



RESERVE STUDIES INC.

— ESTABLISHED 1991 —

COMPLETE RSI RESERVE STUDY WITH SITE VISIT

RECREATION SAMPLE RESERVE STUDY

1234 Main Street
Anywhere, California

REVIEWED BY:

Scott Clements, RS, PRA, CMI

DATE:

2/10/2026



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OVERVIEW

The **Reserve Study** consists of three main divisions:

The **Summary** is a brief synopsis of the results of the Reserve Study for compliance with the applicable laws and standards.

The **Financial Analysis** utilizes the data gathered from the Condition Assessment. Future expenditures by year over a 30-year period are then projected. Specific information regarding methods and assumptions are delineated in that section.

The **Condition Assessment** is both an inventory and examination of the major components that are subject to deterioration within the 30-year scope of this study. Specific information regarding survey methods and assumptions are delineated in that section.

Information contained in this report will assist in compliance with the provisions of industry standards which require, among other items, that a summary of the Reserve Study be distributed between 30 and 90 days prior to the beginning of the calendar/fiscal year. It is recommended that a Reserve Study with a visual inspection be performed on 3-5 year cycles, which should be updated annually. The summary of the Reserve Study must include:

- 1) An estimation of remaining life expectancy of those components.
- 2) A statement of annual transfers necessary to defray such costs.
- 3) Identification of common area components with less than a 30-year life.
- 4) A statement showing the current reserves available to defray such costs.
- 5) "Percent Funded" (i.e., item #4 above divided by item #3).
- 6) A statement regarding the procedures used for calculation and establishment of the reserves.

DOCUMENTS REQUIRED TO BE DISTRIBUTED 30 to 90 days prior to the end of the fiscal year:
(Per §5300 subdivisions 2 & 3 and §5570)

- 1) **Summary of the Reserves**
- 2) **Summary of Funding Plan Adopted by BOD**
- 3) **Assessment and Reserve Funding Disclosure Summary**

In addition to the prudence objectives, the information contained in the study will provide a perpetual inventory of all common area components which can be expanded should the project undergo any future physical changes. Also, the detailed schedules will serve as an advance warning system with respect to major repair or replacement of the components. This will allow time for obtaining competitive bids, ultimately resulting in cost savings. As a planning tool, the study can be utilized as a "maintenance monitor", thus obtaining maximum life potential from the components and avoiding the "quick-fix" option that can occur due to a lack of funds.

One of the most important aspects of this report is that it will provide an educated estimate as to what the monthly reserve transfer realistically needs to be. This will ensure the physical well-being of the project while helping to avoid unexpected and costly special assessments.

It is important to note that the information contained herein includes estimates and assumptions based on various sources of information. While every effort has been made to ensure accurate results, this report reflects the judgment of Reserve Studies Inc. based on conditions present at the time of the study and should not be construed as a guarantee or assurance of future events. This study has been undertaken by an independent third party. RSI (Reserve Studies Inc.) has no involvement with the client outside of the scope of the services provided herein.

SUMMARY
RECREATION SAMPLE RESERVE STUDY

ASSUMPTIONS:

(A) FISCAL (12 MONTH) PERIOD RESERVE STUDY IS TO COVER:	1/1/2027	through	12/31/2027
(B) INFLATION FACTOR (30 year average CPI per Bureau of Labor Statistics):			2.53%
(C) INTEREST % ON RESERVE FUNDS (unless provided, assumed to be 3%):			3.0000%
(D) BEGINNING RESERVE BALANCE PER ASSOCIATION AS OF:	1/1/2027		\$331,284
(E) NUMBER OF UNITS:			N/A

ANALYSIS OF MONTHLY <u>RESERVE</u> TRANSFER	PERIOD			TOTAL
(F) CURRENTLY BUDGETED PER ASSOCIATION:	1/1/2026	through	12/31/2026	\$13,465.60
(G) RECOMMENDED TO BUDGET (see Funding Plan #3²):	1/1/2027	through	12/31/2027	\$14,919.88
(H) <u>DOLLAR</u> INCREASE / (DECREASE) ("G" less "F"):	1/1/2027	through	12/31/2027	\$1,454.28
(I) FUTURE <u>ANNUAL</u> % INCREASES / (DECREASES):	1/1/2028	through	12/31/2029	10.80%
	1/1/2030	through	12/31/2056	1.50%

SPECIAL ASSESSMENT	PERIOD			TOTAL
(J) SPECIAL ASSESSMENT (ONE-TIME/ IN ADDITION TO "G"):	1/1/2027	through	12/31/2027	\$0.00

ANALYSIS OF MONTHLY <u>ASSESSMENT</u> ("DUES"):	PERIOD			TOTAL
(K) CURRENTLY BUDGETED PER ASSOCIATION:	1/1/2026	through	12/31/2026	\$67,328.00
(L) RESERVE TRANSFER % (item "F" divided by "K"):	1/1/2026	through	12/31/2026	20.00%
(M) % CHANGE IN ASSESSMENT ("H" divided by "K") (if recommended reserve transfer implemented)	1/1/2027	through	12/31/2027	2.16%

ACCUMULATED DEPRECIATION:	PERIOD			TOTAL
("ideal reserve balance" / funds in reserve accounts necessary to achieve 100% funding for the current year)	1/1/2027	through	12/31/2027	\$949,628

ANNUAL DEPRECIATION:	PERIOD			TOTAL
The current cost of all components divided by their respective typical life expectancies.	1/1/2027		12/31/2027	\$154,139

OVERAGE / (DEFICIT):	PERIOD			TOTAL
(between "actual" and "ideal" reserve balance)	1/1/2027	through	12/31/2027	(\$618,343)

PERCENT FUNDED ³			
as of 1/1/2027			34.89%
as of 12/31/2027	(if Funding Plan #3 ² recommended above is followed)		39.61%

FOOTNOTES:

1. Per Unit amounts reflect "Total" amounts divided by units - no adjustments made for variable rate assessments.
2. Funding Plan #3 reflects minimum funding and may only marginally cover total annual expenditures in some years.
3. Actual reserve balance (item "D") divided by accumulated depreciation (per schedule).

FINANCIAL ANALYSIS

This **Financial Analysis** illustrates the financial ramifications over a 30-year projection resulting from the Condition Assessment, and consists of the following schedules:

- 1) **COMPONENT INVENTORY** - Lists all the components compiled from the Condition Assessment, including their quantity, typical useful lives, estimated remaining lives and average costs. Also provided for each component is an allocation of the annual depreciation.
- 2) **FUNDING PLANS / ILLUSTRATIONS** - Three funding plans / illustrations are provided to illustrate the effects of various levels of reserve transfers versus anticipated reserve expenditures. They include 30 years of activity, are detailed on an annual basis, and include interest income earned on reserve funds (net of taxes), which can offset the amount of transfers required.
- 3) **FUNDING ILLUSTRATION #1** - This illustration assumes that the current reserve transfer will remain the same throughout the 30-year projection. In most cases this will not be sufficient to cover future reserve expenditures over the 30-year period. **This is not a recommended funding plan.**
- 4) **FUNDING ILLUSTRATION #2** - This illustration also assumes that the current reserve transfer will remain the same throughout the 30-year projection. However, special assessments are generated for any year that the reserve balance would otherwise drop below \$0.00. **This is not a recommended funding plan.**
- 5) **FUNDING PLAN #3** - This plan increases (or sometimes decreases) current reserve transfers as necessary to cover all future expenditures and achieve 100% funding at least by the end of the 30-year projection. It most fairly matches the depreciation of the common components and the enjoyment of the benefits. **This is a recommended funding plan** as it is the most equitable and it fulfills the requirement of the California Civil Code with respect to distribution of a full funding plan for HOAs.
- 6) **COMPARISON OF FUNDING PLANS / ILLUSTRATIONS** - Details of the 3 funding plans / illustrations on an annual basis, including the cash receipts (reserve transfers, special assessments, interest income) + the beginning reserve balance, as well as the percent funded, for each year.
- 7) **GRAPH 1: FUNDING PLANS / ILLUSTRATIONS 1-3 vs. RESERVE EXPENDITURES** - Shows the cash receipts (reserve transfers, special assessments, interest income) + the beginning reserve balance, versus reserve expenditures, for each year.
- 8) **GRAPH 2: PERCENT FUNDED OVER TIME - CURRENT FUNDING vs RECOMMENDED FUNDING** – for each year.
- 9) **RESERVE EXPENDITURES BY YEAR** – Details the component expenditures for each year they are anticipated to come due.

**COMPONENT INVENTORY
RECREATION SAMPLE RESERVE STUDY**

component threshold = \$1,000

AS OF: 1/1/2027

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
ROOF/DECKS											
cap sheet roof	0101	9,250 sq ft	18	10	42,850 ¹	2,381	6,644	19,044	(12,400)	270.04	299.21
cap sheet roof-coating	0102	9,250 sq ft	6	0	12,400 ¹	2,067	4,326	12,400	(8,074)	175.83	194.82
concrete tile roof	0103	6,350 sq ft	50	10	55,600 ¹	1,112	15,517	44,480	(28,963)	630.72	698.84
STRUCTURE											
structures	0201	5 bldgs/ 1 shade structure	30+	30+	0	0	0	0	0	0.00	0.00
fumigation	0202	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
wood siding	0203	800 sq ft	15	6	14,850 ¹	990	3,108	8,910	(5,802)	126.34	139.99
privacy wall	0204	800 sq ft	25	16	12,350 ¹	494	1,551	4,446	(2,895)	63.04	69.85
brick veneer	0205	placeholder	n/a	n/a	0	0	0	0	0	0.00	0.00
canopies	0206	3,200 sq ft	12	9	46,150 ¹	3,846	4,025	11,538	(7,513)	163.61	181.28
windows & frames	0207	placeholder	n/a	n/a	0	0	0	0	0	0.00	0.00
doors	0208	placeholder	n/a	n/a	0	0	0	0	0	0.00	0.00
PAINT											
exterior flatwork	0301	6,250 sq ft	12	9	7,750 ¹	646	676	1,938	(1,262)	27.48	30.45
wood siding/ trim	0302	1,600 sq ft	4	0	2,400 ¹	600	837	2,400	(1,563)	34.03	37.71
interior flatwork	0304	16,150 sq ft	10	6	20,800 ¹	2,080	2,902	8,320	(5,418)	117.98	130.72
metal	0305	1,450 sq ft	5	3	5,250 ¹	1,050	733	2,100	(1,367)	29.78	32.99
chain link fencing	0306	32,700 sq ft	5	3	37,100 ¹	7,420	5,177	14,840	(9,663)	210.43	233.16
parking stripes	0307	70 spaces	5	0	1,450 ¹	290	506	1,450	(944)	20.56	22.78
MECHANICAL											
heat pumps	0401	2 @ 5 tons	25	16	11,550 ¹	462	1,451	4,158	(2,707)	58.96	65.33
condensers	0402	2 @ 5 & 2 @ 2.5 tons	15	6	13,400 ¹	893	2,805	8,040	(5,235)	114.01	126.32
ductless air handlers	0403	2 units	15	6	6,500 ¹	433	1,361	3,900	(2,539)	55.30	61.27
PLUMBING											
distribution piping	0501	allowance	40	15	35,550 ¹	889	7,751	22,219	(14,468)	315.06	349.09
drainage/sewer piping	0502	allowance	10	9	10,300 ¹	1,030	359	1,030	(671)	14.61	16.18
water heater	0503	1 @ 120 gallons	7	1	4,400 ¹	629	1,316	3,771	(2,455)	53.47	59.25
drinking fountains	0504	3 drinking fountains	12	3	4,650 ¹	388	1,217	3,488	(2,271)	49.46	54.80
backflow preventer	0505	1 backflow	20	15	2,600 ¹	130	227	650	(423)	9.22	10.21
natural gas system	0506	lifetime	30+	30+	0	0	0	0	0	0.00	0.00

**COMPONENT INVENTORY
RECREATION SAMPLE RESERVE STUDY**

component threshold = \$1,000

AS OF: 1/1/2027

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
ELECTRICAL											
surveillance camera system	0601	1 system	12	5	21,000 ¹	1,750	4,274	12,250	(7,976)	173.70	192.46
keypads	0602	3 keypads	15	14	5,550 ¹	370	129	370	(241)	5.25	5.81
lighting-utilitarian	0603	12 fixtures	10	4	2,450 ¹	245	513	1,470	(957)	20.84	23.10
lighting-street	0604	8 fixtures	25	11	6,000 ¹	240	1,172	3,360	(2,188)	47.64	52.79
lighting-tennis	0605	104 fixtures	25	15	130,000 ¹	5,200	18,141	52,000	(33,859)	737.35	816.99
lighting-pool	0606	6 fixtures	25	6	5,150 ¹	206	1,365	3,914	(2,549)	55.50	61.49
audio / visual equipment	0607	allowance	15	6	5,650 ¹	377	1,183	3,390	(2,207)	48.07	53.26
transformers	0608	3 transformers	40	5	23,200 ¹	580	7,082	20,300	(13,218)	287.85	318.94
electric vehicle charging station	0609	placeholder	n/a	n/a	0	0	0	0	0	0.00	0.00
electrical system	0610	unknown	n/a	n/a	unknown	0	0	0	0	0.00	0.00
FLOORING											
carpeting	0701	50 sq yds	12	8	2,300 ¹	192	268	767	(499)	10.88	12.05
tile-kitchen	0702	300 sq ft	20	11	4,650 ¹	233	730	2,093	(1,363)	29.68	32.88
tile-gym	0703	900 sq ft	25	16	9,000 ¹	360	1,130	3,240	(2,110)	45.94	50.90
laminat	0704	7,750 sq ft	25	11	55,900 ¹	2,236	10,921	31,304	(20,383)	443.89	491.83
POOL											
plaster	0801	7,100 sq ft	10	4	54,850 ¹	5,485	11,481	32,910	(21,429)	466.66	517.06
tile deck	0802	6,500 sq ft	30	20	150,650 ¹	5,022	17,519	50,217	(32,698)	712.07	788.97
coping joint	0803	350 lin ft	8	4	2,900 ¹	363	506	1,450	(944)	20.56	22.78
coping/tile	0804	350 lin ft	15	4	16,050 ¹	1,070	4,106	11,770	(7,664)	166.90	184.92
equipment	0805	allowance	12	9	81,150 ¹	6,763	7,078	20,288	(13,210)	287.68	318.75
diving boards	0806	2 diving boards	12	7	15,250 ¹	1,271	2,217	6,354	(4,137)	90.10	99.83
lifeguard stand	0807	3 stands	15	6	9,250 ¹	617	1,936	5,550	(3,614)	78.70	87.20
lane lines	0808	5 lines	10	9	5,650 ¹	565	197	565	(368)	8.01	8.88
furniture	0809	112 items	10	6	87,550 ¹	8,755	12,217	35,020	(22,803)	496.58	550.21

**COMPONENT INVENTORY
RECREATION SAMPLE RESERVE STUDY**

component threshold = \$1,000

AS OF: 1/1/2027

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
LANDSCAPE/ HARDSCAPE											
asphalt seal coat	0901	22,500 sq ft	4	0	4,650 ¹	1,163	1,622	4,650	(3,028)	65.94	73.06
asphalt replacement	0902	22,500 sq ft	40	0	69,550 ¹	1,739	24,263	69,550	(45,287)	986.21	1,092.72
retaining wall-parking lot	0903	placeholder	n/a	n/a	0	0	0	0	0	0.00	0.00
concrete-flatwork/walls	0904	placeholder	n/a	n/a	0	0	0	0	0	0.00	0.00
irrigation controller	0905	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
irrigation piping	0906	placeholder	n/a	n/a	0	0	0	0	0	0.00	0.00
major tree trimming/removal	0907	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
planters	0908	54 pots	15	6	41,700 ¹	2,780	8,728	25,020	(16,292)	354.78	393.10
artificial turf	0909	750 sq ft	15	11	11,600 ¹	773	1,079	3,093	(2,014)	43.86	48.60
wrought iron	0910	400 lin ft @ 4'	30	21	18,250 ¹	608	1,910	5,475	(3,565)	77.63	86.02
landscape remodel	0911	placeholder	n/a	n/a	0	0	0	0	0	0.00	0.00
dirt lot	0912	placeholder	n/a	n/a	0	0	0	0	0	0.00	0.00
SPORTS COURT											
playing surfaces-tennis	1001	93,600 sq ft	6	6	91,600 ¹	15,267	0	0	0	0.00	0.00
playing surfaces-basketball	1002	2,600 sq ft	6	6	2,500 ¹	417	0	0	0	0.00	0.00
windscreen	1003	2,500 lin ft @ 10'	8	0	23,200 ¹	2,900	8,093	23,200	(15,107)	328.97	364.50
nets	1004	13 nets	5	4	8,050 ¹	1,610	562	1,610	(1,048)	22.83	25.30
basketball hoops	1005	2 portable hoops	8	4	1,650 ¹	206	288	825	(537)	11.70	12.96
chain link fencing	1006	3,800 lin ft @ 12'	30	20	156,450 ¹	5,215	18,193	52,150	(33,957)	739.48	819.34
sports equipment	1007	allowance	8	7	9,900 ¹	1,238	432	1,238	(806)	17.55	19.45

**COMPONENT INVENTORY
RECREATION SAMPLE RESERVE STUDY**

component threshold = \$1,000

AS OF: 1/1/2027

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
KITCHEN											
sink	1101	1 countertop/2 basins	25	15	10,700 ¹	428	1,493	4,280	(2,787)	60.69	67.24
soda machine	1102	1 soda machine	15	5	4,350 ¹	290	1,012	2,900	(1,888)	41.12	45.56
refrigerated chests-freezers	1103	2 units	20	10	13,400 ¹	670	2,337	6,700	(4,363)	95.01	105.27
reach-in refrigeration-refrigerators	1104	2 units	15	8	44,300 ¹	2,953	7,212	20,673	(13,461)	293.14	324.80
reach-in refrigeration-freezers	1105	3 units	15	8	66,450 ¹	4,430	10,818	31,010	(20,192)	439.72	487.21
refrigerated prep station	1106	1 unit	20	15	2,450 ¹	123	214	613	(399)	8.69	9.63
dual convection oven	1107	dual oven w/ cook top	20	19	10,450 ¹	523	182	523	(341)	7.42	8.22
deep fryer	1108	1 deep fryer	15	10	5,800 ¹	387	674	1,933	(1,259)	27.41	30.37
commercial microwave	1109	1 microwave	20	4	2,100 ¹	105	586	1,680	(1,094)	23.82	26.39
hot pot	1110	1 hot pot	15	5	1,450 ¹	97	337	967	(630)	13.71	15.19
exhaust hood	1111	1 exhaust hood	30	20	24,350 ¹	812	2,832	8,117	(5,285)	115.10	127.53
kitchen hood exhauster	1112	1 hood exhauster	30	20	27,900 ¹	930	3,244	9,300	(6,056)	131.87	146.12
RECREATION FACILITIES											
wet bar	1201	6 items	15	11	11,850 ¹	790	1,102	3,160	(2,058)	44.81	49.65
pantry/ bar equipment	1202	10 items	15	11	21,650 ¹	1,443	2,014	5,773	(3,759)	81.86	90.70
furnishings-café	1203	50 items	20	11	18,550 ¹	928	2,912	8,348	(5,436)	118.37	131.16
furnishings-lobby	1204	1 lobby	15	6	23,700 ¹	1,580	4,961	14,220	(9,259)	201.64	223.41
office equipment	1205	26 items	15	11	15,450 ¹	1,030	1,437	4,120	(2,683)	58.42	64.73
restrooms	1206	4 restrooms	20	16	65,900 ¹	3,295	4,598	13,180	(8,582)	186.89	207.07
fitness equipment	1207	33 items	15	9	113,300 ¹	7,553	15,810	45,320	(29,510)	642.63	712.04
play structure	1208	1 structure	20	5	25,750 ¹	1,288	6,737	19,313	(12,576)	273.86	303.43
playground surfacing	1209	850 sq ft	15	5	17,500 ¹	1,167	4,070	11,667	(7,597)	165.44	183.30
picnic tables	1210	4 picnic tables	20	6	7,850 ¹	393	1,917	5,495	(3,578)	77.92	86.33
benches	1211	16 benches	25	24	28,450 ¹	1,138	397	1,138	(741)	16.14	17.88
trash / linen cans	1212	24 receptacles	20	16	12,350 ¹	618	862	2,470	(1,608)	35.02	38.81
barbecues	1213	3 barbecues	10	6	5,550 ¹	555	774	2,220	(1,446)	31.48	34.88
club furniture	1214	91 pieces	12	9	82,400 ¹	6,867	7,186	20,600	(13,414)	292.11	323.65

**COMPONENT INVENTORY
RECREATION SAMPLE RESERVE STUDY**

component threshold = \$1,000

AS OF: 1/1/2027

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION		
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND	
MISCELLANEOUS												
laundry equipment	1301	6 items	12	5	7,400 ¹	617	1,506	4,317	(2,811)	61.21	67.83	
maintenance shed	1302	1 shed	15	5	3,000 ¹	200	698	2,000	(1,302)	28.36	31.42	
maintenance equipment	1303	allowance	5	4	5,150 ¹	1,030	359	1,030	(671)	14.61	16.18	
scissor lift	1304	1 lift	15	3	28,850 ¹	1,923	8,052	23,080	(15,028)	327.27	362.62	
fan	1304	1 fan	15	10	2,250 ¹	150	262	750	(488)	10.63	11.78	
roller dryers	1304	2 dryers	15	10	7,600 ¹	507	884	2,533	(1,649)	35.92	39.80	
CONTINGENCY RESERVE	1401	5% of total annual expenditures - see "Reserve Expenditures by Year" schedule for details			<u>5,683</u>	<u>5,683</u>	<u>1,982</u>	<u>5,683</u>	<u>(3,700)</u>	<u>81</u>	<u>89</u>	
TOTALS					<u>2,205,033</u>	<u>154,139</u>	<u>331,284</u>	<u>949,628</u>	<u>(618,343)</u>	<u>13,466</u>	<u>14,920</u>	

COST SOURCES

- 1) In-house database or national cost guide (National Construction Estimator, R.S. Means, LSI, etc.).
- 2) Based on contractor proposal or actual cost of recent repair, replacement, or restoration of component - information provided by client.
- 3) Per Contractor Evaluation.
- 4) Per information in previous non-RSI study.

