Double fountain

Life Expectancy: 8 Remaining Life: 6

Best Cost: $1,600.00
   Estimate to replace

Worst Cost: $2,000.00
   Higher estimate

Source of Information: In-House Costs Database

Observations:
   No problems noted with the gym drinking fountains. We recommend funding to replace this fountain approximately every 8 to 10 years to maintain appearance and function.
Comp # 1304 Drinking Fountain - Replace

Subgroup: Hillcrest Pool

Location: Pool area

Quantity: (1) Double fountain

Life Expectancy: 8 Remaining Life: 6

Best Cost: $1,600.00
   Estimate to replace

Worst Cost: $2,000.00
   Higher estimate

Source of Information: In-House Costs Database

Observations:
   Drinking fountains are in good condition. No corrosion or damage noted. No significant wear. Expect to replace these fountains approximately 8 years.
Comp # 1305 Barbecues - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool area

Quantity: (3) Barbecues

Life Expectancy: 7  Remaining Life: 5

Best Cost: $9,000.00
$3,000/Barbecue; Estimate to replace

Worst Cost: $10,500.00
$3,500/Barbecue; Higher estimate

Source of Information: In-House Costs Database

Observations:
No problems noted with the barbecues. We recommend funding to replace these barbecues approximately every 7 years. Remaining life based on current condition.
Component Evaluation

Comp #  1305  Barbecues - Replace

Subgroup: Townside Pool

Location: Pool area

Quantity: (2) Barbecues

Life Expectancy: 7  Remaining Life: 5

Best Cost: $6,000.00
$3,000/Barbecue; Estimate to replace

Worst Cost: $7,000.00
$3,500/Barbecue; Higher estimate

Source of Information: In-House Costs Database

Observations:
Barbecues are in good condition. No signs of significant age or wear noted. We recommend funding to replace this component approximately every 6 to 8 years to ensure appearance and proper function.
Comp #  1306  Barbecue Islands - Refurbish

Subgroup: Hillcrest Pool

Location: Hillcrest pool and barbecue area

Quantity: (2) Barbecue Islands

Life Expectancy: 25  Remaining Life: 23

Best Cost: $10,000.00
$5,000/Island; Estimate to refurbish

Worst Cost: $14,000.00
$7,000/Island; Higher estimate

Source of Information: In-House Costs Database

Observations:
No problems or significant appearance concerns observed with the barbecue islands. It was reported that these islands were recently refurbished. No expectation to completely rebuild these islands. We recommend funding for an allowance to repair and refurbish these islands approximately every 20 to 25 years.
Comp # 1306 Barbecue Island - Refurbish

Subgroup: Townside Pool

Location: Pool area

Quantity: (1) Barbecue island

Life Expectancy: 25 Remaining Life: 23

Best Cost: $5,000.00

Allowance to refurbish

Worst Cost: $7,000.00

Higher allowance

Source of Information: In-House Costs Database

Observations:

It was reported that these islands were recently refurbished. No expectation to completely rebuild this island. We recommend funding for an allowance to repair and refurbish it approximately every 20 to 25 years.
Component Evaluation

Comp # 1307 Pet Waste Stations - Replace (Operating Expense)

Subgroup: Common Area

Location: Throughout community

Quantity: (18) Stations

Life Expectancy: N/A Remaining Life: 0

Best Cost: $0.00

Worst Cost: $0.00

Source of Information:

Observations:
No expectation to replace all these stations at the same time. Expect to make individual replacements when necessary as an operating expense.
Comp # 1308 Exterior Furniture - Replace

Subgroup: Hillcrest Pool

Location: Barebecue area

Quantity: (5) Pieces

Life Expectancy: 15 Remaining Life: 8

Best Cost: $4,500.00
Estimate to replace

Worst Cost: $5,500.00
Higher estimate

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:
(4) Concrete picnic tables
(1) Metal trash receptacle
(5) Pieces - Total

Observations:
The furniture is generally in good condition. Although this furniture may experience an extended useful life we recommend funding for its replacement approximately every 15 to 20 years.

Images of picnic tables.
Comp # 1308  Exterior Furniture - Replace

Subgroup: Common Area

Location: See general notes
Quantity: (16) Pieces

Life Expectancy: 15  Remaining Life: 8

Best Cost: $14,000.00
Allowance to replace furniture

Worst Cost: $16,000.00
Higher allowance

Source of Information: In-House Costs Database

Observations:
The condition of the exterior furniture typically varies. Noted local rusting to some of the metal benches. Although some of this furniture may experience an extended useful life we recommend funding to replace this furniture approximately every 15 years. Repaint metal surfaces when necessary as an operating expense.