Percent Funded: ratio of the actual reserve balance to the component accumulated depreciation	34.89%
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**COMPONENT INVENTORY ADDENDUM
RECREATION SAMPLE RESERVE STUDY**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST
			USEFUL	REMAIN	
COMPONENTS WITH 0 YEARS REMAINING LIFE:					
cap sheet roof-coating	0102	9,250 sq ft	6	0	12,400
wood siding/ trim	0302	1,600 sq ft	4	0	2,400
parking stripes	0307	70 spaces	5	0	1,450
asphalt seal coat	0901	22,500 sq ft	4	0	4,650
asphalt replacement	0902	22,500 sq ft	40	0	69,550
windscreen	1003	2,500 lin ft @ 10'	8	0	23,200
TOTAL					113,650

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST
			USEFUL	REMAIN	
COMPONENTS WITH 1 YEAR REMAINING LIFE:					
water heater	0503	1 @ 120 gallons	7	1	4,400
TOTAL					4,400

**COMPARISON OF FUNDING PLANS / ILLUSTRATIONS
RECREATION SAMPLE RESERVE STUDY**

FUNDING ILLUSTRATION #1 (current transfer remains constant)			
YEAR	MONTHLY RESERVE TRANSFER	ANNUAL % CHANGE	PERCENT FUNDED
1/1/2027	13,466	0.00%	34.89%
1/1/2028	13,466	0.00%	37.86%
1/1/2029	13,466	0.00%	46.20%
1/1/2030	13,466	0.00%	52.27%
1/1/2031	13,466	0.00%	54.20%
1/1/2032	13,466	0.00%	54.85%
1/1/2033	13,466	0.00%	54.58%
1/1/2034	13,466	0.00%	45.64%
1/1/2035	13,466	0.00%	48.83%
1/1/2036	13,466	0.00%	44.75%
1/1/2037	13,466	0.00%	31.33%
1/1/2038	13,466	0.00%	29.73%
1/1/2039	13,466	0.00%	26.87%
1/1/2040	13,466	0.00%	25.72%
1/1/2041	13,466	0.00%	28.98%
1/1/2042	13,466	0.00%	29.59%
1/1/2043	13,466	0.00%	22.89%
1/1/2044	13,466	0.00%	11.67%
1/1/2045	13,466	0.00%	16.18%
1/1/2046	13,466	0.00%	10.04%
1/1/2047	13,466	0.00%	11.16%
1/1/2048	13,466	0.00%	-14.99%
1/1/2049	13,466	0.00%	-48.09%
1/1/2050	13,466	0.00%	-31.77%
1/1/2051	13,466	0.00%	-38.68%
1/1/2052	13,466	0.00%	-81.09%
1/1/2053	13,466	0.00%	-65.19%
1/1/2054	13,466	0.00%	-78.37%
1/1/2055	13,466	0.00%	-58.23%
1/1/2056	13,466	0.00%	-56.09%

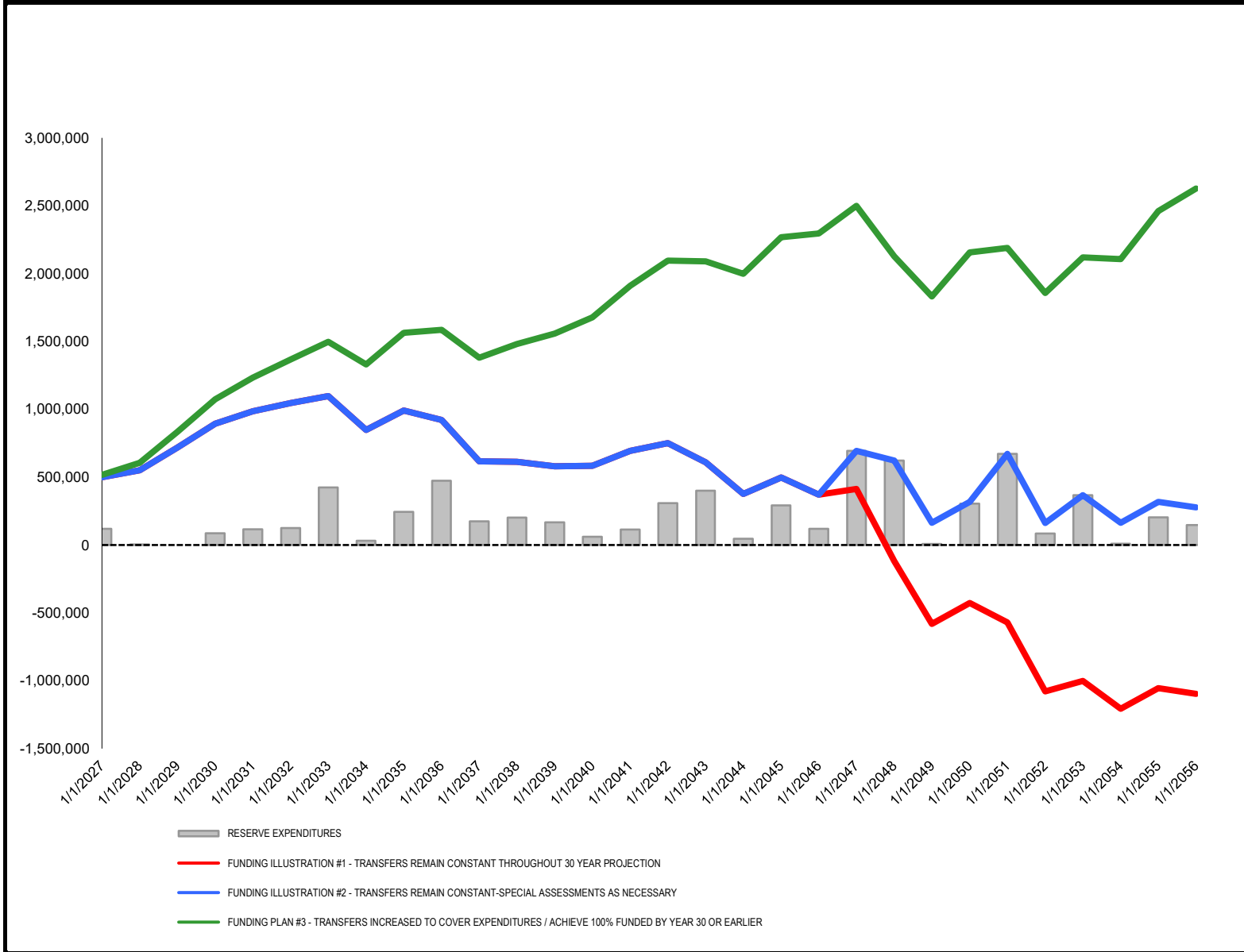
FUNDING ILLUSTRATION #2 (current transfer constant - special assess as necessary)			
YEAR	MONTHLY RESERVE TRANSFER	SPECIAL ASSESSMENT (ONE-TIME)	PERCENT FUNDED
1/1/2027	13,466	0	34.89%
1/1/2028	13,466	0	37.86%
1/1/2029	13,466	0	46.20%
1/1/2030	13,466	0	52.27%
1/1/2031	13,466	0	54.20%
1/1/2032	13,466	0	54.85%
1/1/2033	13,466	0	54.58%
1/1/2034	13,466	0	45.64%
1/1/2035	13,466	0	48.83%
1/1/2036	13,466	0	44.75%
1/1/2037	13,466	0	31.33%
1/1/2038	13,466	0	29.73%
1/1/2039	13,466	0	26.87%
1/1/2040	13,466	0	25.72%
1/1/2041	13,466	0	28.98%
1/1/2042	13,466	0	29.59%
1/1/2043	13,466	0	22.89%
1/1/2044	13,466	0	11.67%
1/1/2045	13,466	0	16.18%
1/1/2046	13,466	0	10.04%
1/1/2047	13,466	279,000	11.16%
1/1/2048	13,466	460,800	0.00%
1/1/2049	13,466	0	0.00%
1/1/2050	13,466	0	8.37%
1/1/2051	13,466	495,700	0.75%
1/1/2052	13,466	0	0.00%
1/1/2053	13,466	125,900	4.39%
1/1/2054	13,466	0	0.00%
1/1/2055	13,466	0	7.34%
1/1/2056	13,466	0	5.02%

FUNDING PLAN #3 (RECOMMENDED) (current transfer increased to achieve 100% funded by year 30)			
YEAR	MONTHLY RESERVE TRANSFER	ANNUAL % CHANGE	PERCENT FUNDED
1/1/2027	14,920	10.80%	34.89%
1/1/2028	16,531	10.80%	39.61%
1/1/2029	18,317	10.80%	50.86%
1/1/2030	18,591	1.50%	60.62%
1/1/2031	18,870	1.50%	66.21%
1/1/2032	19,153	1.50%	70.50%
1/1/2033	19,441	1.50%	73.61%
1/1/2034	19,732	1.50%	72.75%
1/1/2035	20,028	1.50%	77.71%
1/1/2036	20,329	1.50%	78.90%
1/1/2037	20,634	1.50%	77.87%
1/1/2038	20,943	1.50%	80.95%
1/1/2039	21,257	1.50%	83.60%
1/1/2040	21,576	1.50%	86.64%
1/1/2041	21,900	1.50%	89.81%
1/1/2042	22,228	1.50%	91.69%
1/1/2043	22,562	1.50%	92.46%
1/1/2044	22,900	1.50%	93.82%
1/1/2045	23,244	1.50%	95.38%
1/1/2046	23,592	1.50%	96.64%
1/1/2047	23,946	1.50%	96.70%
1/1/2048	24,305	1.50%	96.23%
1/1/2049	24,670	1.50%	97.52%
1/1/2050	25,040	1.50%	98.43%
1/1/2051	25,415	1.50%	98.06%
1/1/2052	25,797	1.50%	99.14%
1/1/2053	26,184	1.50%	99.33%
1/1/2054	26,576	1.50%	100.37%
1/1/2055	26,975	1.50%	100.38%
1/1/2056	27,380	1.50%	100.45%

FOOTNOTES: (1) If there are special assessments, they are prorated on a monthly basis

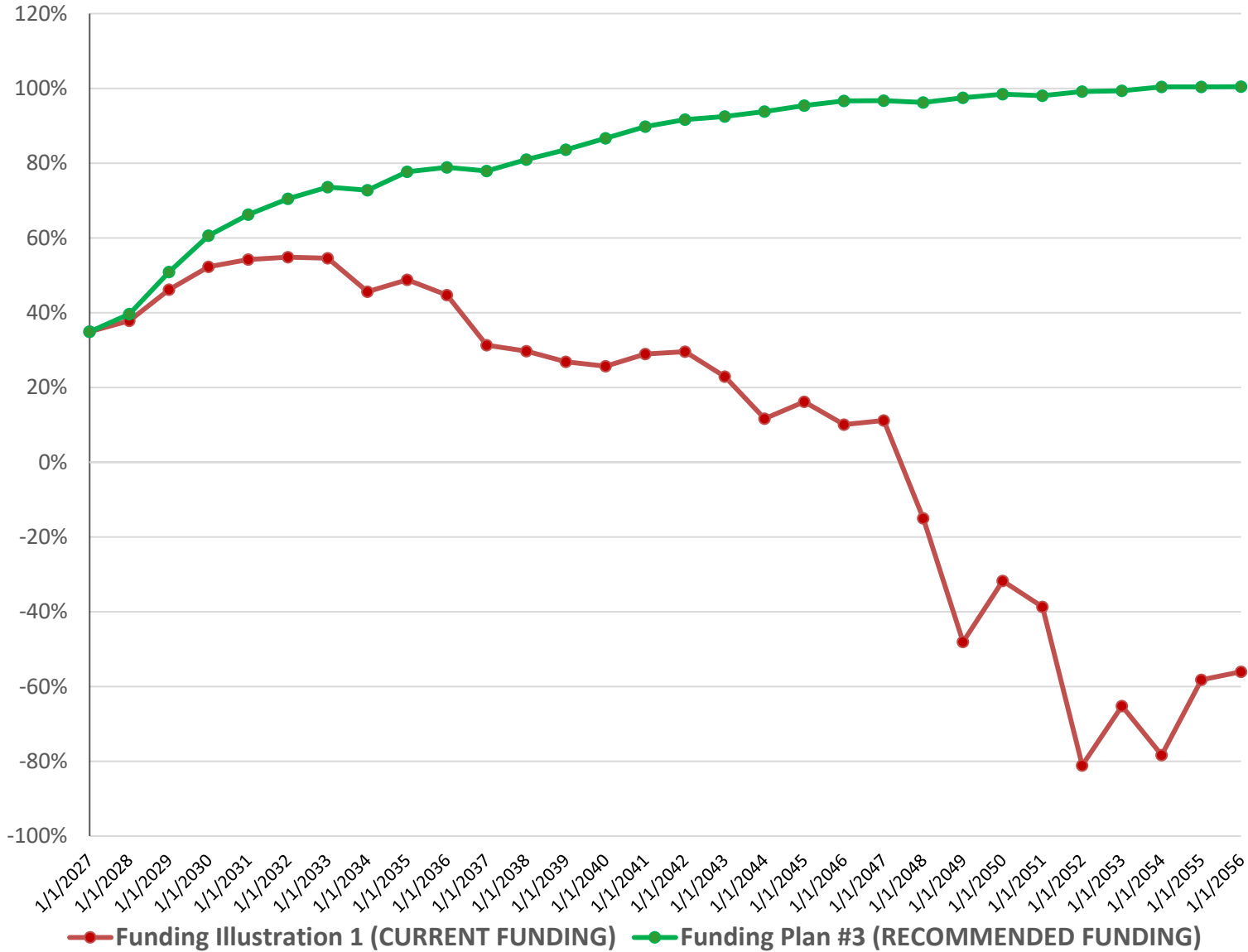
RECREATION SAMPLE RESERVE STUDY

GRAPH 1: FUNDING PLAN / ILLUSTRATIONS 1-3 vs RESERVE EXPENDITURES



RECREATION SAMPLE RESERVE STUDY

GRAPH 2: PERCENT FUNDED OVER TIME - CURRENT FUNDING vs RECOMMENDED FUNDING



FUNDING ILLUSTRATION #1 (assumption: current reserve transfer remains constant throughout 30 year projection) **ILLUSTRATION ONLY / NOT RECOMMENDED**
RECREATION SAMPLE RESERVE STUDY **ANNUAL BASIS**

DESCRIPTION	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
RESERVE TRANSFER	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	6,466	8,411	11,487	13,875	15,240	16,270	14,486	13,529	14,218	10,867	8,095	7,767	7,492	8,495	10,011
COMPONENT COSTS (b)	(119,333)	(4,737)	0	(85,843)	(116,328)	(125,047)	(425,046)	(31,455)	(243,707)	(473,183)	(173,829)	(201,308)	(167,357)	(61,533)	(113,297)
NET RECEIPTS/(DISBURSE)	48,721	165,262	173,074	89,619	60,498	52,810	(248,973)	143,661	(67,902)	(300,729)	(4,146)	(31,954)	1,722	108,549	58,302
CASH BALANCE: begin year	331,284	380,005	545,267	718,341	807,961	868,459	921,269	672,297	815,958	748,056	447,328	443,182	411,228	412,950	521,499
CASH BALANCE: end year	380,005	545,267	718,341	807,961	868,459	921,269	672,297	815,958	748,056	447,328	443,182	411,228	412,950	521,499	579,800
COMPONENT ACCUMULATED DEPRECIATION (c)	949,628	1,003,739	1,180,344	1,374,309	1,490,661	1,583,278	1,687,827	1,473,054	1,670,979	1,671,812	1,427,821	1,490,729	1,530,371	1,605,858	1,799,422
less: beginning cash balance	331,284	380,005	545,267	718,341	807,961	868,459	921,269	672,297	815,958	748,056	447,328	443,182	411,228	412,950	521,499
over/(under) funded-total	(618,343)	(623,733)	(635,077)	(655,967)	(682,701)	(714,818)	(766,558)	(800,757)	(855,021)	(923,755)	(980,493)	(1,047,547)	(1,119,144)	(1,192,908)	(1,277,923)

DESCRIPTION	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056
RESERVE TRANSFER	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	9,294	5,935	4,923	4,876	4,148	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(308,087)	(399,804)	(45,600)	(292,541)	(119,680)	(694,006)	(622,380)	(8,004)	(304,052)	(671,498)	(84,025)	(366,528)	(9,589)	(204,595)	(146,279)
NET RECEIPTS/(DISBURSE)	(137,205)	(232,282)	120,910	(126,077)	46,056	(532,419)	(460,793)	153,583	(142,464)	(509,911)	77,562	(204,941)	151,999	(43,007)	15,309
CASH BALANCE: begin year	579,800	442,595	210,313	331,223	205,145	251,201	(281,218)	(742,011)	(588,428)	(730,892)	(1,240,803)	(1,163,241)	(1,368,182)	(1,216,183)	(1,259,190)
CASH BALANCE: end year	442,595	210,313	331,223	205,145	251,201	(281,218)	(742,011)	(588,428)	(730,892)	(1,240,803)	(1,163,241)	(1,368,182)	(1,216,183)	(1,259,190)	(1,243,882)
COMPONENT ACCUMULATED DEPRECIATION (c)	1,959,414	1,933,557	1,801,745	2,047,280	2,043,488	2,250,217	1,876,106	1,543,060	1,852,107	1,889,607	1,530,181	1,784,465	1,745,725	2,088,639	2,245,074
less: beginning cash balance	579,800	442,595	210,313	331,223	205,145	251,201	(281,218)	(742,011)	(588,428)	(730,892)	(1,240,803)	(1,163,241)	(1,368,182)	(1,216,183)	(1,259,190)
over/(under) funded-total	(1,379,614)	(1,490,962)	(1,591,432)	(1,716,057)	(1,838,343)	(1,999,016)	(2,157,324)	(2,285,071)	(2,440,534)	(2,620,499)	(2,770,984)	(2,947,706)	(3,113,906)	(3,304,822)	(3,504,264)

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3% Rate: 3.0000%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

FUNDING ILLUSTRATION #2 (assumption: current reserve transfer constant - special assess as necessary) **ILLUSTRATION ONLY / NOT RECOMMENDED**
RECREATION SAMPLE RESERVE STUDY

ANNUAL BASIS

DESCRIPTION	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
RESERVE TRANSFER	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	6,466	8,411	11,487	13,875	15,240	16,270	14,486	13,529	14,218	10,867	8,095	7,767	7,492	8,495	10,011
COMPONENT COSTS (b)	(119,333)	(4,737)	0	(85,843)	(116,328)	(125,047)	(425,046)	(31,455)	(243,707)	(473,183)	(173,829)	(201,308)	(167,357)	(61,533)	(113,297)
NET RECEIPTS/(DISBURSE)	48,721	165,262	173,074	89,619	60,498	52,810	(248,973)	143,661	(67,902)	(300,729)	(4,146)	(31,954)	1,722	108,549	58,302
CASH BALANCE: begin year	331,284	380,005	545,267	718,341	807,961	868,459	921,269	672,297	815,958	748,056	447,328	443,182	411,228	412,950	521,499
CASH BALANCE: end year	380,005	545,267	718,341	807,961	868,459	921,269	672,297	815,958	748,056	447,328	443,182	411,228	412,950	521,499	579,800
COMPONENT ACCUMULATED DEPRECIATION (c)	949,628	1,003,739	1,180,344	1,374,309	1,490,661	1,583,278	1,687,827	1,473,054	1,670,979	1,671,812	1,427,821	1,490,729	1,530,371	1,605,858	1,799,422
less: beginning cash balance	331,284	380,005	545,267	718,341	807,961	868,459	921,269	672,297	815,958	748,056	447,328	443,182	411,228	412,950	521,499
over/(under) funded-total	(618,343)	(623,733)	(635,077)	(655,967)	(682,701)	(714,818)	(766,558)	(800,757)	(855,021)	(923,755)	(980,493)	(1,047,547)	(1,119,144)	(1,192,908)	(1,277,923)

DESCRIPTION	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056
RESERVE TRANSFER	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587	161,587
SPECIAL ASSESSMENT	0	0	0	0	0	279,000	460,800	0	0	495,700	0	125,900	0	0	0
INTEREST INCOME (a)	9,294	5,935	4,923	4,876	4,148	2,284	1	1,410	1,538	129	713	712	1,395	2,420	2,210
COMPONENT COSTS (b)	(308,087)	(399,804)	(45,600)	(292,541)	(119,680)	(694,006)	(622,380)	(8,004)	(304,052)	(671,498)	(84,025)	(366,528)	(9,589)	(204,595)	(146,279)
NET RECEIPTS/(DISBURSE)	(137,205)	(232,282)	120,910	(126,077)	46,056	(251,135)	8	154,993	(140,926)	(14,082)	78,275	(78,328)	153,393	(40,587)	17,519
CASH BALANCE: begin year	579,800	442,595	210,313	331,223	205,145	251,201	66	75	155,068	14,142	60	78,335	6	153,400	112,812
CASH BALANCE: end year	442,595	210,313	331,223	205,145	251,201	66	75	155,068	14,142	60	78,335	6	153,400	112,812	130,331
COMPONENT ACCUMULATED DEPRECIATION (c)	1,959,414	1,933,557	1,801,745	2,047,280	2,043,488	2,250,217	1,876,106	1,543,060	1,852,107	1,889,607	1,530,181	1,784,465	1,745,725	2,088,639	2,245,074
less: beginning cash balance	579,800	442,595	210,313	331,223	205,145	251,201	66	75	155,068	14,142	60	78,335	6	153,400	112,812
over/(under) funded-total	(1,379,614)	(1,490,962)	(1,591,432)	(1,716,057)	(1,838,343)	(1,999,016)	(1,876,040)	(1,542,985)	(1,697,039)	(1,875,465)	(1,530,121)	(1,706,130)	(1,745,718)	(1,935,239)	(2,132,261)

FOOTNOTES:

- (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
- (b) See "Reserve Expenditures By Year Schedule"
- (c) See "Component Accumulated Depreciation Analysis"

Rate: 3.0000%

FUNDING PLAN #3 (assumption: current reserve transfer adjusted as necessary to cover all expenditures)

RECOMMENDED TO BE ADOPTED

RECREATION SAMPLE RESERVE STUDY

ANNUAL BASIS

DESCRIPTION	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
RESERVE TRANSFER	179,039	198,375	219,799	223,096	226,443	229,839	233,287	236,786	240,338	243,943	247,602	251,316	255,086	258,912	262,796
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	6,626	9,072	13,031	16,546	19,119	21,441	21,037	21,547	23,795	22,098	21,077	22,600	24,278	27,339	31,023
COMPONENT COSTS (b)	(119,333)	(4,737)	0	(85,843)	(116,328)	(125,047)	(425,046)	(31,455)	(243,707)	(473,183)	(173,829)	(201,308)	(167,357)	(61,533)	(113,297)
NET RECEIPTS/(DISBURSE)	66,332	202,710	232,831	153,799	129,233	126,234	(170,723)	226,879	20,426	(207,141)	94,851	72,608	112,006	224,718	180,522
CASH BALANCE: begin year	331,284	397,617	600,327	833,157	986,957	1,116,190	1,242,424	1,071,701	1,298,580	1,319,006	1,111,865	1,206,716	1,279,324	1,391,330	1,616,048
CASH BALANCE: end year	397,617	600,327	833,157	986,957	1,116,190	1,242,424	1,071,701	1,298,580	1,319,006	1,111,865	1,206,716	1,279,324	1,391,330	1,616,048	1,796,570
COMPONENT ACCUMULATED DEPRECIATION (c)	949,628	1,003,739	1,180,344	1,374,309	1,490,661	1,583,278	1,687,827	1,473,054	1,670,979	1,671,812	1,427,821	1,490,729	1,530,371	1,605,858	1,799,422
less: beginning cash balance	331,284	397,617	600,327	833,157	986,957	1,116,190	1,242,424	1,071,701	1,298,580	1,319,006	1,111,865	1,206,716	1,279,324	1,391,330	1,616,048
over/(under) funded-total	(618,343)	(606,122)	(580,017)	(541,151)	(503,705)	(467,088)	(445,403)	(401,353)	(372,399)	(352,805)	(315,956)	(284,013)	(251,048)	(214,528)	(183,374)

DESCRIPTION	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056
RESERVE TRANSFER	266,738	270,739	274,800	278,922	283,106	287,353	291,663	296,038	300,478	304,985	309,560	314,204	318,917	323,700	328,556
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	32,584	31,619	33,117	35,703	37,732	36,193	30,093	30,253	33,418	30,636	29,905	32,042	34,988	39,560	43,051
COMPONENT COSTS (b)	(308,087)	(399,804)	(45,600)	(292,541)	(119,680)	(694,006)	(622,380)	(8,004)	(304,052)	(671,498)	(84,025)	(366,528)	(9,589)	(204,595)	(146,279)
NET RECEIPTS/(DISBURSE)	(8,765)	(97,447)	262,317	22,084	201,158	(370,460)	(300,625)	318,287	29,844	(335,877)	255,440	(20,282)	344,316	158,666	225,328
CASH BALANCE: begin year	1,796,570	1,787,805	1,690,359	1,952,676	1,974,760	2,175,918	1,805,458	1,504,833	1,823,120	1,852,964	1,517,087	1,772,527	1,752,245	2,096,561	2,255,227
CASH BALANCE: end year	1,787,805	1,690,359	1,952,676	1,974,760	2,175,918	1,805,458	1,504,833	1,823,120	1,852,964	1,517,087	1,772,527	1,752,245	2,096,561	2,255,227	2,480,556
COMPONENT ACCUMULATED DEPRECIATION (c)	1,959,414	1,933,557	1,801,745	2,047,280	2,043,488	2,250,217	1,876,106	1,543,060	1,852,107	1,889,607	1,530,181	1,784,465	1,745,725	2,088,639	2,245,074
less: beginning cash balance	1,796,570	1,787,805	1,690,359	1,952,676	1,974,760	2,175,918	1,805,458	1,504,833	1,823,120	1,852,964	1,517,087	1,772,527	1,752,245	2,096,561	2,255,227
over/(under) funded-total	(162,844)	(145,752)	(111,387)	(94,604)	(68,728)	(74,299)	(70,648)	(38,227)	(28,987)	(36,643)	(13,094)	(11,938)	6,520	7,923	10,154

FOOTNOTES:

(a) Interest income calculated on average balance less Federal & State income taxes of 39.3%

Rate: 3.0000%

(b) See "Reserve Expenditures By Year Schedule"

(c) See "Component Accumulated Depreciation Analysis"

RESERVE EXPENDITURES BY YEAR
RECREATION SAMPLE RESERVE STUDY

1/1/2027 through 1/1/2041

EXPENDITURES	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
ROOF/DECKS															
cap sheet roof	0	0	0	0	0	0	0	0	0	0	55,012	0	0	0	0
cap sheet roof-coating	12,400	0	0	0	0	0	14,406	0	0	0	0	0	16,736	0	0
concrete tile roof	0	0	0	0	0	0	0	0	0	0	71,382	0	0	0	0
STRUCTURE															
structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
fumigation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
wood siding	0	0	0	0	0	0	17,252	0	0	0	0	0	0	0	0
privacy wall	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
brick veneer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
canopies	0	0	0	0	0	0	0	0	0	57,786	0	0	0	0	0
windows & frames	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PAINT															
exterior flatwork	0	0	0	0	0	0	0	0	0	9,704	0	0	0	0	0
wood siding/ trim	2,400	0	0	0	2,652	0	0	0	2,931	0	0	0	3,239	0	0
interior flatwork	0	0	0	0	0	0	24,164	0	0	0	0	0	0	0	0
metal	0	0	0	5,659	0	0	0	0	6,412	0	0	0	0	7,265	0
chain link fencing	0	0	0	39,988	0	0	0	0	45,309	0	0	0	0	51,338	0
parking stripes	1,450	0	0	0	0	1,645	0	0	0	0	1,865	0	0	0	0
MECHANICAL															
heat pumps	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
condensers	0	0	0	0	0	0	15,567	0	0	0	0	0	0	0	0
ductless air handlers	0	0	0	0	0	0	7,551	0	0	0	0	0	0	0	0
PLUMBING															
distribution piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
drainage/sewer piping	0	0	0	0	0	0	0	0	0	12,897	0	0	0	0	0
water heater	0	4,511	0	0	0	0	0	0	5,373	0	0	0	0	0	0
drinking fountains	0	0	0	5,013	0	0	0	0	0	0	0	0	0	0	0
backflow preventer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
natural gas system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL															
surveillance camera system	0	0	0	0	0	23,795	0	0	0	0	0	0	0	0	0
keypads	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,872
lighting-utilitarian	0	0	0	0	2,708	0	0	0	0	0	0	0	0	0	3,479
lighting-street	0	0	0	0	0	0	0	0	0	0	0	7,899	0	0	0
lighting-tennis	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-pool	0	0	0	0	0	0	5,983	0	0	0	0	0	0	0	0
audio / visual equipment	0	0	0	0	0	0	6,564	0	0	0	0	0	0	0	0
transformers	0	0	0	0	0	26,288	0	0	0	0	0	0	0	0	0
electric vehicle charging station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
electrical system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

RESERVE EXPENDITURES BY YEAR
RECREATION SAMPLE RESERVE STUDY

1/1/2027 through 1/1/2041

EXPENDITURES	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
FLOORING															
carpeting	0	0	0	0	0	0	0	0	2,809	0	0	0	0	0	0
tile-kitchen	0	0	0	0	0	0	0	0	0	0	0	6,122	0	0	0
tile-gym	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lamine	0	0	0	0	0	0	0	0	0	0	0	73,582	0	0	0
POOL															
plaster	0	0	0	0	60,616	0	0	0	0	0	0	0	0	0	77,822
tile deck	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
coping joint	0	0	0	0	3,204	0	0	0	0	0	0	0	3,913	0	0
coping/tile	0	0	0	0	17,737	0	0	0	0	0	0	0	0	0	0
equipment	0	0	0	0	0	0	0	0	0	101,611	0	0	0	0	0
diving boards	0	0	0	0	0	0	0	18,165	0	0	0	0	0	0	0
lifeguard stand	0	0	0	0	0	0	10,746	0	0	0	0	0	0	0	0
lane lines	0	0	0	0	0	0	0	0	0	7,075	0	0	0	0	0
furniture	0	0	0	0	0	0	101,710	0	0	0	0	0	0	0	0
LANDSCAPE/ HARDSCAPE															
asphalt seal coat	4,650	0	0	0	5,140	0	0	0	5,680	0	0	0	6,277	0	0
asphalt replacement	69,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0
retaining wall-parking lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete-flatwork/walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
irrigation controller	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
irrigation piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
major tree trimming/removal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
planters	0	0	0	0	0	0	48,444	0	0	0	0	0	0	0	0
artificial turf	0	0	0	0	0	0	0	0	0	0	0	15,269	0	0	0
wrought iron	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
landscape remodel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
dirt lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPORTS COURT															
playing surfaces-tennis	0	0	0	0	0	0	106,414	0	0	0	0	0	123,623	0	0
playing surfaces-basketball	0	0	0	0	0	0	2,904	0	0	0	0	0	3,372	0	0
windscreen	23,200	0	0	0	0	0	0	0	28,334	0	0	0	0	0	0
nets	0	0	0	0	8,897	0	0	0	0	10,082	0	0	0	0	11,424
basketball hoops	0	0	0	0	1,824	0	0	0	0	0	0	0	2,228	0	0
chain link fencing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sports equipment	0	0	0	0	0	0	0	11,792	0	0	0	0	0	0	0
KITCHEN															
sink	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
soda machine	0	0	0	0	0	4,930	0	0	0	0	0	0	0	0	0
refrigerated chests-freezers	0	0	0	0	0	0	0	0	0	0	17,204	0	0	0	0
reach-in refrigeration-refrigerators	0	0	0	0	0	0	0	0	54,102	0	0	0	0	0	0
reach-in refrigeration-freezers	0	0	0	0	0	0	0	0	81,152	0	0	0	0	0	0
refrigerated prep station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
dual convection oven	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
deep fryer	0	0	0	0	0	0	0	0	0	0	7,445	0	0	0	0
commercial microwave	0	0	0	0	2,320	0	0	0	0	0	0	0	0	0	0
hot pot	0	0	0	0	0	1,645	0	0	0	0	0	0	0	0	0
exhaust hood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
kitchen hood exhauster	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

RESERVE EXPENDITURES BY YEAR
RECREATION SAMPLE RESERVE STUDY

1/1/2027 through 1/1/2041

EXPENDITURES	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
RECREATION FACILITIES															
wet bar	0	0	0	0	0	0	0	0	0	0	0	15,597	0	0	0
pantry/ bar equipment	0	0	0	0	0	0	0	0	0	0	0	28,498	0	0	0
furnishings-café	0	0	0	0	0	0	0	0	0	0	0	24,418	0	0	0
furnishings-lobby	0	0	0	0	0	0	27,533	0	0	0	0	0	0	0	0
office equipment	0	0	0	0	0	0	0	0	0	0	0	20,337	0	0	0
restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
fitness equipment	0	0	0	0	0	0	0	0	0	141,869	0	0	0	0	0
play structure	0	0	0	0	0	29,176	0	0	0	0	0	0	0	0	0
playground surfacing	0	0	0	0	0	19,828	0	0	0	0	0	0	0	0	0
picnic tables	0	0	0	0	0	0	9,121	0	0	0	0	0	0	0	0
benches	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
trash / linen cans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
barbecues	0	0	0	0	0	0	6,447	0	0	0	0	0	0	0	0
club furniture	0	0	0	0	0	0	0	0	0	103,178	0	0	0	0	0
MISCELLANEOUS															
laundry equipment	0	0	0	0	0	8,385	0	0	0	0	0	0	0	0	0
maintenance shed	0	0	0	0	0	3,400	0	0	0	0	0	0	0	0	0
maintenance equipment	0	0	0	0	5,691	0	0	0	0	6,448	0	0	0	0	7,305
scissor lift	0	0	0	31,095	0	0	0	0	0	0	0	0	0	0	0
fan	0	0	0	0	0	0	0	0	0	0	2,887	0	0	0	0
roller dryers	0	0	0	0	0	0	0	0	0	0	9,756	0	0	0	0
CONTINGENCY RESERVE	5,683	226	0	4,088	5,539	5,955	20,240	1,498	11,605	22,533	8,278	9,586	7,969	2,930	5,395
(5% / year of annual expenditures)															
TOTAL	119,333	4,737	0	85,843	116,328	125,047	425,046	31,455	243,707	473,183	173,829	201,308	167,357	61,533	113,297

RESERVE EXPENDITURES BY YEAR
RECREATION SAMPLE RESERVE STUDY

1/1/2042 through 1/1/2056

EXPENDITURES	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056	TOTAL
ROOF/DECKS																
cap sheet roof	0	0	0	0	0	0	0	0	0	0	0	0	0	86,254	0	141,266
cap sheet roof-coating	0	0	0	19,442	0	0	0	0	0	22,586	0	0	0	0	0	85,570
concrete tile roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71,382
STRUCTURE																
structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
fumigation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
wood siding	0	0	0	0	0	0	25,096	0	0	0	0	0	0	0	0	42,348
privacy wall	0	18,417	0	0	0	0	0	0	0	0	0	0	0	0	0	18,417
brick veneer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
canopies	0	0	0	0	0	0	77,989	0	0	0	0	0	0	0	0	135,775
windows & frames	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PAINT																
exterior flatwork	0	0	0	0	0	0	13,096	0	0	0	0	0	0	0	0	22,800
wood siding/ trim	0	3,579	0	0	0	3,956	0	0	0	4,372	0	0	0	4,831	0	27,960
interior flatwork	0	31,024	0	0	0	0	0	0	0	0	0	39,830	0	0	0	95,018
metal	0	0	0	8,231	0	0	0	0	9,326	0	0	0	0	10,567	0	47,460
chain link fencing	0	0	0	58,169	0	0	0	0	65,909	0	0	0	0	74,679	0	335,392
parking stripes	2,113	0	0	0	0	2,394	0	0	0	0	2,713	0	0	0	0	12,180
MECHANICAL																
heat pumps	0	17,226	0	0	0	0	0	0	0	0	0	0	0	0	0	17,226
condensers	0	0	0	0	0	0	22,646	0	0	0	0	0	0	0	0	38,213
ductless air handlers	0	0	0	0	0	0	10,983	0	0	0	0	0	0	0	0	18,534
PLUMBING																
distribution piping	51,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51,712
drainage/sewer piping	0	0	0	0	16,560	0	0	0	0	0	0	0	0	0	21,262	50,719
water heater	6,400	0	0	0	0	0	0	7,623	0	0	0	0	0	0	9,081	32,988
drinking fountains	6,766	0	0	0	0	0	0	0	0	0	0	0	9,132	0	0	20,911
backflow preventer	3,781	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,781
natural gas system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL																
surveillance camera system	0	0	32,113	0	0	0	0	0	0	0	0	0	0	0	43,340	99,248
keypads	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,451	19,323
lighting-utilitarian	0	0	0	0	0	0	0	0	0	4,466	0	0	0	0	0	10,653
lighting-street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,899
lighting-tennis	189,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189,108
lighting-pool	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,983
audio / visual equipment	0	0	0	0	0	0	9,550	0	0	0	0	0	0	0	0	16,114
transformers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,288
electric vehicle charging station	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
electrical system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

RESERVE EXPENDITURES BY YEAR
RECREATION SAMPLE RESERVE STUDY

1/1/2042 through 1/1/2056

EXPENDITURES	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056	TOTAL
FLOORING																
carpeting	0	0	0	0	0	3,794	0	0	0	0	0	0	0	0	0	6,603
tile-kitchen	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,122
tile-gym	0	13,422	0	0	0	0	0	0	0	0	0	0	0	0	0	13,422
laminare	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73,582
POOL																
plaster	0	0	0	0	0	0	0	0	0	99,911	0	0	0	0	0	238,349
tile deck	0	0	0	0	0	248,308	0	0	0	0	0	0	0	0	0	248,308
coping joint	0	0	0	0	0	4,779	0	0	0	0	0	0	0	5,836	0	17,732
coping/tile	0	0	0	0	25,803	0	0	0	0	0	0	0	0	0	0	43,540
equipment	0	0	0	0	0	0	137,137	0	0	0	0	0	0	0	0	238,748
diving boards	0	0	0	0	24,515	0	0	0	0	0	0	0	0	0	0	42,680
lifeguard stand	0	0	0	0	0	0	15,632	0	0	0	0	0	0	0	0	26,378
lane lines	0	0	0	0	9,084	0	0	0	0	0	0	0	0	0	11,664	27,823
furniture	0	130,579	0	0	0	0	0	0	0	0	0	167,643	0	0	0	399,932
LANDSCAPE/ HARDSCAPE																
asphalt seal coat	0	6,937	0	0	0	7,667	0	0	0	8,473	0	0	0	9,363	0	54,187
asphalt replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69,550
retaining wall-parking lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete-flatwork/walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
irrigation controller	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
irrigation piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
major tree trimming/removal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
planters	0	0	0	0	0	0	70,471	0	0	0	0	0	0	0	0	118,915
artificial turf	0	0	0	0	0	0	0	0	0	0	0	22,212	0	0	0	37,481
wrought iron	0	0	0	0	0	0	30,841	0	0	0	0	0	0	0	0	30,841
landscape remodel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
dirt lot	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPORTS COURT																
playing surfaces-tennis	0	0	0	143,617	0	0	0	0	0	166,844	0	0	0	0	0	540,498
playing surfaces-basketball	0	0	0	3,917	0	0	0	0	0	4,551	0	0	0	0	0	14,744
windscreen	0	34,604	0	0	0	0	0	0	0	42,260	0	0	0	0	0	128,398
nets	0	0	0	0	12,944	0	0	0	0	14,666	0	0	0	0	16,617	74,630
basketball hoops	0	0	0	0	0	2,720	0	0	0	0	0	0	0	3,322	0	10,094
chain link fencing	0	0	0	0	0	257,866	0	0	0	0	0	0	0	0	0	257,866
sports equipment	14,402	0	0	0	0	0	0	0	17,589	0	0	0	0	0	0	43,783
KITCHEN																
sink	15,567	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,567
soda machine	0	0	0	0	0	7,171	0	0	0	0	0	0	0	0	0	12,101
refrigerated chests-freezers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,204
reach-in refrigeration-refrigerators	0	0	0	0	0	0	0	0	78,700	0	0	0	0	0	0	132,802
reach-in refrigeration-freezers	0	0	0	0	0	0	0	0	118,049	0	0	0	0	0	0	199,201
refrigerated prep station	3,567	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,567
dual convection oven	0	0	0	0	16,799	0	0	0	0	0	0	0	0	0	0	16,799
deep fryer	0	0	0	0	0	0	0	0	0	0	10,829	0	0	0	0	18,274
commercial microwave	0	0	0	0	0	0	0	0	0	3,824	0	0	0	0	0	6,144
hot pot	0	0	0	0	0	2,394	0	0	0	0	0	0	0	0	0	4,039
exhaust hood	0	0	0	0	0	40,134	0	0	0	0	0	0	0	0	0	40,134
kitchen hood exhauster	0	0	0	0	0	45,988	0	0	0	0	0	0	0	0	0	45,988

RESERVE EXPENDITURES BY YEAR
RECREATION SAMPLE RESERVE STUDY

1/1/2042 through 1/1/2056

EXPENDITURES	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056	TOTAL
RECREATION FACILITIES																
wet bar	0	0	0	0	0	0	0	0	0	0	0	22,689	0	0	0	38,286
pantry/ bar equipment	0	0	0	0	0	0	0	0	0	0	0	41,457	0	0	0	69,955
furnishings-café	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24,418
furnishings-lobby	0	0	0	0	0	0	40,051	0	0	0	0	0	0	0	0	67,584
office equipment	0	0	0	0	0	0	0	0	0	0	0	29,585	0	0	0	49,922
restrooms	0	98,286	0	0	0	0	0	0	0	0	0	0	0	0	0	98,286
fitness equipment	0	0	0	0	0	0	0	0	0	206,372	0	0	0	0	0	348,241
play structure	0	0	0	0	0	0	0	0	0	0	48,089	0	0	0	0	77,265
playground surfacing	0	0	0	0	0	28,843	0	0	0	0	0	0	0	0	0	48,671
picnic tables	0	0	0	0	0	0	0	0	0	0	0	15,035	0	0	0	24,156
benches	0	0	0	0	0	0	0	0	0	51,820	0	0	0	0	0	51,820
trash / linen cans	0	18,417	0	0	0	0	0	0	0	0	0	0	0	0	0	18,417
barbecues	0	8,275	0	0	0	0	0	0	0	0	0	10,623	0	0	0	25,345
club furniture	0	0	0	0	0	0	139,251	0	0	0	0	0	0	0	0	242,429
MISCELLANEOUS																
laundry equipment	0	0	11,316	0	0	0	0	0	0	0	0	0	0	0	15,274	34,975
maintenance shed	0	0	0	0	0	4,944	0	0	0	0	0	0	0	0	0	8,344
maintenance equipment	0	0	0	0	8,276	0	0	0	0	9,377	0	0	0	0	10,624	47,721
scissor lift	0	0	0	45,234	0	0	0	0	0	0	0	0	0	0	0	76,329
fan	0	0	0	0	0	0	0	0	0	0	4,201	0	0	0	0	7,088
roller dryers	0	0	0	0	0	0	0	0	0	0	14,192	0	0	0	0	23,948
CONTINGENCY RESERVE	14,671	19,038	2,171	13,931	5,699	33,048	29,637	381	14,479	31,976	4,001	17,454	457	9,743	6,966	315,175
(5% / year of annual expenditures)																
TOTAL	308,087	399,804	45,600	292,541	119,680	694,006	622,380	8,004	304,052	671,498	84,025	366,528	9,589	204,595	146,279	6,618,669

CONDITION ASSESSMENT

This Condition Assessment is an evaluation of the major components that are subject to deterioration at a predictable rate and within a thirty (30) year projection of the study. A threshold has been established and noted on the inventory, and therefore any component with an average cost of less than that would be presumed to be funded from the operating account. Those elements with anticipated life expectancies of more than thirty (30) years (i.e., concrete surfaces, building superstructures, sewers, main electrical systems etc.) have, for the purposes of this study been defined as "lifetime components".