General Notes:

Park area:
(2) Wood benches
(1) Concrete bench

Play area:
(2) Benches
(2) Faux wood benches
(1) Concrete trash
(1) Metal bench

Town Center:
(4) Metal benches
(1) Metal trash
(1) Vinyl trash
## Component Evaluation

### Comp # 1309  Wood Trellis - Refurbish

#### Subgroup: Hillcrest Pool

**Location:** Hillcrest barbecue and pool areas  
**Quantity:** (2) Trellis’  
**Life Expectancy:** 30  
**Remaining Life:** 28

#### General Notes:

<table>
<thead>
<tr>
<th>Quantity breakdown:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) 27’ X 18’ Trellis - Pool area</td>
</tr>
<tr>
<td>(1) 20’ X 20’ Trellis - BBQ area</td>
</tr>
<tr>
<td>(2) Trellis’ - Total</td>
</tr>
</tbody>
</table>

**Best Cost:** $31,010.00  
$35/Sq.ft.; Estimate to rebuild  
**Worst Cost:** $35,440.00  
$40/Sq.ft.; Higher estimate

**Source of Information:** In-House Costs Database

**Observations:**  
No significant dry rot or deterioration noted with the wood trellis. It was reported that these trellis’ were recently refurbished. Although these trellis’ may experience an extended life we recommend funding to significantly repair or replace these trellis’ approximately every 25 to 30 years. Remaining life based on current age and condition.
**Comp #** 1309  **Wood Trellis - Refurbish**

**Subgroup:** Townside Pool

**Location:** Pool area

**Quantity:** (2) Trellis

**Life Expectancy:** 30  **Remaining Life:** 15

**Best Cost:** $35,000.00
- $35/Sq.ft.; Estimate to rebuild

**Worst Cost:** $40,000.00
- $40/Sq.ft.; Higher estimate

**Source of Information:** In-House Costs Database

**Observations:**
Trellis is in good condition. Although this component can reach an extended life with regular maintenance and repairs we recommend funding to rebuild it approximately every 25 to 30 years. Remaining life based on current age and condition.

**General Notes:**

- Quantity breakdown
  - (1) 80' X 10'
  - (1) 20' X 10'
  - (2) Trellis’ - Total
Component Evaluation

Comp # 1309 Wood Trellis - Refurbish

Subgroup: Common Area

**Location:** Town center

**Quantity:** (4) Trellis

**Life Expectancy:** 30  **Remaining Life:** 15

**Best Cost:** $40,450.00

$35/Sq.ft.; Estimate to rebuild

**Worst Cost:** $46,225.00

$40/Sq.ft.; Higher estimate

**Source of Information:** In-House Costs Database

**General Notes:**

Component breakdown:

(4) 17' X 17' Trellis - Town Center trash enclosures

**Observations:**

The trash enclosure trellis’ are in good condition. Although these trellis may experience an extended life with regular maintenance and repairs we recommend funding to significantly repair or rebuild them approximately every 20 to 25 years. Remaining life based on current condition.
Component Evaluation

Comp # 1310 Wood Chips - Replace (Remove)

Subgroup: Common Area

Location: Play area

Quantity: Approx 850 Sq.ft.

Life Expectancy: N/A Remaining Life: 0

Best Cost: $0.00

Worst Cost: $0.00

Source of Information:

Observations:
Based on current code requirements and in order to improve this surface as a safety component we recommend converting the wood chips to safety padding at the time of installation of the new play structure.
Component Evaluation

Comp #  
1312  Recreation Equipment - Replace

Subgroup: Town Center

Location: Lounge areas

Quantity: (2) Pieces

Life Expectancy: 16  Remaining Life: 14

Best Cost: $4,500.00
    Estimate to replace

Worst Cost: $5,500.00
    Higher estimate

Source of Information: In-House Costs Database

General Notes:

- Quantity breakdown:
  - (1) Shuffleboard table
  - (1) Pool table
  - (2) Pieces - Total

Observations:

No problems noted with the recreation equipment. Although this equipment may experience an extended useful life we recommend funding for its replacement approximately every 15 to 20 years.
Component Evaluation

Comp # 1390 Exterior Shower - Re-Tile

Subgroup: Hillcrest Pool

Location: Hillcrest pool area

Quantity: (2) Showers

Life Expectancy: 20 Remaining Life: 5

Best Cost: $4,000.00

Estimate to re-tile

Worst Cost: $6,000.00

Higher estimate

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:

(1) 7' X 3'
(1) 7' X 4'

(2) Showers - Total

Observations:

No problems noted with the pool showers. We recommend funding to re-tile these showers approximately every 20 years to ensure appearance and function.
Comp # 1390  Exterior Shower - Re-Tile

Subgroup: Townside Pool

Location: Pool area

Quantity: (2) Showers

Life Expectancy: 20  Remaining Life: 5

Best Cost: $4,000.00

Estimate to re-tile

Worst Cost: $6,000.00

Higher estimate

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:
(1) 5' X 5 ft.
(1) 4 X 5 ft.
(2) Showers - Total

Observations:

No broken or missing tiles noted, no grout problems observed. We recommend funding to re-tile these showers approximately every 20 years to ensure appearance and function.
Comp #  1402  Refrigerator - Replace (Operating Expense)

Subgroup: Townside Pool

Location: Townside recreation room

Quantity: (1) Refrigerator

Life Expectancy: N/A  Remaining Life: 0

Best Cost: $0.00

Worst Cost: $0.00

Source of Information:

Observations:
Due to the minimal cost to replace this refrigerator reserve funding is not appropriate. Expect to replace this refrigerator when necessary as an operating expense.
Component Evaluation

Comp # 1402 Appliances - Replace

Subgroup: Town Center

Location: Demonstration kitchen and lounge area

Quantity: (7) Pieces

Life Expectancy: 10 Remaining Life: 8

Best Cost: $7,000.00
Allowance to replace

Worst Cost: $9,000.00
Higher allowance

Source of Information: In-House Costs Database

Observations:
Although these appliances may experience a long life with limited use we recommend funding for their replacement approximately every 10 to 15 years to maintain appearance and keep up with current technology.

General Notes:

Demonstration Kitchen:
(2) Refrigerators
(1) Oven
(1) Cooktop
(1) Microwave
(1) Dishwasher

Lounge area:
(1) Refrigerator
Component Evaluation

Comp # 1405  Furniture - Replace

Subgroup: Townside Pool

Location: Clubhouse interior

Quantity: (5) Pieces

Life Expectancy: 10  Remaining Life: 8

Best Cost: $3,500.00

Estimate to replace

Worst Cost: $4,500.00

Higher estimate

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:

(2) Chairs
(1) L shaped couch
(1) Coffee table
(1) Carpet
(5) Pieces - Total

Observations:

Furniture is in good condition. No significant signs of wear or appearance concerns noted at the time of the site visit. We recommend funding to make significant replacements to furniture approximately every 10 years to maintain appearance and keep up with decorative tastes.
Comp # 1405  Furniture - Replace

Subgroup: Town Center

Location: Town Center lounge areas

Quantity: See general notes

Life Expectancy: 10  Remaining Life: 8

Best Cost: $30,000.00

Allowance to replace

Worst Cost: $40,000.00

Higher allowance

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:

- (12) Chairs
- (10) Office chairs
- (8) Stools
- (6) Chairs
- (6) Plush chairs
- (4) End tables
- (3) 9' Benches
- (3) Round tables
- (2) 10' X 4' Tables
- (2) 8' Tables
- (2) 9.5' Couches
- (2) Coffee tables
- (2) Ottomans
- (2) 6' Dressers
- (2) 9 X 9' Table
- (1) 15' X 12' Carpet
- (1) 10' X 8' Carpet
- (1) 8' X 11' Carpet
- (1) 8' Double sided couch
- (1) 12' Sectional couch
- (1) 6' X 4' Coffee table

(72) Pieces - Total

Observations:

Furniture is generally in good to fair condition. No significant signs of wear or appearance concerns noted at the time of inspection. We recommend funding to make significant replacements to furniture approximately every 10 years to maintain appearance and keep up with current decorative tastes. Expect to make replacements to the decorative pieces/artworks at the same time.
Comp # 1406  Fitness Equipment - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest gym room

Quantity: (4) Pieces

Life Expectancy: 15  Remaining Life: 7

Best Cost: $4,000.00

Estimate to replace

Worst Cost: $5,000.00

Higher estimate

Source of Information: In-House Costs Database

Observations:
Fitness equipment is in good condition. No damage or signs of advanced wear noted. We recommend repairing broken cables and ripped upholstery as necessary as an operating expense and funding to completely replace the fitness equipment approximately every 15 years.

General Notes:

Quantity breakdown:
(1) Hoist leg extension/hamstring curl machine
(1) Lat/back machine
(1) Cable crossover
(1) AB/tORSO machine

(4) Pieces - Total
Component Evaluation

Comp # 1406  Fitness Equipment - Replace

Subgroup: Town Center

Location: Town Center gym area

Quantity: See general notes

Life Expectancy: 15  Remaining Life: 13

Best Cost: $25,000.00

Estimate to replace

Worst Cost: $35,000.00

Higher estimate

Source of Information: In-House Costs Database

Observations:
No damage or signs of significant wear noted with the fitness equipment. We recommend repairing broken cables and ripped upholstery as necessary as an operating expense and funding to completely replace the fitness equipment approximately every 15 years.
Component Evaluation

Comp # 1407  Cardio Equipment - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest gym room

Quantity: (6) Pieces

Life Expectancy: 7  Remaining Life: 2

Best Cost: $8,000.00

Estimate to replace

Worst Cost: $10,000.00

Higher estimate

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:

(2) Matrix treadmills
(1) Precor treadmill
(1) Precor recumbent bike
(1) Octane Pro 370 elliptical machine
(1) Precor exercise bike

(6) Pieces - Total

Observations:

Cardio fitness equipment is in good condition. No damaged or broken pieces noted during the site visit. Due to higher use and wear expect to replace this equipment approximately every 7 years.
Component Evaluation

Comp # 1407 Cardio Equipment - Replace

Subgroup: Hillcrest Pool

**Location:** Towncenter gym area

**Quantity:** (7) Pieces

**Life Expectancy:** 7  **Remaining Life:** 5

**Best Cost:** $10,000.00

Estimate to replace

**Worst Cost:** $12,000.00

Higher estimate

**Source of Information:** In-House Costs Database

**Observations:**

No damaged or broken pieces noted with the cardio equipment. Due to higher use and wear expect to replace this equipment approximately every 7 years.