Estimated life expectancies and life cycles are based upon conditions that were readily visible and accessible at the time of the survey (which involved no destructive or intrusive methods of examination). Field personnel access as many areas as practicable. However, some random evaluation procedures are inevitable (i.e., not every square foot of roofing was inspected, and in the case of multiplicity of components, at least 25% were randomly observed). Only limited evaluations (i.e., less than 10% of exclusive use common areas, as these could only be properly accessed via the "separate interests"). All quantities, types, and descriptions of components, where practical, were verified by field observation. Although the survey may identify design and/or installation deficiencies with certain components, this is done so in a limited manner. It is not the intent of this report to provide a comprehensive listing of construction deficiencies. If there are concerns with regards to such matters, the advice of appropriately qualified specialists should be obtained. The survey also relies upon CC & R's (if available) and information supplied by other parties, which may include one or more of the following: community manager; board of directors; owners/occupants; contractors; and specialist consultants. The results are based upon the experience of the field personnel, contractor bids and published cost estimating information (with local adjustment factors).

Invariably some assumptions must be made in the compilation of this type of report. Anticipated events may not materialize, and unpredictable circumstances could occur. This report should only be considered as a tool for assistance in compilation of the budget as well as for compliance with legal requirements, and not as an all-encompassing prediction of future events. Rates of deterioration and repair/replacement costs frequently vary, which could significantly affect the content of the study. It is therefore imperative that the study be updated on a yearly basis, including a Condition Assessment every 3 years.

DATE OF SURVEY:	2/5/2026
INSPECTOR(S):	RSI Inspector
OTHERS PRESENT:	Board Member & Property Manager



RECREATION SAMPLE RESERVE STUDY

CATEGORY:	ROOF/DECKS	
COMPONENT(S):	CAP SHEET ROOF	ID#(S) 0101



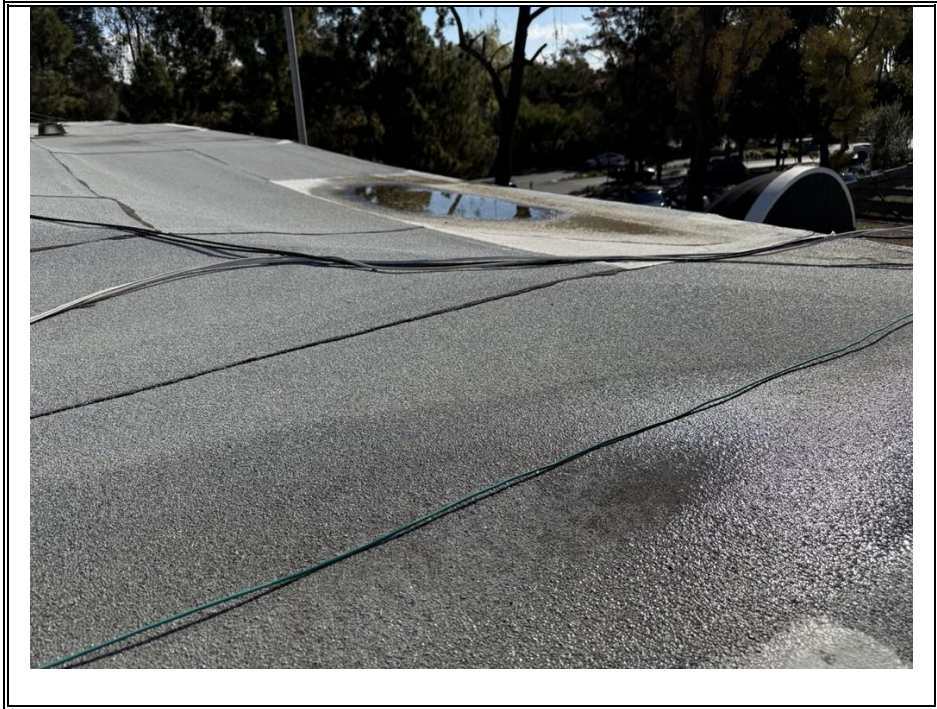
CAP SHEET ROOF (TYPICAL)

OBSERVATIONS: *This component addresses the cap-sheet roofing (flat) on the front lobby, café, laundry, and maintenance buildings. It generally appeared to be in an average condition; however, ponding was noted on the southern section of the café building roofing. On this type of structure, 2 layers are generally permitted. However, if it is decided to re-roof over the existing roofing, experience dictates that the typical useful life of the new materials would be reduced by approximately one third (33%). The average component cost and typical useful life reflects removal of the existing roofing prior to the installation of the new roofing.*

TYPICAL USEFUL LIFE:	18 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 42,850

TO PROTECT YOUR INVESTMENT: *Reseal separated laps and seams. Reseal flashings as necessary. Roof drains should be maintained in a clean and operational condition to prevent damming, water retention and associated leakage. A maintenance contract with a qualified roofing contractor is recommended.*

CATEGORY:	ROOF/DECKS	
COMPONENT(S):	CAP SHEET ROOF-COATING	ID#(S) 0102



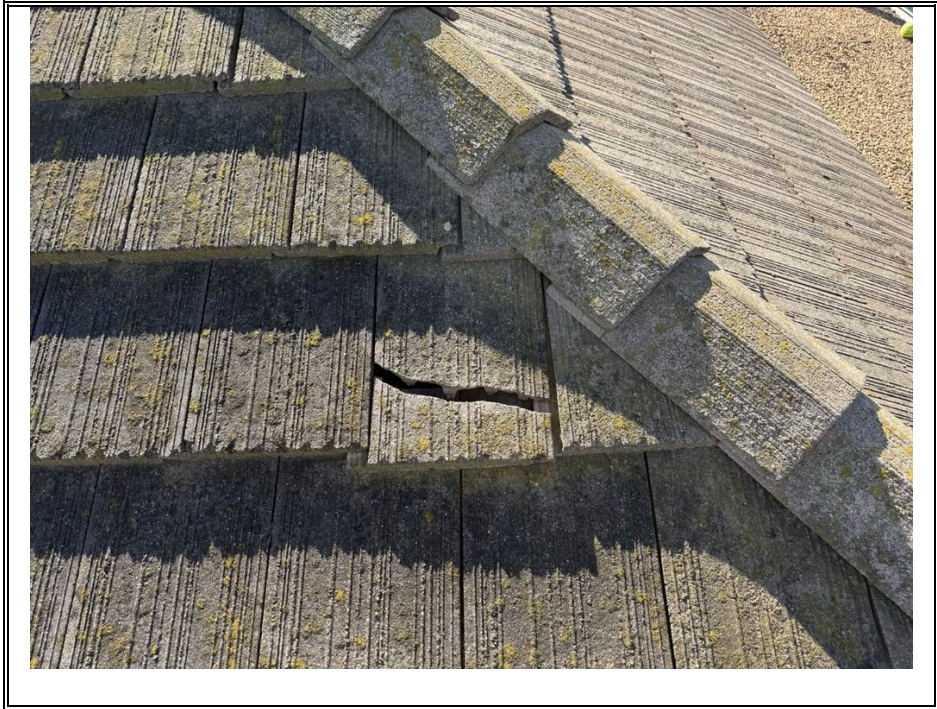
CAP SHEET ROOF-COATING (TYPICAL)

OBSERVATIONS: *This component addresses the coating for the cap sheet roofing. It was not present; however, we recommend its application to ensure the longevity of the roofing system.*

TYPICAL USEFUL LIFE:	6 YEAR(S)
ESTIMATED REMAINING LIFE:	0 YEAR(S)
AVERAGE COMPONENT COST:	\$ 12,400

TO PROTECT YOUR INVESTMENT: *Touch-up peeling or deteriorating areas to prevent acceleration of degradation.*

CATEGORY:	ROOF/DECKS	
COMPONENT(S):	CONCRETE TILE ROOF	ID#(S) 0103



CONCRETE TILE ROOF (TYPICAL)

OBSERVATIONS: *This component addresses the concrete tile roofing (sloped) on the gym, café, front lobby, and a shade structure. It appeared to be in various conditions, therefore, for purposes of reporting the remaining life has been averaged. Cracked tiles were noted along a section of a hip-edge. Although the tile itself has a life expectancy of more than 35 years, replacement typically becomes necessary because of degradation of the underlayment. The remaining life expectancy is based upon the estimated age of the roofing, as the underlayment was not visible.*

TYPICAL USEFUL LIFE:	50 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 55,600

TO PROTECT YOUR INVESTMENT: *Replace broken tiles as necessary. Reseal flashings as necessary and clear valley flashings of debris to avoid damming and associated leakage. A maintenance contract with a qualified contractor is recommended.*

CATEGORY:	STRUCTURE	
COMPONENT(S):	STRUCTURES	ID#(S) 0201



STRUCTURES (TYPICAL)

OBSERVATIONS: *This component addresses the foundations and structural frame, along with the internal weather-shell components and essential structure elements of the buildings. Provided there are no major catastrophes, the proper drainage principles are maintained and that structural pest control procedures are adhered to, the structures themselves and associated infrastructure would be considered lifetime components. Additionally, there would be infrastructure within structures, such as water piping systems, electrical panels, service lines, outlets, and switches. And, in some instances, natural gas piping systems, heating, air-conditioning, and ventilation ducting systems would be included. Components that have predictable life expectancy and a remaining life expectancy of less than 30 years will be outlined elsewhere in this report.*

TYPICAL USEFUL LIFE:	30+ YEAR(S)
ESTIMATED REMAINING LIFE:	30+ YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Maintained grade levels 4-6 inches below the lowest edge of the structural frame. Grading should be sloped away from the structures for drainage, and downspouts should be discharged onto hardscape areas or splash blocks and directed away from the structures. Annual inspections of the buildings and the essential systems by qualified maintenance personnel are recommended.*

CATEGORY:	STRUCTURE	
COMPONENT(S):	FUMIGATION	ID#(S) 0202



FUMIGATION (TYPICAL)

OBSERVATIONS: *This component addresses the potential fumigation. Prudent maintenance suggests that annual inspections be performed to discover any infestation. As this building is primarily concrete and steel, no funding for complete fumigation has been provided; any necessary treatments should be funded on an as-needed basis from the operating account. It is suggested that further evaluation be obtained from a licensed pest control operator.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *A maintenance contract with a qualified pest control contractor is recommended, which can minimize the necessity for fumigation. Repair loose or cracked siding or stucco, peeling paint and gaps at trim around windows and doors to prevent moisture getting into the framing leading to termite infestation, fungus, and/or mold. Low foundation walls, cracks in foundation walls, leaking pipes, over-watered landscape surrounding the structure, and damaged or nonexistent gutters and downspouts that discharge near the perimeter of the structures should be monitored and repaired as necessary.*

CATEGORY:	STRUCTURE	
COMPONENT(S):	WOOD SIDING	ID#(S) 0203



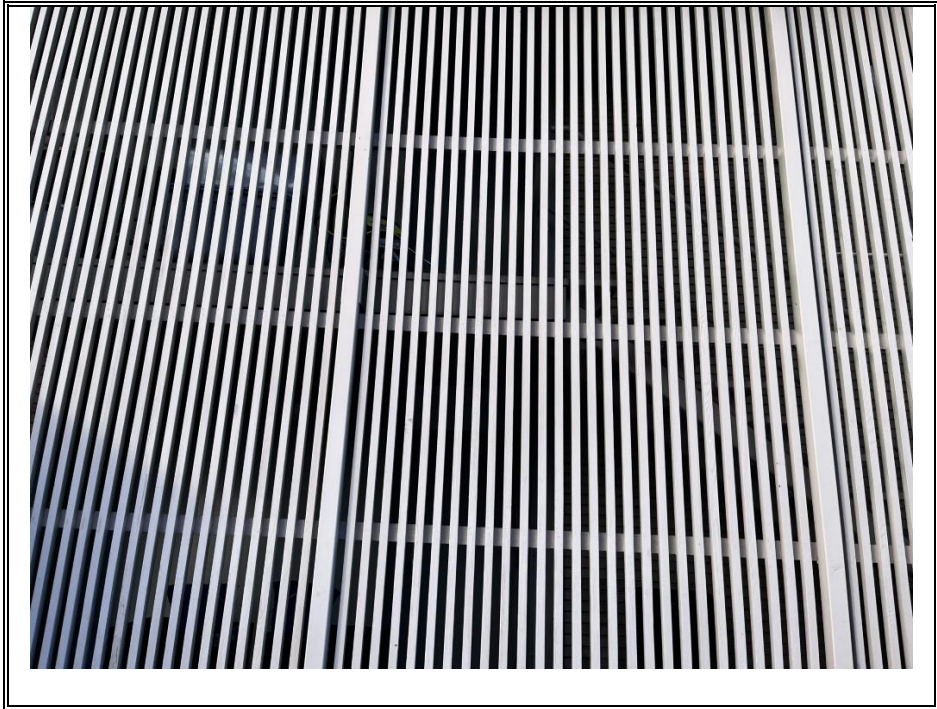
WOOD SIDING (TYPICAL)

OBSERVATIONS: *This component addresses the wood siding on the exteriors of the maintenance / equipment buildings. It appeared to be in an average to aging condition. The other trim, including the wood fascia, is not included here, as it would be replaced as necessary on an on-going basis.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 14,850

TO PROTECT YOUR INVESTMENT: *Regular painting and repair of any cracks and splits should be performed to protect the siding and prevent termite infestation. Any protruding nails should also be re-driven and sealed.*

CATEGORY:	STRUCTURE	
COMPONENT(S):	PRIVACY WALL	ID#(S) 0204



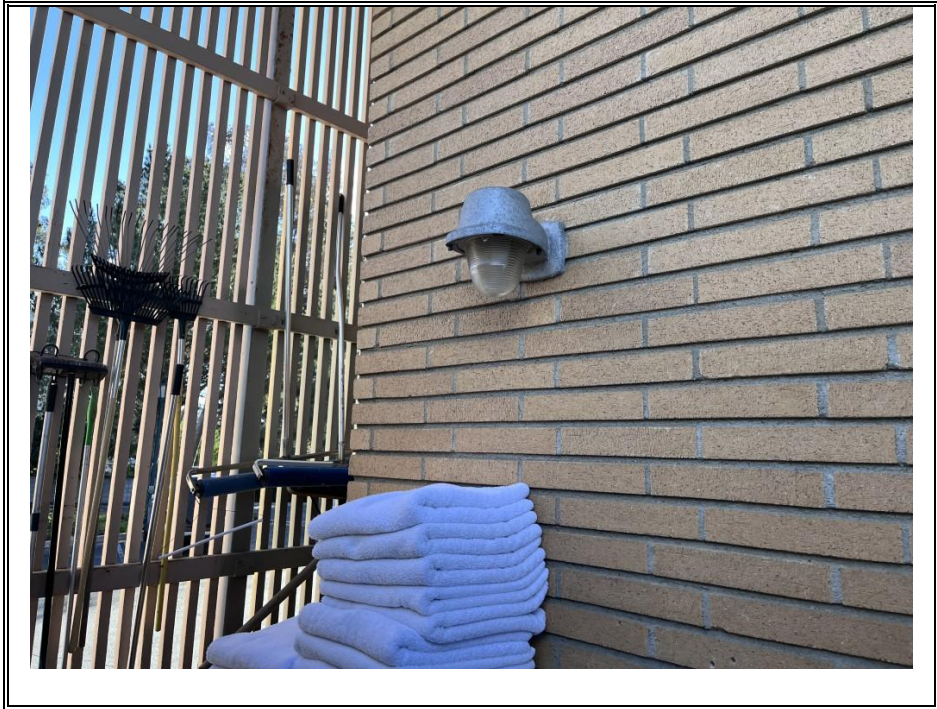
PRIVACY WALL (TYPICAL)

OBSERVATIONS: *This component addresses the metal-framed wood shutters on the parking lot facing side of the café building. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	25 YEAR(S)
ESTIMATED REMAINING LIFE:	16 YEAR(S)
AVERAGE COMPONENT COST:	\$ 12,350

TO PROTECT YOUR INVESTMENT: *Any protruding nails should be re-driven and sealed.*

CATEGORY:	STRUCTURE	
COMPONENT(S):	BRICK VENEER	ID#(S) 0205



BRICK VENEER (TYPICAL)

OBSERVATIONS: *This component addresses a placeholder for the refurbishment of the brick veneer on the café building, which is a non-structural surface component, and in this area should generally have a life expectancy that is beyond the projection of this report.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Repair cracks or deterioration of the mortar (“tuck-point”).*

CATEGORY:	STRUCTURE	
COMPONENT(S):	CANOPIES	ID#(S) 0206



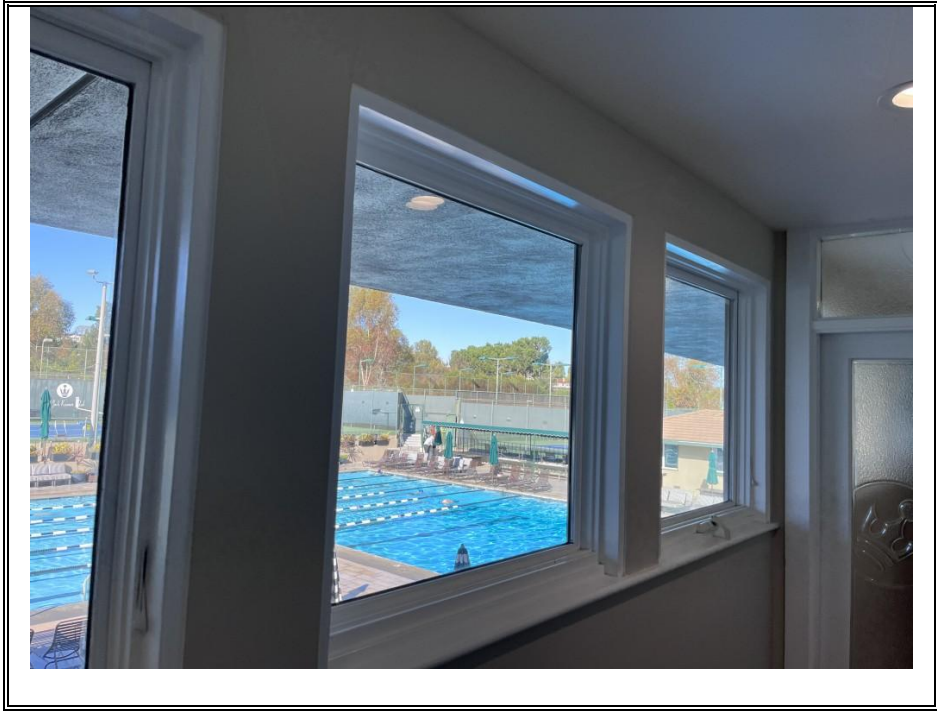
CANOPIES (TYPICAL)

OBSERVATIONS: *This component addresses the canvas canopies over gym equipment, play structure picnic tables, sports courts, and various building entrances. They appeared to be in various conditions; therefore, for purposes of reporting the remaining life has been averaged.*

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	9 YEAR(S)
AVERAGE COMPONENT COST:	\$ 46,150

TO PROTECT YOUR INVESTMENT: *Clean per specifications from the manufacturer.*

CATEGORY:	STRUCTURE	
COMPONENT(S):	WINDOWS & FRAMES	ID#(S) 0207



WINDOWS & FRAMES (TYPICAL)

OBSERVATIONS: *This component addresses a placeholder for the refurbishment of the windows and frames.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: N/A.

CATEGORY:	STRUCTURE	
COMPONENT(S):	DOORS	ID#(S) 0208



DOORS (TYPICAL)

OBSERVATIONS: *This component addresses a placeholder for the refurbishment of the custom glass and/or fire doors.*

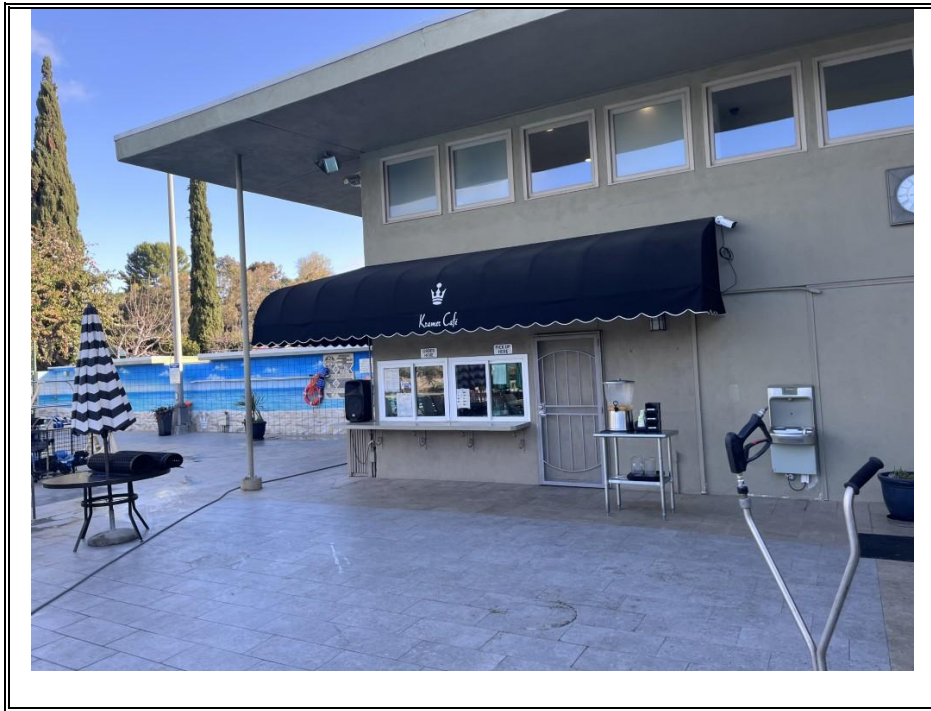
TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: N/A.

CATEGORY: PAINT

COMPONENT(S): EXTERIOR FLATWORK

ID#(S) 0301



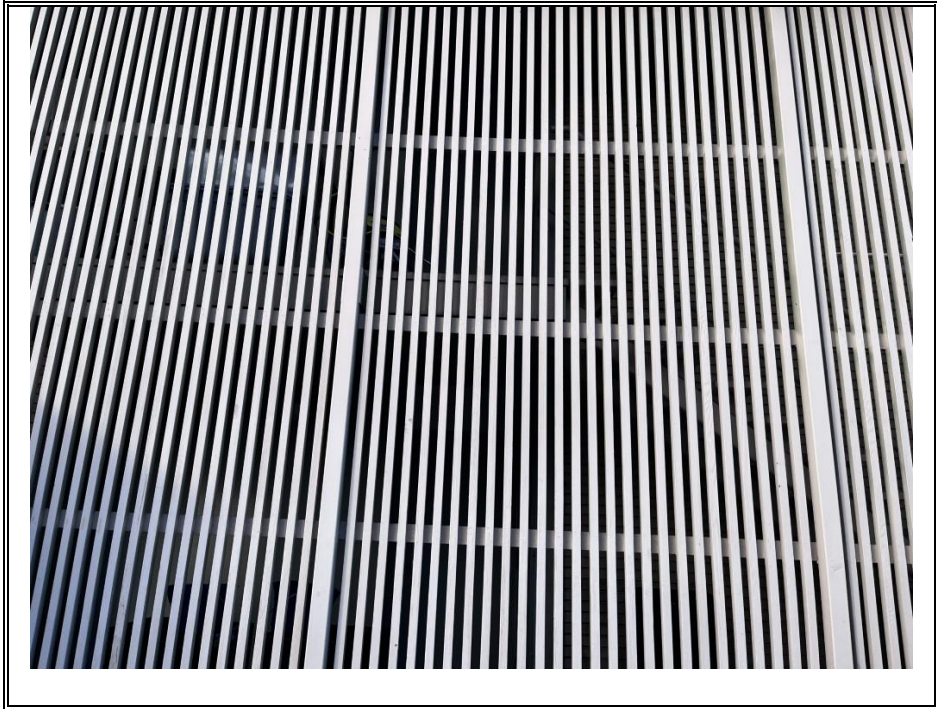
EXTERIOR FLATWORK (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the exterior flatwork, including stucco surfaces, masonry walls doors, and limited amounts of trim, on the exteriors of the lobby, gym, and café buildings. They appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	12
ESTIMATED REMAINING LIFE:	9 YEAR(S)
AVERAGE COMPONENT COST:	\$ 7,750

TO PROTECT YOUR INVESTMENT: *Clean / touch-up painted surfaces for protection of the underlying component as well as prevention of termite infestation. Peeling paint should be sanded / scraped and bare areas primed prior to painting. Splits / cracks should be sealed, and openings of windows and doors should be re-caulked if required.*

CATEGORY:	PAINT	
COMPONENT(S):	WOOD SIDING/ TRIM	ID#(S) 0302



WOOD SIDING/ TRIM (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the wood siding on the laundry and pool equipment buildings. They appeared to be in various conditions, mostly aged; therefore, for purposes of reporting the remaining life has been averaged.*

TYPICAL USEFUL LIFE:	4 YEAR(S)
ESTIMATED REMAINING LIFE:	0 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,400

TO PROTECT YOUR INVESTMENT: *Clean / touch-up painted surfaces for protection of the underlying component as well as prevention of termite infestation. Peeling paint should be sanded / scraped and bare areas primed prior to painting. Splits / cracks should be sealed, and openings of windows and doors should be re-caulked if required.*

CATEGORY:	<i>PAIN</i>	
COMPONENT(S):	<i>INTERIOR FLATWORK</i>	ID#(S) 0304



INTERIOR FLATWORK (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the interiors of the front lobby, gym, café, and restrooms. They appeared to be in an average condition.*

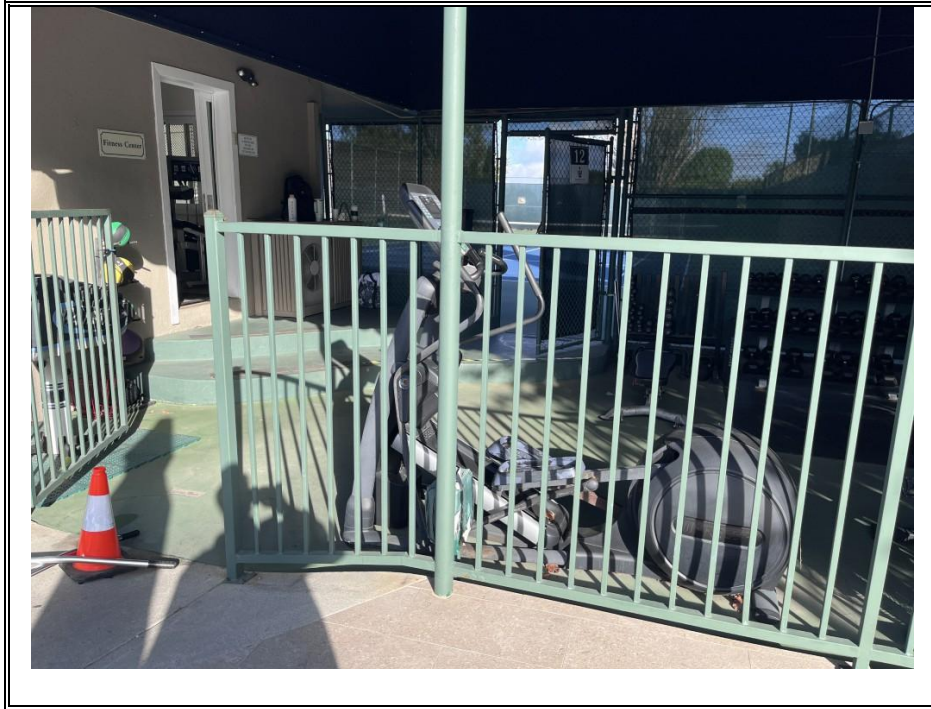
TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 20,800

TO PROTECT YOUR INVESTMENT: *Clean / touch-up painted surfaces for protection of the underlying component as well as prevention of termite infestation. Peeling paint should be sanded / scraped and bare areas primed prior to painting. Splits / cracks should be sealed, and openings of windows and doors should be re-caulked if required.*

CATEGORY: PAINT

COMPONENT(S): METAL

ID#(S) 0305



METAL (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the metal fencing, railing, and gates throughout the club. They generally appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 5,250

TO PROTECT YOUR INVESTMENT: *Clean / touch-up painted surfaces for protection of the underlying component. Peeling paint should be sanded / scraped and bare areas primed prior to painting.*

CATEGORY: PAINT

COMPONENT(S): CHAIN LINK FENCING

ID#(S) 0306



CHAIN LINK FENCING (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the chain link fencing throughout the club. They appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 37,100

TO PROTECT YOUR INVESTMENT: *Clean / touch-up painted surfaces for protection of the underlying component. Peeling paint should be sanded / scraped and bare areas primed prior to painting.*

CATEGORY: PAINT

COMPONENT(S): PARKING STRIPES

ID#(S) 0307



PARKING STRIPES (TYPICAL)

OBSERVATIONS: *This component addresses the painted parking stripes that delineate the individual parking spaces. They appeared to be in an aged condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	0 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,450

TO PROTECT YOUR INVESTMENT: *Clean / touch-up painted surfaces for protection of the underlying component. Peeling paint should be sanded / scraped and bare areas primed prior to painting.*

CATEGORY:	MECHANICAL	
COMPONENT(S):	HEAT PUMPS	ID#(S) 0401



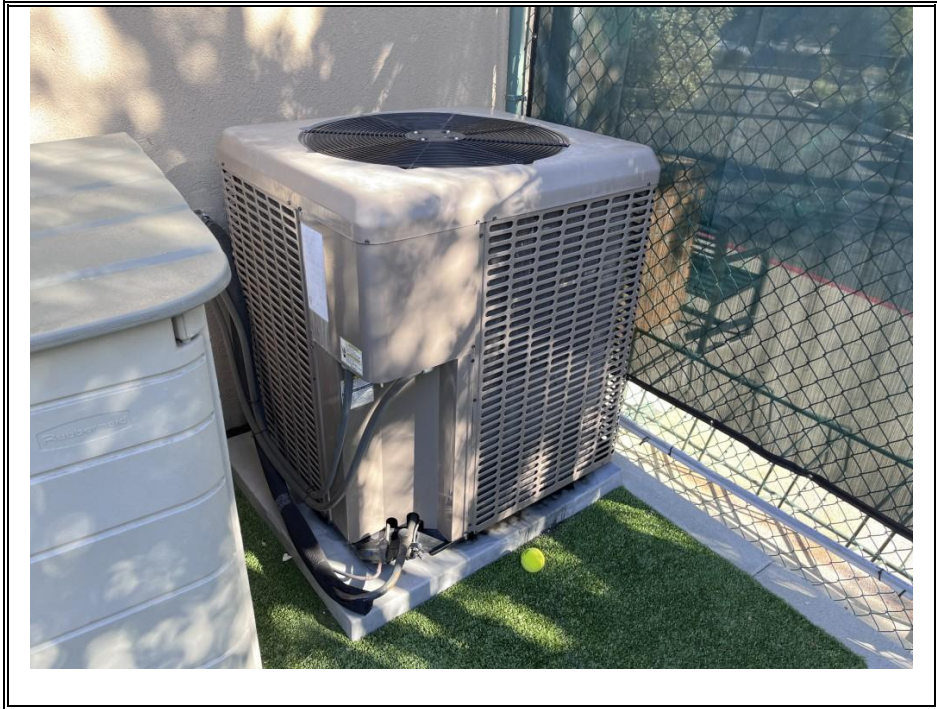
HEAT PUMPS (TYPICAL)

OBSERVATIONS: *This component addresses the heat pumps that serve the café and front office. The attic mounted unit serving the original building appeared to be in good condition. The unit serving the add-on areas was inaccessible for inspection; therefore, for purposes of reporting the remaining life has been estimated and the ages averaged.*

TYPICAL USEFUL LIFE:	25 YEAR(S)
ESTIMATED REMAINING LIFE:	16 YEAR(S)
AVERAGE COMPONENT COST:	\$ 11,550

TO PROTECT YOUR INVESTMENT: *Service twice a year. A maintenance contract should be obtained from a qualified specialist.*

CATEGORY:	MECHANICAL	
COMPONENT(S):	CONDENSERS	ID#(S) 0402



CONDENSERS (TYPICAL)

OBSERVATIONS: *This component addresses the condensers for the air conditioning systems that serve the gym, kitchen, cafe, and lobby. They appeared to be in various conditions; therefore, for purposes of reporting the remaining life has been averaged.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 13,400

TO PROTECT YOUR INVESTMENT: *Service twice a year. A maintenance contract should be obtained from a qualified specialist.*

CATEGORY:	MECHANICAL	
COMPONENT(S):	DUCTLESS AIR HANDLERS	ID#(S) 0403



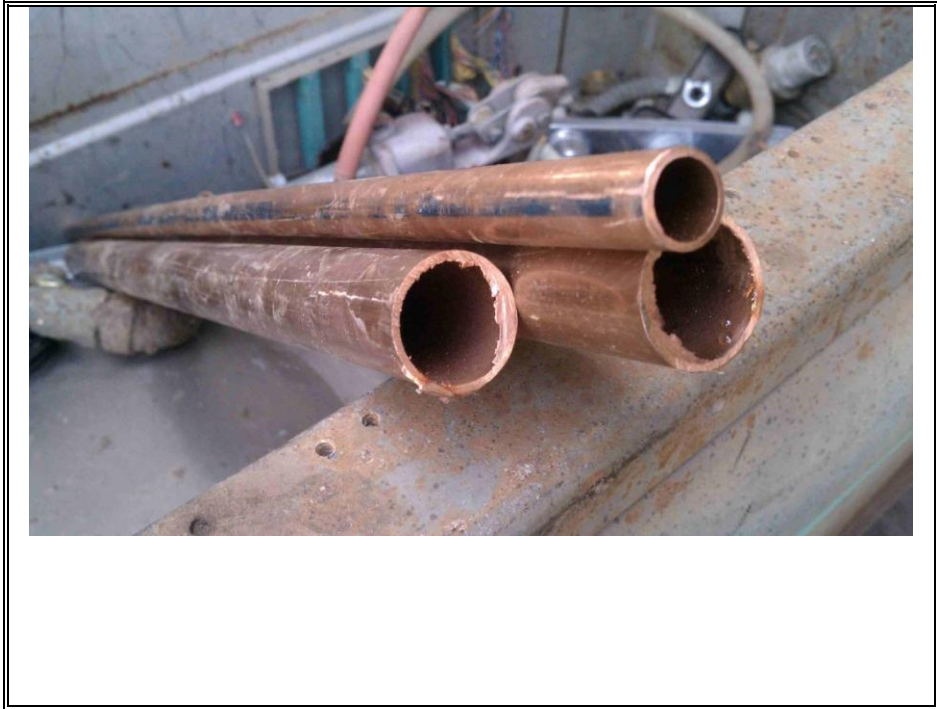
DUCTLESS AIR HANDLERS (TYPICAL)

OBSERVATIONS: *This component addresses the ductless air handlers at the gym and kitchen. They appeared to be in an average to aging condition.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 6,500

TO PROTECT YOUR INVESTMENT: *A maintenance contract should be obtained from a qualified specialist.*

CATEGORY:	PLUMBING	
COMPONENT(S):	DISTRIBUTION PIPING	ID#(S) 0501



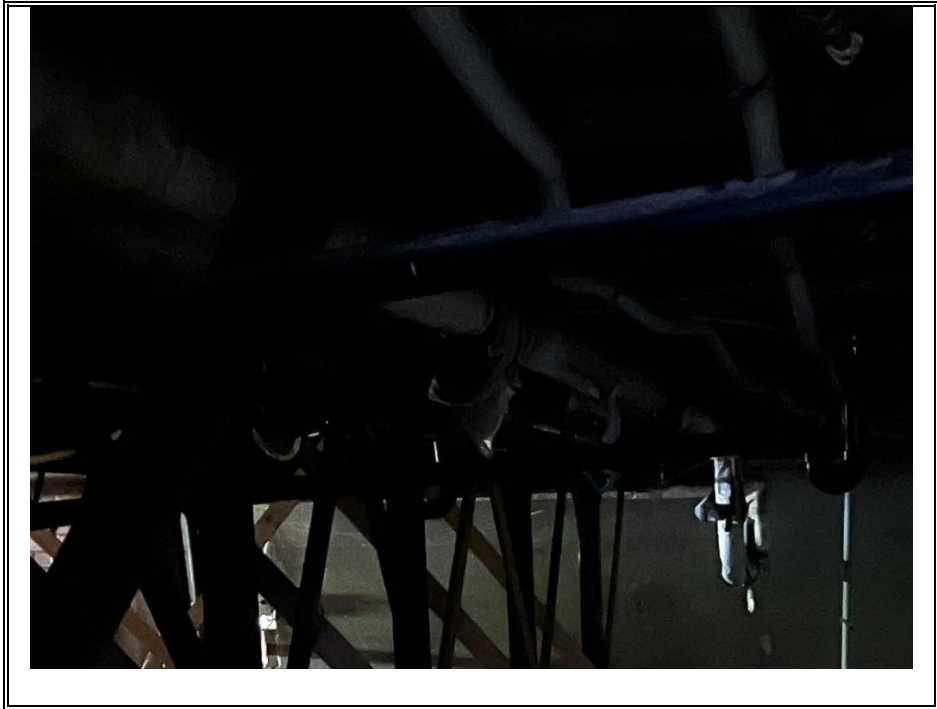
DISTRIBUTION PIPING (TYPICAL)

OBSERVATIONS: *This component addresses the copper distribution piping. It was inaccessible for inspection (encased); therefore, for purposes of reporting the remaining life has been estimated. The typical useful life is approximately 40 years; however, it can fail as early as 15 years after installation. This is suspected to be primarily caused by changes in the chemical makeup of potable water. It is recommended that further evaluation be obtained from a licensed plumbing consultant / contractor.*

TYPICAL USEFUL LIFE:	40 YEAR(S)
ESTIMATED REMAINING LIFE:	15 YEAR(S)
AVERAGE COMPONENT COST:	\$ 35,550

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance is needed other than examination for leaking, especially in the garage area. Leaks should be repaired upon discovery, as wood or soil kept constantly moist addresses ideal conditions for termites.*

CATEGORY:	PLUMBING	
COMPONENT(S):	DRAINAGE/SEWER PIPING	ID#(S) 0502



DRAINAGE/SEWER PIPING (TYPICAL)

OBSERVATIONS: *This component addresses the drainage piping, including subterranean sewer lines. It was inaccessible for inspection (encased, below grade), however an allowance for repairs / sectional replacements has been provided for budgeting purposes.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	9 YEAR(S)
AVERAGE COMPONENT COST:	\$ 10,300

TO PROTECT YOUR INVESTMENT: *Occasional routing should be performed to ensure that the drainage system is free flowing.*

CATEGORY:	PLUMBING	
COMPONENT(S):	WATER HEATER	ID#(S) 0503



WATER HEATER (TYPICAL)

OBSERVATIONS: *This component addresses a water heater that serves the cafe building. It was inaccessible for inspection (locked); therefore, for purposes of reporting the remaining life has been estimated. It should be noted that a visual examination cannot make predictions as to future performance (i.e. even with correct maintenance, these units can fail without warning).*