---

**General Notes:**

**Quantity breakdown:**

(3) Cybex treadmills
(1) Cybex bike
(1) Cybex recumbent bike
(1) Cybex Arc trainer
(1) Rowing machine

(7) Pieces - Total
Comp # 1413  Restroom - Remodel

**Subgroup:** Hillcrest Pool

**Location:** Hillcrest pool area

**Quantity:** (2) Restrooms

**Life Expectancy:** 16  **Remaining Life:** 3

**Best Cost:** $16,000.00

$8,000/Restroom; Estimate to remodel restrooms

**Worst Cost:** $20,000.00

$10,000/Restroom; Higher estimate for more extensive remodel

**Source of Information:** In-House Costs Database

**General Notes:**

Component breakdown:

- 180 Sq.ft. - Tile wainscoting
- 120 Sq.ft. - Tile floor
- 14 Linear ft. - Partition
- (1) Sink
- (1) Mirror
- (1) Trash
- (1) Soap dispenser
- (1) Toilet

**Observations:**

Restrooms are older although typically in fair condition. No significant appearance concerns observed at the time of the site visit. These restrooms should generally be remodeled approximately every 16 years to maintain appearance and keep up with current decorative tastes.
Component Evaluation

Comp #  1413  Restroom - Remodel

Subgroup: Townside Pool

Location: Townside pool area

Quantity: (2) Restrooms

Life Expectancy: 16  Remaining Life: 3

Best Cost: $16,000.00
$8,000/Restroom; Estimate to remodel restrooms

Worst Cost: $20,000.00
$10,000/Restroom; Higher estimate for more extensive remodel

Source of Information: In-House Costs Database

Observations:
Restrooms are older although typically in fair condition. We recommend funding to generally remodel and refurbish these restrooms approximately every 16 years to maintain appearance and keep up with current decorative tastes. Expect to remodel these restroom in the next few years based on current age.

General Notes:

Component breakdown:
- 120 Sq.ft. - Wainscotting
- 115 Sq.ft. - Tile floor
- 10 Linear ft. - Partition
- (1) Sink
- (1) Mirror
- (1) Trash
- (1) Soap dispenser
- (1) Toilet
Comp # 1413 Restroom - Remodel

Subgroup: Town Center

Location: Town Center lounge and gym areas

Quantity: (3) Restrooms

Life Expectancy: 16 Remaining Life: 14

Best Cost: $27,000.00
$9,000/Restroom; Estimate to remodel restrooms

Worst Cost: $33,000.00
$11,000/Restroom; Higher estimate for more extensive remodel

Source of Information: In-House Costs Database

General Notes:

At each restroom: (Lounge Area)
315 Sq.ft. - Tile wainscoting
120 Sq.ft. - Tile floor
9 Linear ft. - Partition
5.5 Linear ft. - Countertop
(2) Sinks
(2) Mirrors
(1) Urinal
(1) Towel dispenser/Trash
(1) Toilet

Gym Area:
170 Sq.ft. - Tile wainscoting
75 Sq.ft. - Tile floor
3 Linear ft. - Counter/sink
(1) Mirror
(1) Towel dispenser/Trash
(1) Toilet

Observations:

Restrooms are in good condition. No problems or appearance concerns noted during the site visit. We recommend funding to generally remodel and refurbish these restrooms approximately every 16 years to maintain appearance and keep up with current decorative tastes.
Component Evaluation

Comp # 1417 Kitchen/Countertops - Remodel

Subgroup: Town Center

Location: See general notes

Quantity: (1) Kitchen/(2) Countertops

Life Expectancy: 20 Remaining Life: 18

Best Cost: $35,000.00

Estimate to remodel

Worst Cost: $44,500.00

Higher allowance

Source of Information: In-House Costs Database

General Notes:

Demonstration Kitchen:

245 Sq.ft. - Tile Backsplash
27 Linear ft. - Countertop
13 Linear ft. - Under-counter cabinets
(4) 11’ Shelves
(1) Range

Lounge area:

10 Linear ft. - Countertop
10 Linear ft. - Under-counter cabinets

25 Sq.ft. - Tile Backsplash
18 Linear ft. - Countertop
4 Linear ft. - Under-counter cabinets
(1) Sink

Observations:

The kitchen and countertop areas are in good condition. Cabinets are not showing any significant signs of wear, no appearance concerns noted. Expect to remodel this kitchen approximately every 20 years to keep up with current decorative tastes and ensure proper function of appliances.
Comp # 1420  Television - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest gym room

Quantity: (2) Televisions

Life Expectancy: 10  Remaining Life: 8

Best Cost: $2,000.00
$1,000/Television; Estimate to replace

Worst Cost: $2,600.00
$1,300/Television; Higher estimate

Source of Information: In-House Costs Database

Observations:
No problems noted with the televisions. We recommend funding to replace these televisions approximately every 10 years to ensure proper function and to keep up with current technology.