TYPICAL USEFUL LIFE:	7 YEAR(S)
ESTIMATED REMAINING LIFE:	1 YEAR(S)
AVERAGE COMPONENT COST:	\$ 4,400

TO PROTECT YOUR INVESTMENT: *Drain a few gallons of water from the drain cock to relieve sediment build-up. Obtain a regular safety check-up by the local utility company or licensed plumbing contractor.*

CATEGORY: PLUMBING

COMPONENT(S): DRINKING FOUNTAINS

ID#(S) 0504



DRINKING FOUNTAINS (TYPICAL)

OBSERVATIONS: *This component addresses the chilled water drinking fountains throughout the club. They appeared to be in various conditions, mostly aging; therefore, for purposes of reporting the remaining life has been averaged.*

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 4,650

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY: PLUMBING

COMPONENT(S): BACKFLOW PREVENTER

ID#(S) 0505



BACKFLOW PREVENTER (TYPICAL)

OBSERVATIONS: *This component addresses the backflow preventer serving the domestic water system. Its actual performance life would be difficult to determine; however, a time frame has been provided for budgeting purposes.*

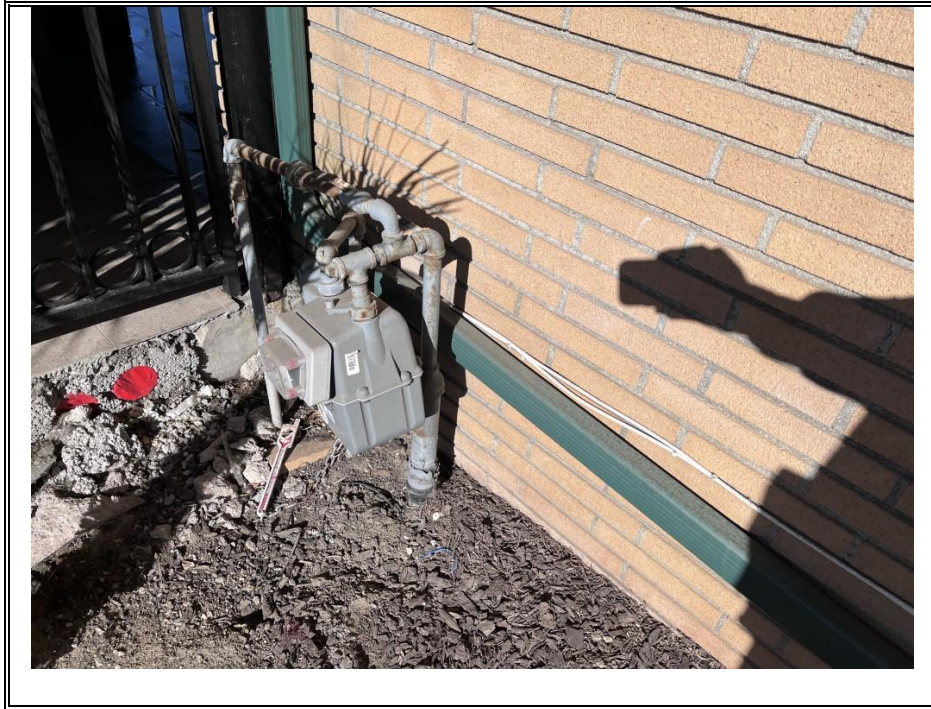
TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	15 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,600

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY: PLUMBING

COMPONENT(S): NATURAL GAS SYSTEM

ID#(S) 0506



NATURAL GAS SYSTEM (TYPICAL)

OBSERVATIONS: *This component addresses the natural gas iron distribution piping system. No amount has been provided for complete replacement as the system would typically have a life expectancy well beyond the scope of this report.*

TYPICAL USEFUL LIFE:	30+ YEAR(S)
ESTIMATED REMAINING LIFE:	30+ YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	ELECTRICAL	
COMPONENT(S):	SURVEILLANCE CAMERA SYSTEM	ID#(S) 0601



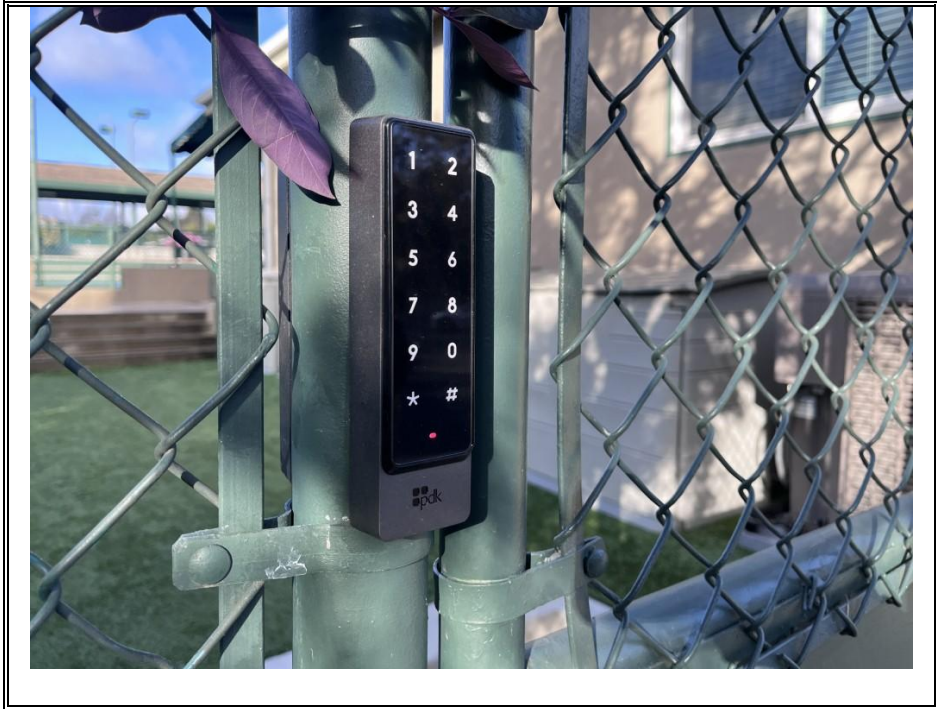
SURVEILLANCE CAMERA SYSTEM (TYPICAL)

OBSERVATIONS: *This component addresses an allowance to maintain the surveillance camera system, including the cameras and recording equipment. These systems are typically repaired / refurbished (versus being replaced all at the same time), as the cameras are often replaced on an as-needed basis and the recording /monitoring equipment replaced on a less frequent cycle. The system appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 21,000

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component, although minor operational issues are typically encountered.*

CATEGORY:	ELECTRICAL	
COMPONENT(S):	KEYPADS	ID#(S) 0602



KEYPADS (TYPICAL)

OBSERVATIONS: *This component addresses the electronic numbered keypad entry systems that serve the gated entrances. We were informed that they were installed in 2024, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	14 YEAR(S)
AVERAGE COMPONENT COST:	\$ 5,550

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component, although minor operational problems are typically encountered.*

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>LIGHTING-UTILITARIAN</i>	ID#(S) 0603



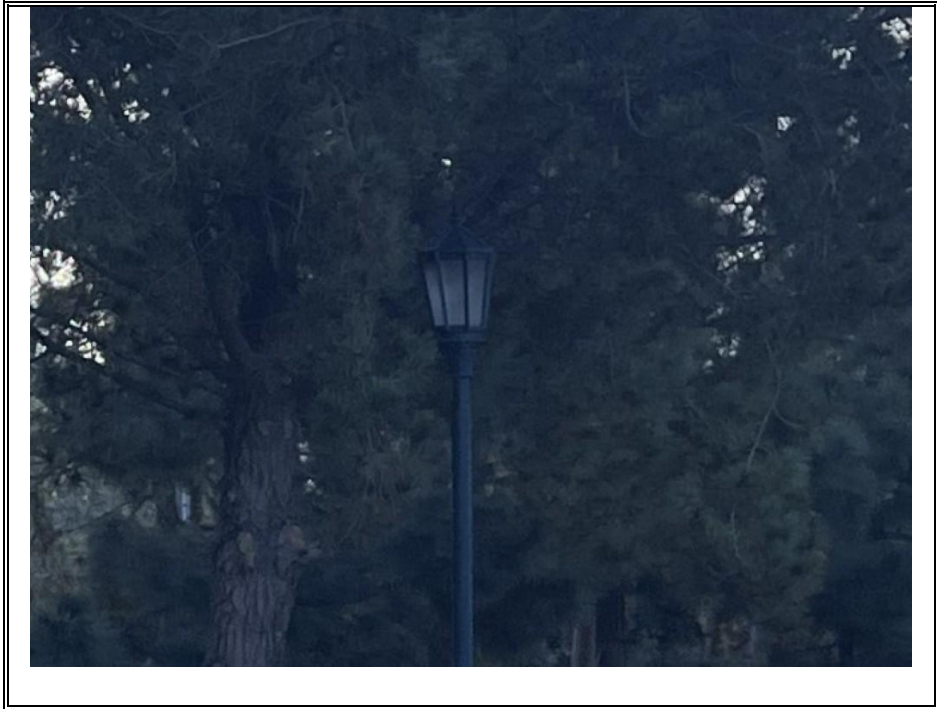
LIGHTING-UTILITARIAN (TYPICAL)

OBSERVATIONS: *This component addresses the smaller standard fixtures throughout the club. They appeared to be in an average to aging condition.*

TYPICAL USEFUL LIFE:	<i>10 YEAR(S)</i>
ESTIMATED REMAINING LIFE:	<i>4 YEAR(S)</i>
AVERAGE COMPONENT COST:	<i>\$ 2,450</i>

TO PROTECT YOUR INVESTMENT: *Ensure the fixtures are secure.*

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>LIGHTING-STREET</i>	ID#(S) 0604



LIGHTING-STREET (TYPICAL)

OBSERVATIONS: *This component addresses the pole mounted lantern-style fixtures throughout the parking lot. They appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	<i>25 YEAR(S)</i>
ESTIMATED REMAINING LIFE:	<i>11 YEAR(S)</i>
AVERAGE COMPONENT COST:	<i>\$ 6,000</i>

TO PROTECT YOUR INVESTMENT: *Ensure the fixtures are secure.*

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>LIGHTING-TENNIS</i>	ID#(S) 0605



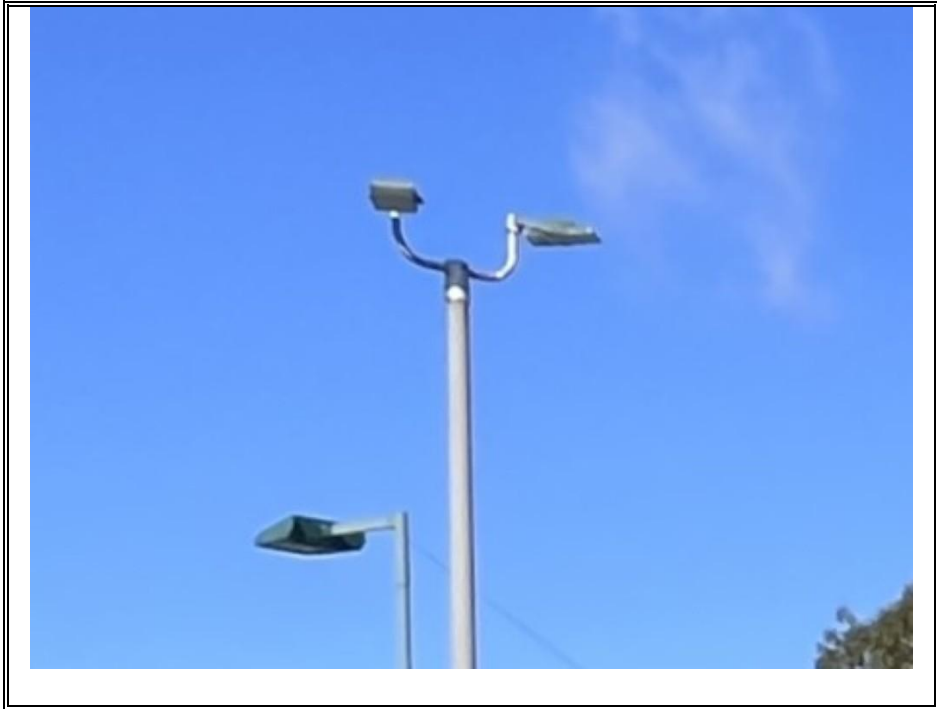
LIGHTING-TENNIS (TYPICAL)

OBSERVATIONS: *This component addresses the LED light fixtures at the tennis courts. We were informed that they were installed circa 2017, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	<i>25 YEAR(S)</i>
ESTIMATED REMAINING LIFE:	<i>15 YEAR(S)</i>
AVERAGE COMPONENT COST:	<i>\$ 130,000</i>

TO PROTECT YOUR INVESTMENT: *Ensure the fixtures are secure.*

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>LIGHTING-POOL</i>	ID#(S) 0606



LIGHTING-POOL (TYPICAL)

OBSERVATIONS: *This component addresses the pole mounted light fixtures in the pool area. They appeared to be in an average to aging condition.*

TYPICAL USEFUL LIFE:	25 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 5,150

TO PROTECT YOUR INVESTMENT: *Ensure the fixtures are secure.*

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>AUDIO / VISUAL EQUIPMENT</i>	ID#(S) 0607



AUDIO / VISUAL EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component addresses an allowance for the repair, replacement, or refurbishment, of the audio / visual equipment, comprised of speakers, receivers, recorders, transmitters, wiring, and routing equipment.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 5,650

TO PROTECT YOUR INVESTMENT: *Refer to manufacturer's instructions regarding maintenance.*

CATEGORY: ELECTRICAL

COMPONENT(S): TRANSFORMERS

ID#(S) 0608



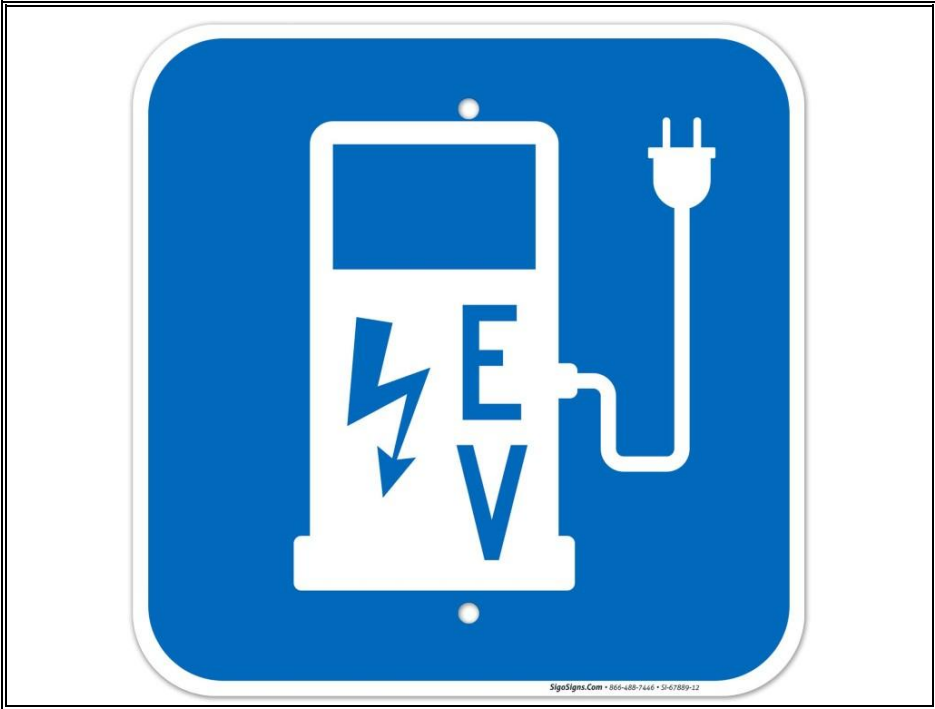
TRANSFORMERS (TYPICAL)

OBSERVATIONS: *This component addresses the transformers in the chain link cage at the southern end of the parking lot. They generally appeared to be in an aging condition. Replacement typically occurs between 30 and 50 years.*

TYPICAL USEFUL LIFE:	40 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 23,200

TO PROTECT YOUR INVESTMENT: *A maintenance contract should be obtained from a qualified specialist.*

CATEGORY:	ELECTRICAL	
COMPONENT(S):	ELECTRIC VEHICLE CHARGING STATION	ID#(S) 0609



ELECTRIC VEHICLE CHARGING STATION (TYPICAL)

OBSERVATIONS: *This component addresses a placeholder for electrical vehicle charging stations (EVCS). Pending California regulations will require installation of EVCS.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: N/A

CATEGORY:	ELECTRICAL	
COMPONENT(S):	ELECTRICAL SYSTEM	ID#(S) 0610



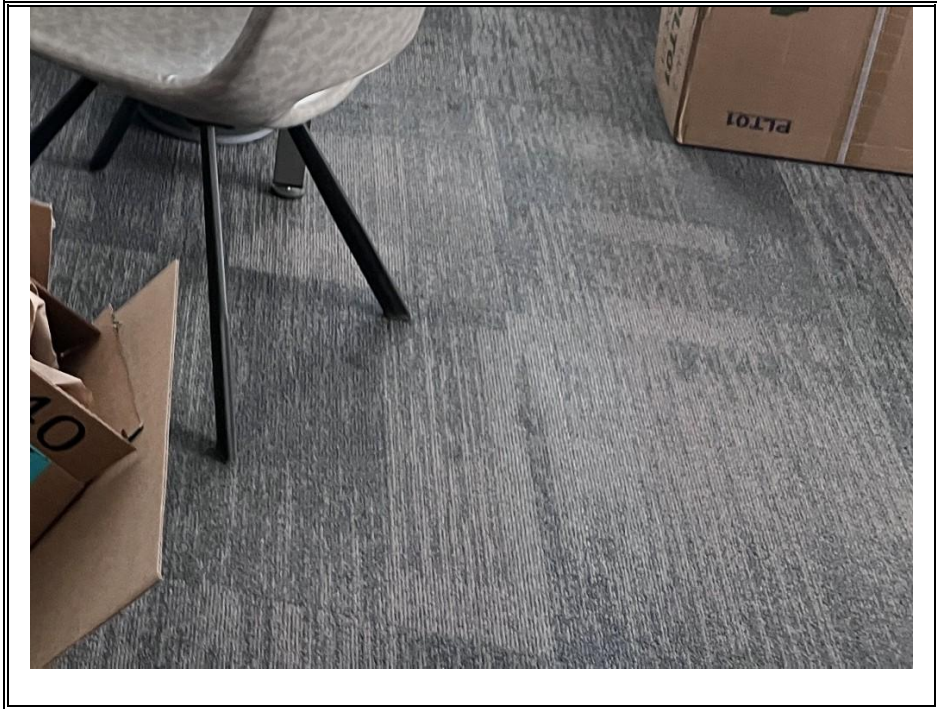
ELECTRICAL SYSTEM (TYPICAL)

OBSERVATIONS: *This component addresses what appeared to be an original electrical system. The electrical panels were observed to be of an antiquated design/type, and the service capacity is suspected to be inadequate for current needs. We recommend further evaluation by a qualified electrical contractor.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ unknown

TO PROTECT YOUR INVESTMENT: N/A

CATEGORY:	FLOORING	
COMPONENT(S):	CARPETING	ID#(S) 0701



CARPETING (TYPICAL)

OBSERVATIONS: *This component addresses the carpeting in the offices. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	8 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,300

TO PROTECT YOUR INVESTMENT: *Damaged areas should be repaired as they can create a trip hazard resulting in association liability.*

CATEGORY:	FLOORING	
COMPONENT(S):	TILE-KITCHEN	ID#(S) 0702



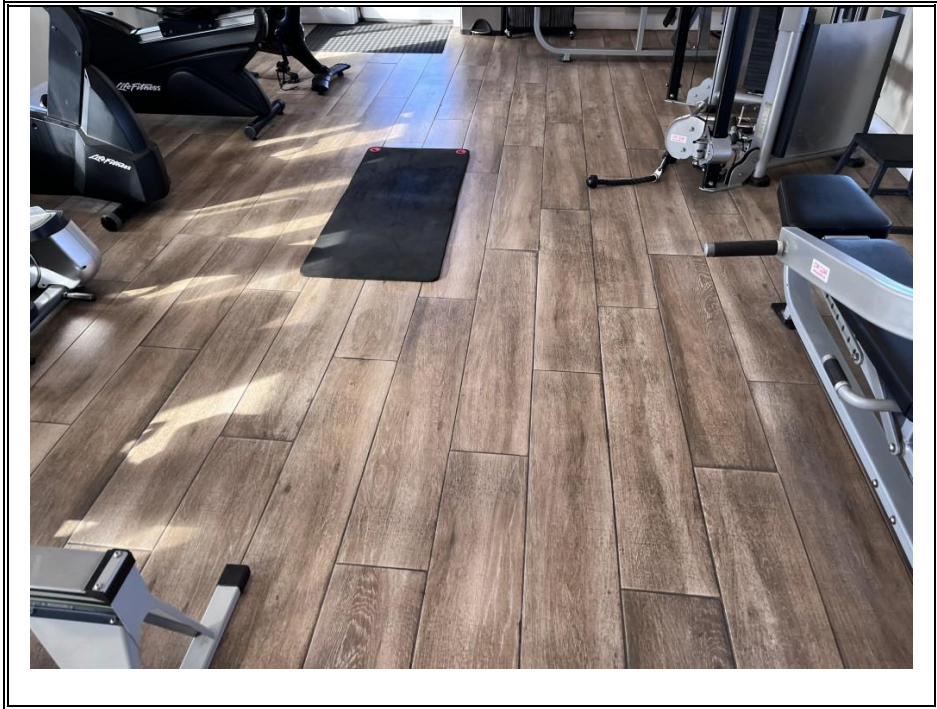
TILE-KITCHEN (TYPICAL)