General Notes:

Quantity breakdown:
(1) 65” Television
(1) 55” Television
(2) Televisions - Total
Component Evaluation

Comp #  1420  Countertop / Cabinets - Remodel

Subgroup: Townside Pool

Location:  Recreation room
Quantity:  See general notes

Life Expectancy: 20  Remaining Life: 19

Best Cost: $2,000.00

Estimate to remodel

Worst Cost: $2,500.00

Higher estimate for more extensive remodel

Source of Information: In-House Costs Database

Observations:

No problems noted with the countertop/cabinet area. We recommend funding to remodel this countertop approximately every 20 years.

General Notes:

Component breakdown:

40 Sq.ft - Tile backsplash
5.5 Linear ft. - Counter top
4 Linear ft. - Base cabinets
(1) Sink
Comp # 1420 Television - Replace

Subgroup: Townside Pool

Location: Townside recreation room

Quantity: (1) Television

Life Expectancy: 10 Remaining Life: 8

Best Cost: $1,000.00

Estimate to replace

Worst Cost: $1,300.00

Higher estimate

Source of Information: In-House Costs Database

Observations:
TV is typically in good condition. Expect to replace this television approximately every 10 years to ensure proper function and to keep up with current technology.
Comp # 1420 Television - Replace

Subgroup: Town Center

Location: Town Center lounge and gym areas

Quantity: (4) Televisions

Life Expectancy: 10 Remaining Life: 8

Best Cost: $4,000.00
$1,000/Television; Estimate to replace

Worst Cost: $6,000.00
$1,500/Television; Higher estimate

Source of Information: In-House Costs Database

Observations:
No problems noted or reported with the Town Center televisions. Expect to replace these televisions approximately every 10 years to ensure proper function and to keep up with current technology.

General Notes:

Quantity breakdown:
(2) Televisions meeting rooms
(1) Television lounge area
(1) Television gym area
(4) Televisions - Total

University Glen and The Town Center
Prepared for FYE 6/30/2020
Version 1.4
Page 147 of 173
Comp #  1421  Wallpaper - Replace (Operating Expense)

Subgroup: Town Center

Location: Town Center gym area

Quantity: Approx 575 Sq.ft.

Life Expectancy: N/A  Remaining Life: 0

Best Cost: $0.00

Worst Cost: $0.00

Source of Information: In-House Costs Database

Observations:
We recommend replacing this wallpaper at the same time as the interior repainting project or when necessary as an operating expense.
Comp # 1422 Fireplaces - Refurbish

Subgroup: Town Center

Location: Town Center lounge

Quantity: (2) Fireplaces

Life Expectancy: 20  Remaining Life: 18

Best Cost: $5,000.00

Estimate to refurbish

Worst Cost: $7,000.00

Higher estimate

Source of Information: In-House Costs Database

Observations:
No problems or appearance concerns observed with the fireplaces. Although these fireplaces may experience an extended useful life we recommend funding to generally refurbish this component approximately every 20 to 25 years.
Component Evaluation

Comp # 1490
Decorative Pieces/Artworks - Replace (see Comp# 1405 Furniture - Replace)

Subgroup: Town Center

Location: Town Center lounge areas
Quantity: (44) Pieces
Life Expectancy: N/A Remaining Life: 0

Best Cost: $0.00
Worst Cost: $0.00
Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:
(39) Artworks/Pictures
(5) Decorative pieces
(44) Pieces - Total

Observations:
We recommend making significant replacements to the decorative pieces/artworks at the same time as the furniture replacement approximately every 10 years (see Comp#1405 Furniture - Replace).

![Decorative Pieces/Artworks Image]
Comp #     1501  Carpeting - Replace

Subgroup: Hillcrest Pool
Location: Hillcrest office room
Quantity: Approx 300 Sq.ft.

Life Expectancy: 10  Remaining Life: 7

Best Cost: $1,500.00
$5.00/Sq.ft.; Estimate to replace

Worst Cost: $1,800.00
$6.00/Sq.ft.; Higher estimate

Source of Information: In-House Costs Database

Observations:
Carpet is in good condition. No evidence of wear patterns, rips or curling seams observed at the time of the site visit. Expect to replace this component approximately every 8 years assuming normal use and wear. Remaining life based on current age and condition.
Comp # 1502  Floor - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest gym room

Quantity: Approx 500 Sq.ft.

Life Expectancy: 20 Remaining Life: 18

Best Cost: $3,000.00

$6/Sq.ft.; Estimate to replace

Worst Cost: $4,000.00

$8/Sq.ft.; Higher estimate

Source of Information: In-House Costs Database

Observations:
No significant marking or curling seams noted with the vinyl tile floor. The client reported that this flooring was recently installed. We recommend funding to replace this type of flooring approximately every 20 years. Remaining life based on current age and condition.
Comp # 1502 Flooring - Replace (Gym)

Subgroup: Town Center

Location: Town Center gym room

Quantity: Approx 1,625 Sq.ft.

Life Expectancy: 20 Remaining Life: 18

Best Cost: $9,750.00

$6/Sq.ft.; Estimate to replace

Worst Cost: $13,000.00

$8/Sq.ft.; Higher estimate

Source of Information: In-House Costs Database

Observations:

The client reported that this flooring was recently installed. We recommend funding to replace this type of flooring approximately every 20 years. Remaining life based on current age and condition.
Comp #  1503  Flooring - Replace

Subgroup: Townside Pool

Location: Townside pool building

Quantity: Approx 260 Sq.ft.

Life Expectancy: 20  Remaining Life: 18

Best Cost: $3,100.00
  $12/Sq.ft.; Estimate to replace floor

Worst Cost: $4,150.00
  $16/Sq.ft.; Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:
  No problems noted at the time of the site visit. Although this component may reach an extended life we recommend funding to replace the tile approximately every 20 to 25 years to ensure appearance and keep up with current decorative tastes.
Comp # 1503  Flooring - Replace (Lounge Areas)

**Subgroup:** Town Center

**Location:** Town Center lounge areas

**Quantity:** Approx 3,400 Sq.ft.

**Life Expectancy:** 20  **Remaining Life:** 18

**Best Cost:** $40,800.00

$12/Sq.ft.; Estimate to replace floor

**Worst Cost:** $54,400.00

$16/Sq.ft.; Higher estimate for more installation costs

**Source of Information:** In-House Costs Database

**Observations:**

The flooring is in good condition. No damaged areas or significant wear observed during the site visit. We recommend funding to replace this flooring approximately every 20 to 25 years to ensure appearance and keep up with current decorative tastes.

---

**General Notes:**

**Quantity breakdown:**

- 1,980 Sq.ft. - Lounge/recreation area
- 1,000 Sq.ft. - Lounge/Demonstration kitchen area
- 420 Sq.ft. - Meeting rooms

3,400 Sq.ft. - Total
Comp # 1602  Exterior Lights - Replace (Apartments)(Not CAM)

Subgroup: Common Area

Location: Apartment buildings common area fixtures
Quantity: (1,013) Fixtures

Life Expectancy: N/A  Remaining Life: 0

Best Cost: $0.00
Worst Cost: $0.00

Source of Information:

Observations:
The client reported that these lights are not the responsibility of the common area maintenance. No funding necessary.

General Notes:

Quantity breakdown:
(863) Wall mount fixtures
(150) Ceiling mount fixtures
(1,013) Fixtures - Total
Comp # 1602 Exterior Lights - Replace

Subgroup: Hillcrest Pool

Location: Hillcrest pool building
Quantity: (5) Fixtures

Life Expectancy: 18 Remaining Life: 5

Best Cost: $750.00
$150/Fixture; Estimate to replace

Worst Cost: $1,000.00
$200/Fixture; Higher estimate

Source of Information: In-House Costs Database

Observations:
No problems noted with the exterior lights. We recommend funding to replace these lights approximately every 16 to 18 years to maintain appearance and ensure proper function.

General Notes:
Quantity breakdown:
(9) Lantern style lights
(5) Coach lights
(14) Lights - Total
Component Evaluation

Comp # 1602 Exterior Lights - Replace

Subgroup: Townside Pool

Location: Exterior of building

Quantity: (18) Lights

Life Expectancy: 18 Remaining Life: 16

Best Cost: $2,700.00
$150/Fixture; Estimate to replace

Worst Cost: $3,600.00
$200/Fixture; Higher estimate

Source of Information: In-House Costs Database

Observations:
Lights are generally in good condition. No problems noted during the site visit. Expect to replace these lights approximately every 16 to 18 years to maintain appearance. Remaining life based on current age and condition.

General Notes:

Quantity breakdown:
- (15) Wallmount lights
- (3) Hanging lights
- (18) Lights - Total
Comp # 1604 Pole Light Fixtures - Replace (Edison)

Subgroup: Common Area

Location: See general notes

Quantity: (220) Pole lights

Life Expectancy: N/A Remaining Life: 0

Best Cost: $0.00

Worst Cost: $0.00

Source of Information:

Observations:
No significant problems noted with the pole light fixtures. It was reported that these pole lights are maintained by Edison. No reserve funding necessary.