OBSERVATIONS: *This component addresses the ceramic tile flooring in the kitchen. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	11 YEAR(S)
AVERAGE COMPONENT COST:	\$ 4,650

TO PROTECT YOUR INVESTMENT: *Clean and reseal grout.*

CATEGORY:	<i>FLOORING</i>	
COMPONENT(S):	<i>TILE-GYM</i>	ID#(S) 0703



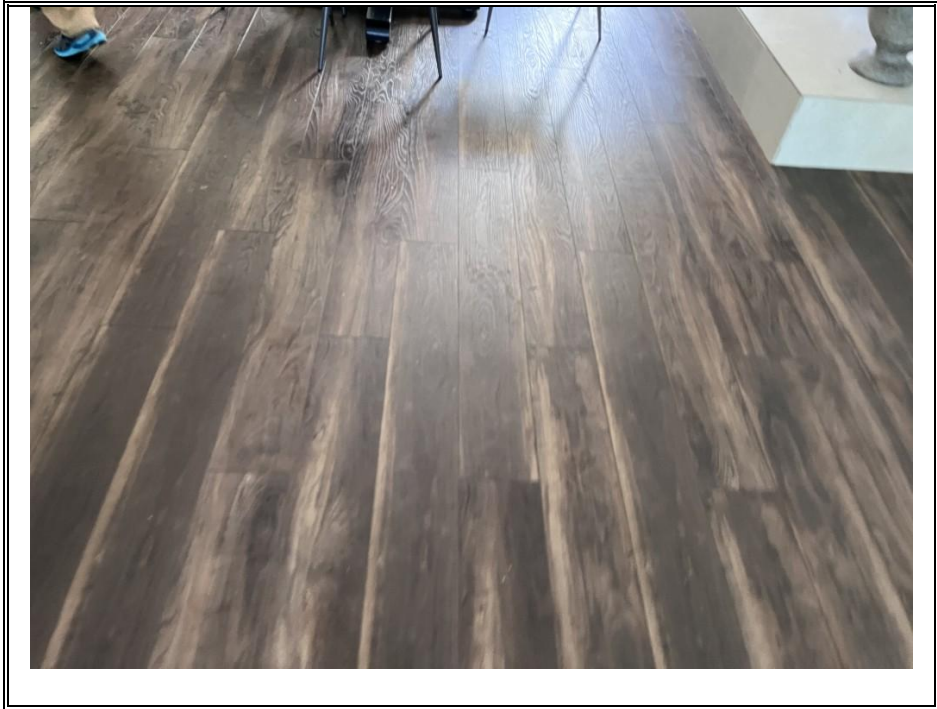
TILE-GYM (TYPICAL)

OBSERVATIONS: *This component addresses the glazed porcelain tile flooring in the gym. It appeared to be in good condition.*

TYPICAL USEFUL LIFE:	<i>25 YEAR(S)</i>
ESTIMATED REMAINING LIFE:	<i>16 YEAR(S)</i>
AVERAGE COMPONENT COST:	<i>\$ 9,000</i>

TO PROTECT YOUR INVESTMENT: *Clean and reseal grout.*

CATEGORY:	FLOORING	
COMPONENT(S):	LAMINATE	ID#(S) 0704



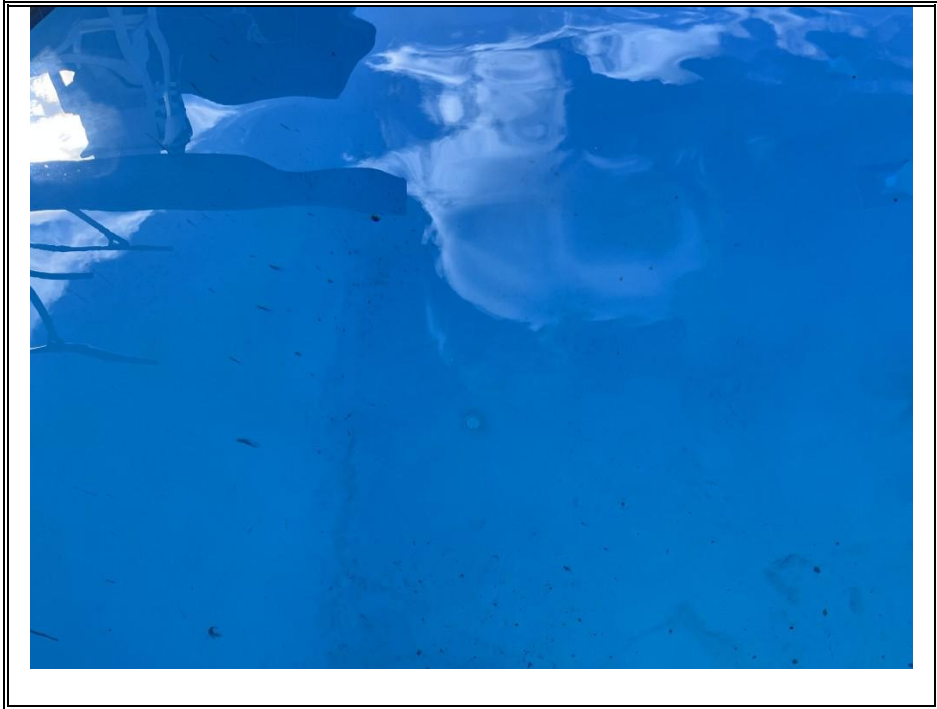
LAMINATE (TYPICAL)

OBSERVATIONS: *This component addresses the laminate flooring in the café and lobby. It appeared to be in various conditions; therefore, for purposes of reporting the remaining life has been averaged.*

TYPICAL USEFUL LIFE:	25 YEAR(S)
ESTIMATED REMAINING LIFE:	11 YEAR(S)
AVERAGE COMPONENT COST:	\$ 55,900

TO PROTECT YOUR INVESTMENT: *Lifting seams, corners, etc. should be re-glued and damaged areas repaired.*

CATEGORY:	POOL	
COMPONENT(S):	PLASTER	ID#(S) 0801



PLASTER (TYPICAL)

OBSERVATIONS: *This component addresses the plaster lining of the pool. We were informed that it was applied in 2021, and it appeared to be in an average condition. Coarseness of the plaster, which occurs over time, is conducive to algae growth and can be injurious to users of the pool (potential association liability).*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 54,850

TO PROTECT YOUR INVESTMENT: *Maintenance of a clean surface and proper chemical balance is essential for the longevity of the plaster lining.*

CATEGORY:	POOL	
COMPONENT(S):	TILE DECK	ID#(S) 0802



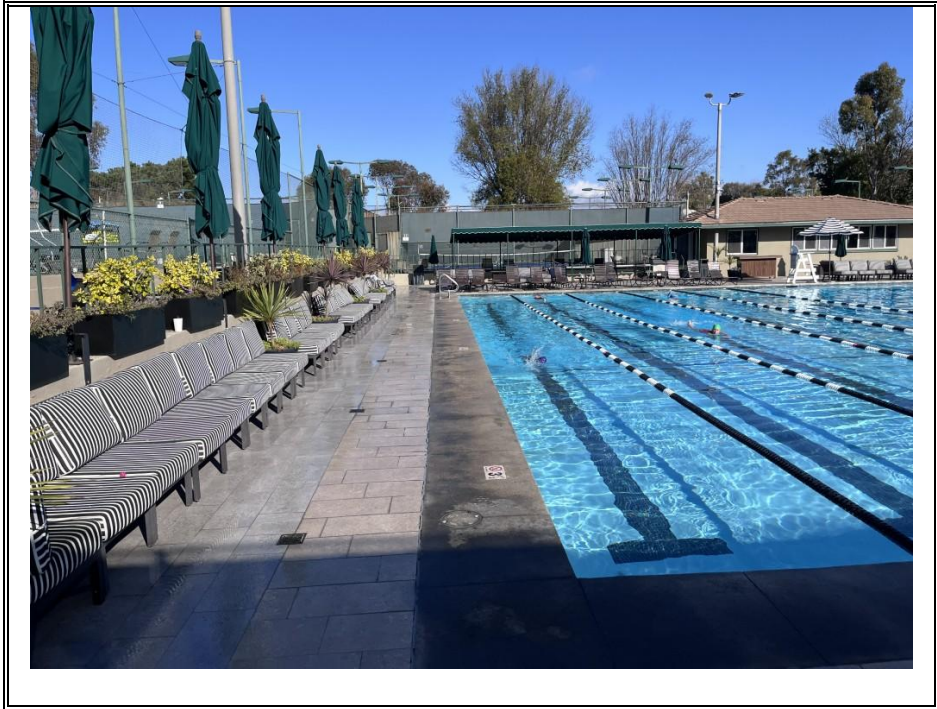
TILE DECK (TYPICAL)

OBSERVATIONS: *This component addresses the tile deck surfaces of the pool and exterior bar deck. There were surface drains which should allow for drainage of these areas, however, if the drains become clogged or standing water occurs, this may lead to moisture permeating through the concrete surface. We suggest monitoring the surfaces for signs of any excessive moisture. Should this occur, it is recommended that appropriate qualified specialists be consulted for further review and recommendations.*

TYPICAL USEFUL LIFE:	30 YEAR(S)
ESTIMATED REMAINING LIFE:	20 YEAR(S)
AVERAGE COMPONENT COST:	\$ 150,650

TO PROTECT YOUR INVESTMENT: *Grout should be resealed as necessary.*

CATEGORY:	POOL	
COMPONENT(S):	COPING JOINT	ID#(S) 0803



COPING JOINT (TYPICAL)

OBSERVATIONS: *This component addresses the caulking for the control joint (gap) between the pool decking and the coping. It appeared to be in average condition.*

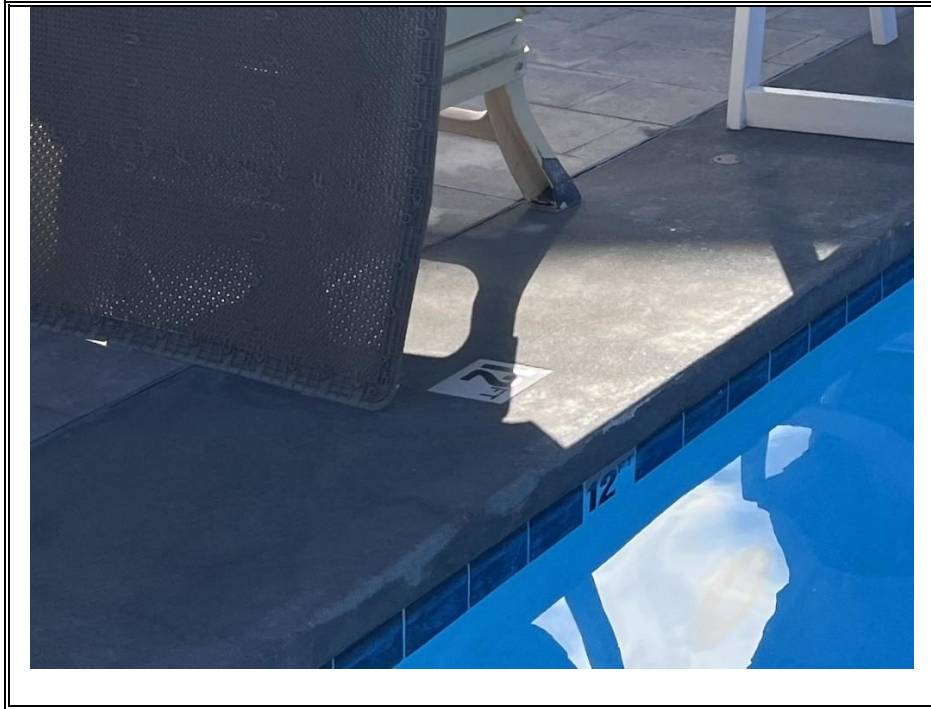
TYPICAL USEFUL LIFE:	8 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,900

TO PROTECT YOUR INVESTMENT: *A well-sealed joint will reduce the potential for cracking and settlement of the pool decks. Prior to subsequent re-caulking of the coping joint, the existing caulk should be removed.*

CATEGORY: POOL

COMPONENT(S): COPING/TILE

ID#(S) 0804



COPING/TILE (TYPICAL)

OBSERVATIONS: *This component addresses the coping and tile around the perimeter of the pool. It appeared to be in an average condition. It is suggested that replacement be coordinated with alternate re-plastering cycles.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 16,050

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for the coping and tile other than regular cleaning.*

CATEGORY: POOL

COMPONENT(S): EQUIPMENT

ID#(S) 0805



EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component addresses an allowance for the equipment that serves the pool. It appeared to be in average condition.*

TYPICAL USEFUL LIFE:

12 YEAR(S)

ESTIMATED REMAINING LIFE:

9 YEAR(S)

AVERAGE COMPONENT COST:

\$ 81,150

TO PROTECT YOUR INVESTMENT: *The equipment should be serviced regularly.*

CATEGORY: POOL

COMPONENT(S): DIVING BOARDS

ID#(S) 0806



DIVING BOARDS (TYPICAL)

OBSERVATIONS: *This component addresses the diving boards. They appeared to be in an average condition.*

TYPICAL USEFUL LIFE:

12 YEAR(S)

ESTIMATED REMAINING LIFE:

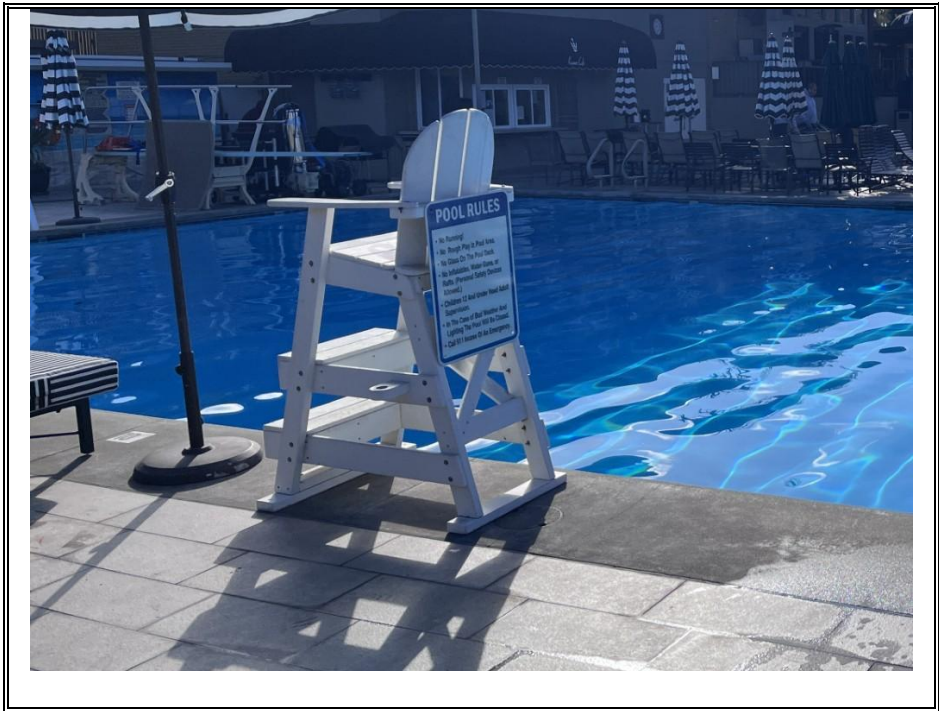
7 YEAR(S)

AVERAGE COMPONENT COST:

\$ 15,250

TO PROTECT YOUR INVESTMENT: *The equipment should be regularly cleaned and serviced by a qualified technician.*

CATEGORY:	POOL	
COMPONENT(S):	LIFEGUARD STAND	ID#(S) 0807



LIFEGUARD STAND (TYPICAL)

OBSERVATIONS: *This component addresses the lifeguard stands. They appeared to be in an average condition.*

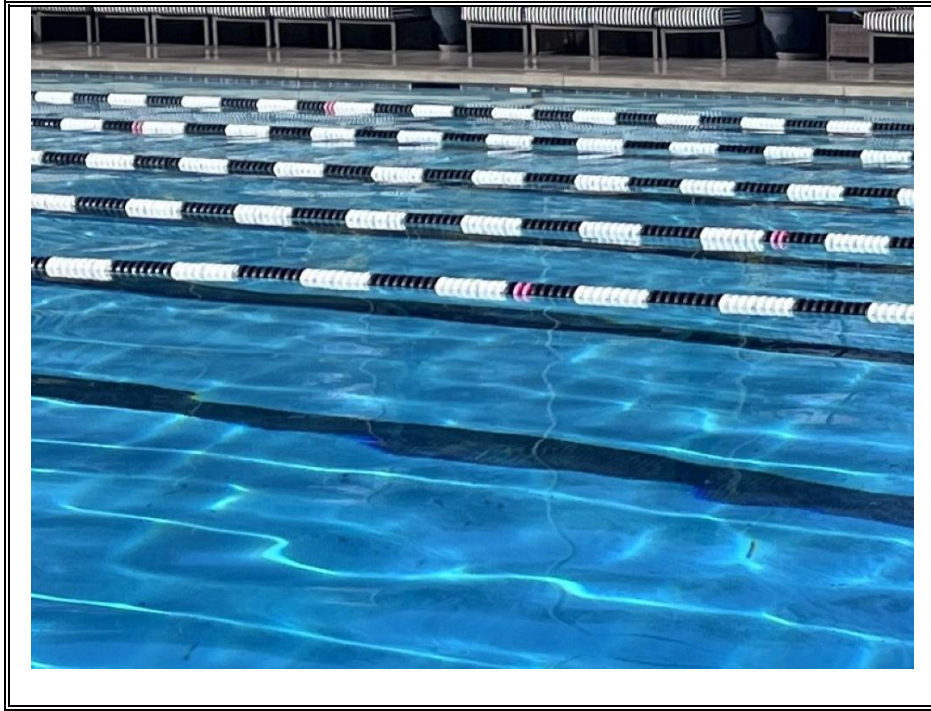
TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 9,250

TO PROTECT YOUR INVESTMENT:

CATEGORY: POOL

COMPONENT(S): LANE LINES

ID#(S) 0808



LANE LINES (TYPICAL)

OBSERVATIONS: *This component addresses the lane lines reels. They appeared to be in good condition.*

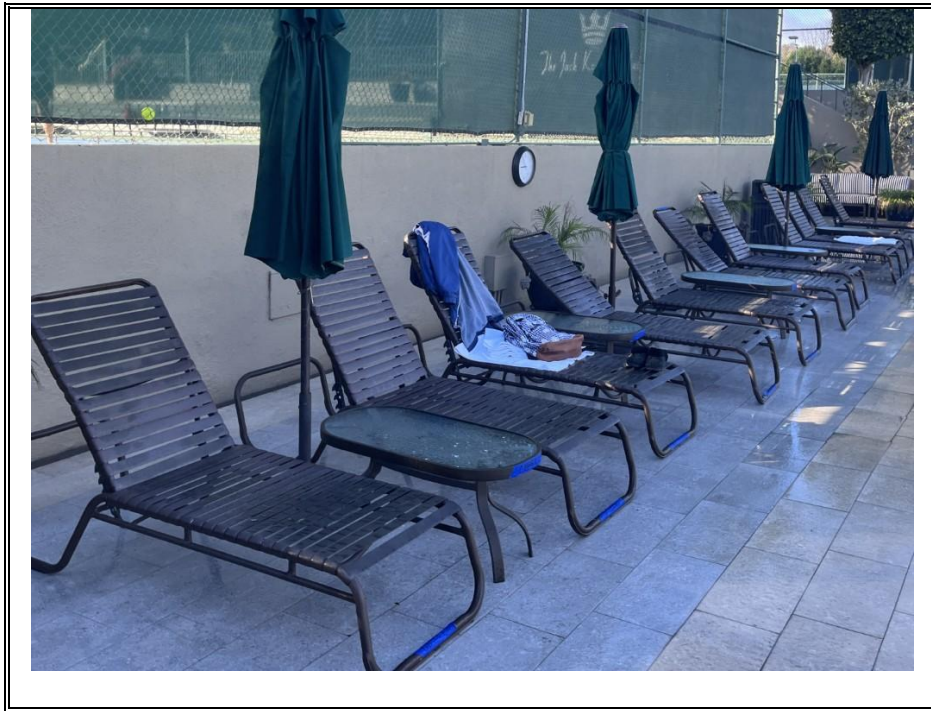
TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	9 YEAR(S)
AVERAGE COMPONENT COST:	\$ 5,650

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY: POOL

COMPONENT(S): FURNITURE

ID#(S) 0809



FURNITURE (TYPICAL)

OBSERVATIONS: *This component addresses for the replacement of the furniture around the pool, comprised of tables, chairs, lounges, and umbrellas. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 87,550

TO PROTECT YOUR INVESTMENT: *Vinyl strapped furniture should have a vinyl protection product applied regularly. Cleansers, undiluted bleach, scouring agents, solvents, and gasoline should never be used.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	ASPHALT SEAL COAT	ID#(S) 0901