General Notes:

Quantity breakdown:
(114) Community Streets
(40) Townside Apartment area
(28) Park View Apartment area
(24) Hillcrest Apartment area
(14) Rincon Dr/Soms St.
(220) Lights - Total
Component Evaluation

Comp #  1605  Bollard Lights - Replace

Subgroup: Common Area

Location:  See general notes

Quantity:  (145) Lights

Life Expectancy: 20  Remaining Life: 10

Best Cost: $79,750.00

$550/Light; Estimate to replace lights

Worst Cost: $94,250.00

$650/Light; Higher estimate for more installation costs

Source of Information: In-House Costs Database

Observations:

Noted a few broken fixtures during the site visit. Expect to replace these lights approximately every 20 years to ensure appearance and function.

General Notes:

Quantity breakdown:

(50) Townside Apartment area
(44) Townhouse areas
(22) Hillcrest Apartment area
(21) Park View Apartment area
(4) Bollard lights Townside pool area
(4) Hillcrest pool area
(145) Lights - Total
Comp # 1609  Parking Light Fixtures - Replace

Subgroup: Common Area

**Location:** Town Center parking areas

**Quantity:** (39) Fixtures

**Life Expectancy:** 25  **Remaining Life:** 13

**Best Cost:** $15,600.00

$400/Fixture; Estimate to replace

**Worst Cost:** $17,550.00

$450/Fixture; Higher estimate

**Source of Information:** In-House Costs Database

**Observations:**
No problems noted with the parking light fixtures. No expectation to replace the parking light poles. We recommend funding to replace the parking light fixtures approximately every 25 years.

General Notes:

Quantity breakdown:

(20) Double fixtures
(19) Single fixtures
(39) Fixtures - Total
Comp # 1703  Irrigation Time Clocks - Partial Replace

**Subgroup:** Common Area

**Location:** Common area

**Quantity:** (30) Clocks

**Life Expectancy:** 3  **Remaining Life:** 1

**Best Cost:** $6,000.00

Estimate to replace (5) approx every 3 years

**Worst Cost:** $8,000.00

Higher estimate

**Source of Information:** In-House Costs Database

**Observations:**
No problems noted with irrigation clocks at the time of the site visit. No expectation to replace all the clocks at the same time. We recommend making replacement to these clocks approximately every 3 years.
Component Evaluation

Comp # 1704 Time Clock Enclosures - Replace

Subgroup: Common Area

Location: Common area

Quantity: (24) Enclosures

Life Expectancy: 25 Remaining Life: 23

Best Cost: $48,000.00

$2,000/Enclosure; Estimate to replace

Worst Cost: $60,000.00

$2,500/Enclosure; Higher estimate

Source of Information: In-House Costs Database

Observations:

No significant deterioration or appearance concerns observed with the time clock enclosures. It was reported that these enclosures were recently installed. Although these enclosures may experience an extended useful life we recommend funding for their replacement approximately every 25 years.

General Notes:

Quantity breakdown:

(18) Single enclosures
(6) Double enclosures
(24) Enclosures - Total
Comp # 1706  Backflow Devices - Replace (Operating Expense)

Subgroup: Common Area

Location: Common area

Quantity: (7) Devices

Life Expectancy: N/A  Remaining Life: 0

Best Cost: $0.00

Worst Cost: $0.00

Source of Information:

Observations:
No expectation to replace all backflow valves at one time. Expect to make individual backflow replacements when necessary as an operating expense.
Comp # 1801  Trails - Repair

Subgroup: Common Area

Location: Common area

Quantity: Approx 9,525 Linear ft./1.8 miles

Life Expectancy: 5  Remaining Life: 0

Best Cost: $13,000.00
  Allowance to repair

Worst Cost: $17,000.00
  Higher allowance

Source of Information: In-House Costs Database

Observations:
The client reported these trails are in need of repairs. Although the necessity to repair this component is largely based on environmental factors and therefore difficult to predict we recommend funding for an allowance to repair these trails approximately every 5 years.
### Component Evaluation

**Comp #** 1804  **Tree - Replacement**

**Subgroup:** Common Area

**Location:** Throughout community

**Quantity:** Trees throughout

**Life Expectancy:** 5  **Remaining Life:** 2

**Best Cost:** $35,000.00  
Allowance to replace trees

**Worst Cost:** $45,000.00  
Higher allowance

**Source of Information:** In-House Costs Database

**Observations:**
In general trees have an extended life. However due to the number of trees within the community we recommend funding to replace trees periodically due to damage, disease, high winds, etc. Although it is hard to predict when a tree will die we recommend funding to replace ten trees approximately every 5 years. Note: This allowance can be increased in future reserve studies as the trees age.
Comp # 1812  Landscaping / Lighting / Irrigation - Renovate

Subgroup: Common Area

Location: Common area

Quantity: Extensive Sq.ft.

Life Expectancy: 15  Remaining Life: 0

Best Cost: $475,000.00
  Allowance to renovate landscaping

Worst Cost: $525,000.00
  Higher allowance

Source of Information: In-House Costs Database

Observations:
No expectation to completely replace the landscaping. We recommend funding for an allowance to generally refurbish the landscaping, make local tree replacements, and make upgrades to the irrigation system and landscape lighting approximately every 10 to 15 years.
Component Evaluation

Comp #  2301  Windows / Doors - Replace

<table>
<thead>
<tr>
<th>Subgroup: Hillcrest Pool</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location: Hillcrest gym room</td>
</tr>
<tr>
<td>Quantity: (10) Windows/doors</td>
</tr>
<tr>
<td>Life Expectancy: 35  Remaining Life: 18</td>
</tr>
<tr>
<td>Best Cost: $5,000.00</td>
</tr>
<tr>
<td>$500/Window/Door; Estimate to replace</td>
</tr>
<tr>
<td>Worst Cost: $6,000.00</td>
</tr>
<tr>
<td>$600/Window/Door; Higher estimate to replace</td>
</tr>
<tr>
<td>Source of Information: In-House Costs Database</td>
</tr>
<tr>
<td>General Notes:</td>
</tr>
<tr>
<td>Quantity breakdown:</td>
</tr>
<tr>
<td>(7) 3' X 7&quot; - Windows</td>
</tr>
<tr>
<td>(2) Glass doors</td>
</tr>
<tr>
<td>(1) 9' X 7.5' - Window</td>
</tr>
<tr>
<td>(10) Windows/doors - Total</td>
</tr>
</tbody>
</table>

Observations:
Although these windows and doors may experience an extended useful life we recommend funding for their replacement approximately every 30 to 40 years.
Component Evaluation

Comp #  2301  Windows / Doors - Replace

Subgroup: Townside Pool

Location: Recreation room

Quantity: (19) Windows

Life Expectancy: 35  Remaining Life: 18

Best Cost: $9,500.00
$500/Window/Door; Estimate to replace

Worst Cost: $11,400.00
$600/Window/Door; Higher estimate

Source of Information: In-House Costs Database

General Notes:

Quantity breakdown:
(9) 1' X 1' Windows
(7) 6' X 3' Windows
(1) Double glass door
(1) Single glass door
(19) Windows/doors - Total

Observations:
Although these windows may experience an extended useful life we have funded for an allowance to replace this component approximately every 30 to 40 years to ensure proper function and keep up with current technology.
Comp # 2303 Bridges - Refurbish (Extended Life)

Subgroup: Common Area

Location: Community streets
Quantity: (2) Bridges/(1) Half bridge

Life Expectancy: N/A Remaining Life: 0

Best Cost: $0.00
Worst Cost: $0.00

Source of Information:

Observations:
These bridges are designed to last the life of the community. In general complete replacement of these bridges is beyond the scope of this reserve study. However we recommend having these bridges inspected by an engineer and updating the reserve study should they report this component require reserve funding.
Component Evaluation

Comp # 2304 Bridge Railings - Replace (Extended Life)

Subgroup: Common Area

Location: See general notes

Quantity: Approx 315 Linear ft.

Life Expectancy: N/A  Remaining Life: 0

Best Cost: $0.00

Worst Cost: $0.00

Source of Information:

General Notes:

Quantity breakdown:
- 260 Linear ft. - Vehicle bridge
- 55 Linear ft. - Vehicle half bridge
- 315 Linear ft. - Total

Observations:
With regular sealing these railings should experience an extended useful life. No reserve funding necessary.
Glossary of Commonly Used Words and Phrases

(Provided by the National Reserve Study Standards of the Community Associations Institute)

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 - Also referred to as an "Asset." 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.

Component Full Funding - When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

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 (UL - RUL).

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 expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

Fully Funded Balance - An indicator against which the 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 of a reserve component. This number is calculated for each component, and then summed together for an association total.

FFB = Current Cost * Effective Age / Useful Life

Fund Status - The status of the reserve fund as compared to an established benchmark, such as percent funded.

Funding Goals - Independent of calculation 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.

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 contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

GSF - Gross Square Feet
Life and Valuation Estimates - The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

LF - Linear Feet

Percent Funded - The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

Physical Analysis - The portion of the Reserve Study where the component evaluation, 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 current fiscal year have a “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 that the association is obligated to maintain. Also known as “reserves,” “reserve accounts,” or “cash reserves.” In this report the reserve balance is based upon information provided and is not audited.

Reserve Study - A budget-planning tool, which 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. Governing documents or local statutes often regulate special assessments.

Surplus - An actual (or projected) reserve balance that is greater than the fully funded balance.

Useful Life (UL) - Also known as “life expectancy.” 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 of installation.