ASPHALT SEAL COAT (TYPICAL)

OBSERVATIONS: *This component addresses the seal coat for the asphalt streets. It appeared to be in an aged condition. It serves to enhance the longevity of the underlying asphalt as well as its appearance by replenishing the oil and fine aggregates of the underlying asphalt. It is important that this procedure be undertaken within 6 months of any overlay or resurfacing and performed thereafter on a 3 – 5-year cycle (typically a warranty requirement).*

TYPICAL USEFUL LIFE:	4 YEAR(S)
ESTIMATED REMAINING LIFE:	0 YEAR(S)
AVERAGE COMPONENT COST:	\$ 4,650

TO PROTECT YOUR INVESTMENT: *Cracks exceeding ¼ inch should be repaired with a rubberized sealant compound. Irrigation run-off can accelerate degradation and should be prevented / diverted.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	ASPHALT REPLACEMENT	ID#(S) 0902



ASPHALT REPLACEMENT (TYPICAL)

OBSERVATIONS: *This component addresses replacement of the asphalt surfaces. The surfaces appeared to be in an aged condition, with major cracking noted throughout and failing infrastructure adjacent to Montecillo Dr. Aging, oxidation, erosion, and vehicle traffic eventually cause cracking, surface wear, and delamination of the seal coat. Replacement entails removal of the existing asphalt, grading and compaction of the aggregate base material, and the installation of hot asphalt. It is recommended that engineering be obtained prior to replacement. In conjunction with replacement, seal coat should be performed within 6 months and then at 3 – 5-year intervals thereafter.*

TYPICAL USEFUL LIFE:	40 YEAR(S)
ESTIMATED REMAINING LIFE:	0 YEAR(S)
AVERAGE COMPONENT COST:	\$ 69,550

TO PROTECT YOUR INVESTMENT: *Cracks exceeding ¼ inch should be repaired with a rubberized sealant compound. Irrigation run-off can accelerate degradation and should be prevented / diverted.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	RETAINING WALL-PARKING LOT	ID#(S) 0903



RETAINING WALL-PARKING LOT (TYPICAL)

OBSERVATIONS: *This component addresses a placeholder for the installation of a retaining wall along the sloped landscape between the parking lot and Montecillo Dr. Major erosion was noted along the slope, which appears to be the cause to the failing infrastructure at the adjacent sections of the parking lot. Further evaluation by a qualified contractor is recommended.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	CONCRETE-FLATWORK/WALLS	ID#(S) 0904



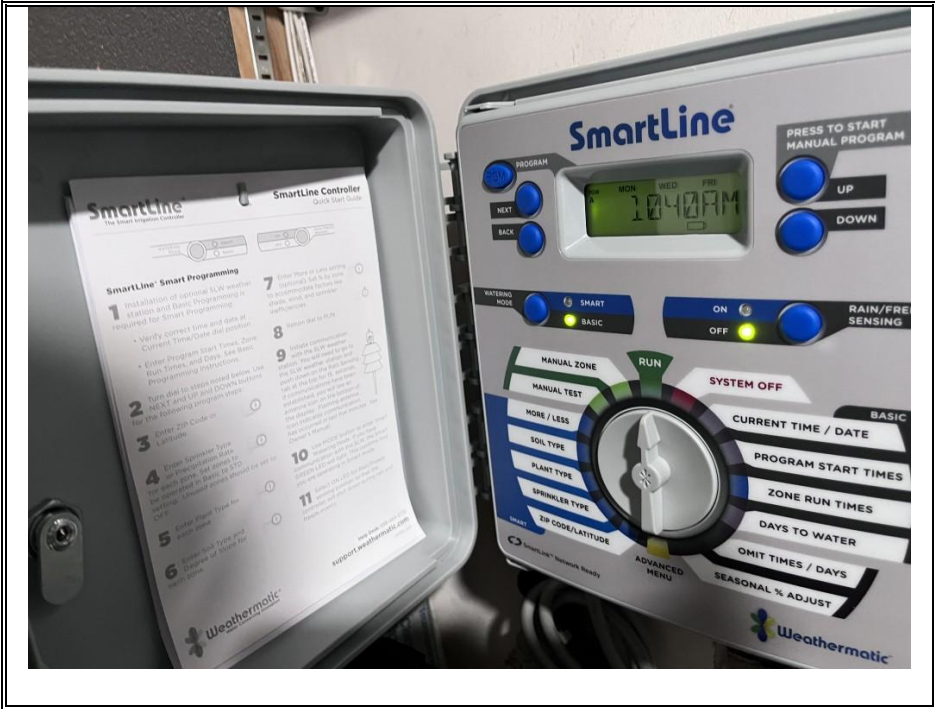
CONCRETE-FLATWORK/WALLS (TYPICAL)

OBSERVATIONS: *This component addresses a placeholder for the refurbishment of the concrete walkways and paths, as well as the concrete block wall fencing. Although they appeared to be in average condition, they should be regularly monitored for cracking and displacement. Otherwise, concrete areas are generally considered a lifetime component. Occasional repairs would typically be funded from the operating account.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Repair/seal cracks.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	IRRIGATION CONTROLLER	ID#(S) 0905



IRRIGATION CONTROLLER (TYPICAL)

OBSERVATIONS: This component addresses the irrigation controllers at the parking lot and in the office equipment room. They appeared to be in an average condition. It is recommended that any replacement be carried out on an as needed basis and funded from the operating budget.

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: Prevent overspray onto, and water accumulations adjacent to the structures. Remove and clean clogged sprinkler heads.

CATEGORY: LANDSCAPE/HARDSCAPE

COMPONENT(S): IRRIGATION PIPING

ID#(S) 0906



IRRIGATION PIPING (TYPICAL)

OBSERVATIONS: *This component addresses a placeholder for the refurbishment of the irrigation piping throughout the landscaping.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: N/A

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	MAJOR TREE TRIMMING/REMOVAL	ID#(S) 0907



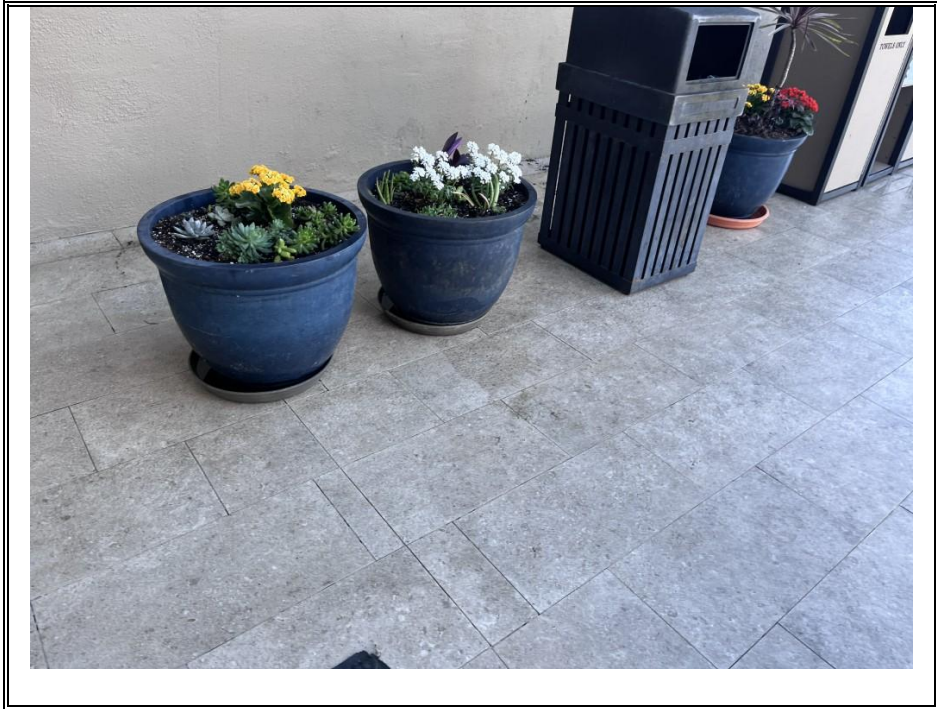
MAJOR TREE TRIMMING/REMOVAL (TYPICAL)

OBSERVATIONS: *This component addresses major tree trimming / removal. There were no major problems observed (or reported to us) with respect to structural damage from any trees. It is assumed that any maintenance is to be carried out on an as needed basis and funded from the operating account.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Annual tree trimming (operating budget item) will minimize the need for major tree topping, which may be detrimental to both the growth and stability of the trees.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	PLANTERS	ID#(S) 0908



PLANTERS (TYPICAL)

OBSERVATIONS: *This component addresses the planted pots. They generally appeared to be in an average condition. The trees and plants in these containers will eventually become root-bound, necessitating their replacement.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 41,700

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	ARTIFICIAL TURF	ID#(S) 0909



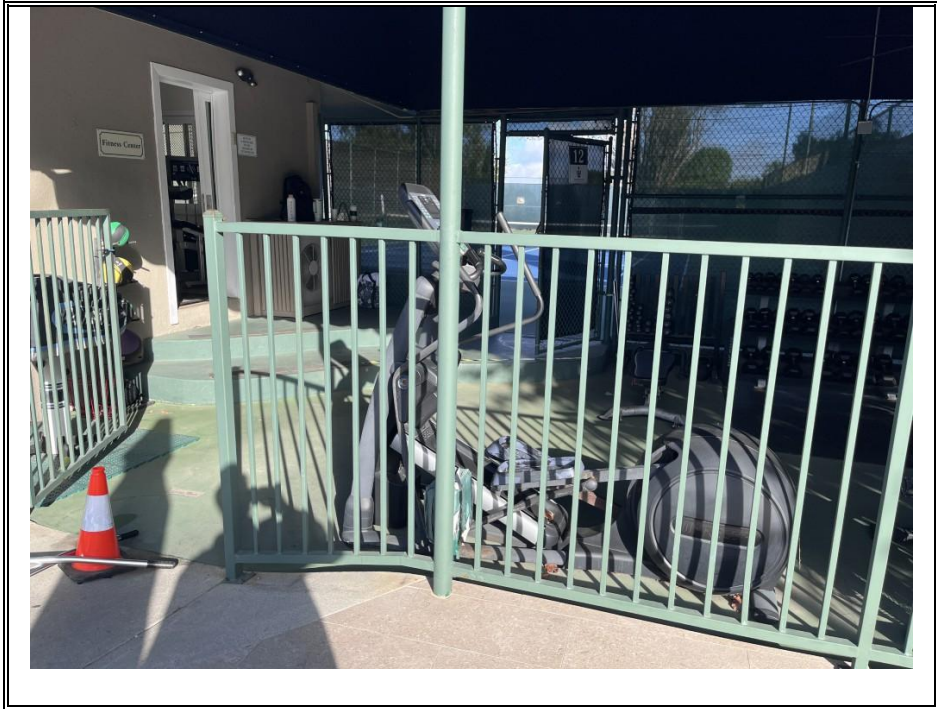
ARTIFICIAL TURF (TYPICAL)

OBSERVATIONS: *This component addresses the artificial turf adjacent to the lobby. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	11 YEAR(S)
AVERAGE COMPONENT COST:	\$ 11,600

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	WROUGHT IRON	ID#(S) 0910



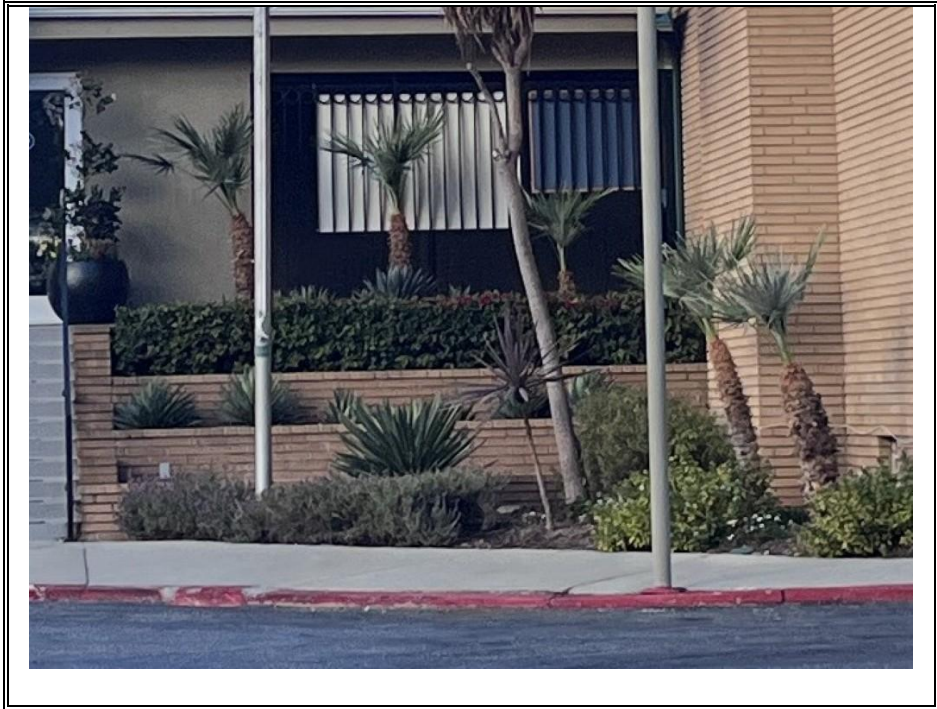
WROUGHT IRON (TYPICAL)

OBSERVATIONS: *This component addresses the wrought iron railing. It generally appeared to be in an average condition. If it is regularly painted and exposure to moisture kept to a minimum, most of the iron should have a life well beyond 30 years. However, based upon our opinion and prior experience, repair, and replacement of a portion of the wrought iron, particularly vehicle and pedestrian gates, should be anticipated due to inevitable corrosion from wear and exposure of some sections to constant sprinkler spray as well as proximity to the ground.*

TYPICAL USEFUL LIFE:	30 YEAR(S)
ESTIMATED REMAINING LIFE:	21 YEAR(S)
AVERAGE COMPONENT COST:	\$ 18,250

TO PROTECT YOUR INVESTMENT: *Inspect at least once per year, emphasizing welds, where it meets the spacers or walls. Painting is necessary to ensure the maximum life potential. Wrought iron can deteriorate from the inside out, thus it is recommended to bend or squeeze the metal and repair or replace if it gives. Where possible, direct exposure to the ground and sprinkler spray should be minimized.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	LANDSCAPE REMODEL	ID#(S) 0911



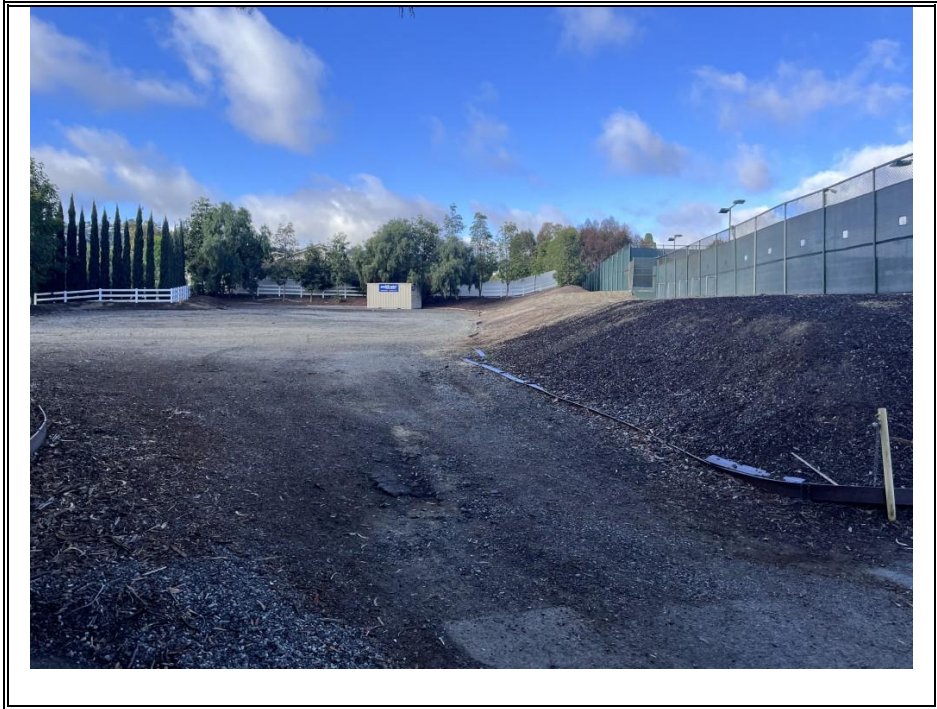
LANDSCAPE REMODEL (TYPICAL)

OBSERVATIONS: *This component addresses a placeholder for the refurbishment of the landscaping.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: N/A.

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	DIRT LOT	ID#(S) 0912



DIRT LOT (TYPICAL)

OBSERVATIONS: *This component addresses a placeholder for updating the dirt lot at the southernmost section of the parking lot.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: N/A.

CATEGORY:	SPORTS COURT	
COMPONENT(S):	PLAYING SURFACES-TENNIS	ID#(S) 1001



PLAYING SURFACES-TENNIS (TYPICAL)

OBSERVATIONS: *This component addresses the playing surfaces of the tennis courts. They appeared to be in good condition. Re-surfacing is critical to ensure the proper "speed of play" for the tennis players.*

TYPICAL USEFUL LIFE:	6 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 91,600

TO PROTECT YOUR INVESTMENT: *Proper footwear will protect the playing surface from excessive wear.*

CATEGORY:	SPORTS COURT	
COMPONENT(S):	PLAYING SURFACES-BASKETBALL	ID#(S) 1002



PLAYING SURFACES-BASKETBALL (TYPICAL)

OBSERVATIONS: *This component addresses the playing surfaces of the basketball court. It appeared to be in an average condition. Re-surfacing is critical to ensure the proper "speed of play" for the tennis players.*

TYPICAL USEFUL LIFE:	6 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,500

TO PROTECT YOUR INVESTMENT: *Proper footwear will protect the playing surface from excessive wear.*

CATEGORY:	SPORTS COURT	
COMPONENT(S):	WINDSCREEN	ID#(S) 1003



WINDSCREEN (TYPICAL)

OBSERVATIONS: *This component addresses the custom stenciled windscreen for the chain-link fencing around the tennis courts. It appeared to be in various conditions, mostly aged; therefore, for purposes of reporting the remaining life has been averaged. It serves the purpose of blocking some of the wind as well as providing a solid uniform background that improves ball definition for the player.*

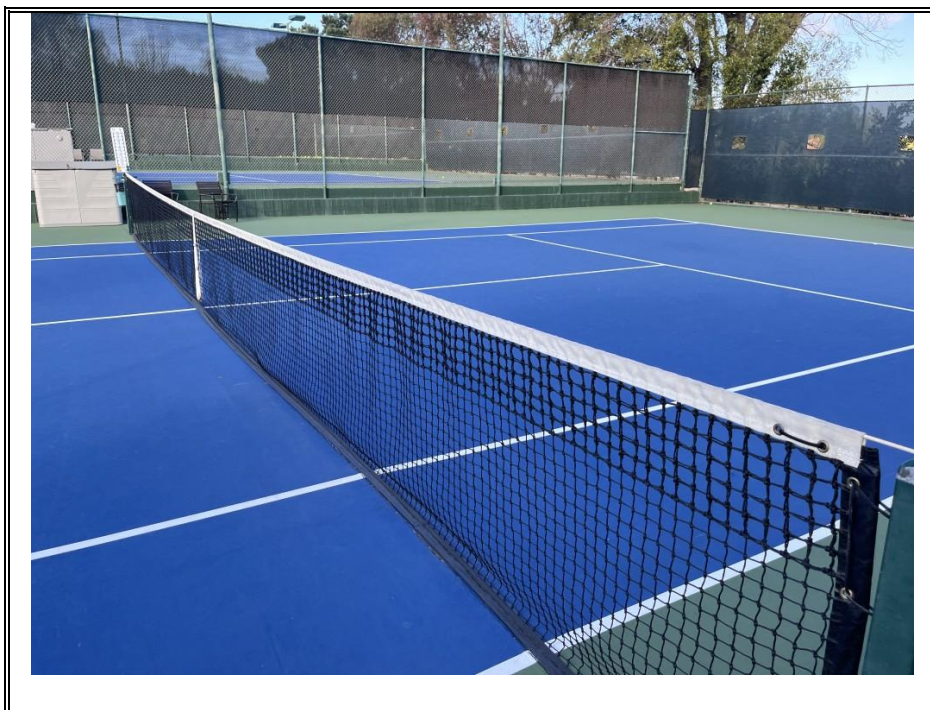
TYPICAL USEFUL LIFE:	8 YEAR(S)
ESTIMATED REMAINING LIFE:	0 YEAR(S)
AVERAGE COMPONENT COST:	\$ 23,200

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY: SPORTS COURT

COMPONENT(S): NETS

ID#(S) 1004



NETS (TYPICAL)

OBSERVATIONS: *This component addresses the nets for the tennis courts. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 8,050

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	SPORTS COURT	
COMPONENT(S):	BASKETBALL HOOPS	ID#(S) 1005



BASKETBALL HOOPS (TYPICAL)

OBSERVATIONS: *This component addresses the portable basketball hoops. They appeared to be in an average condition.*

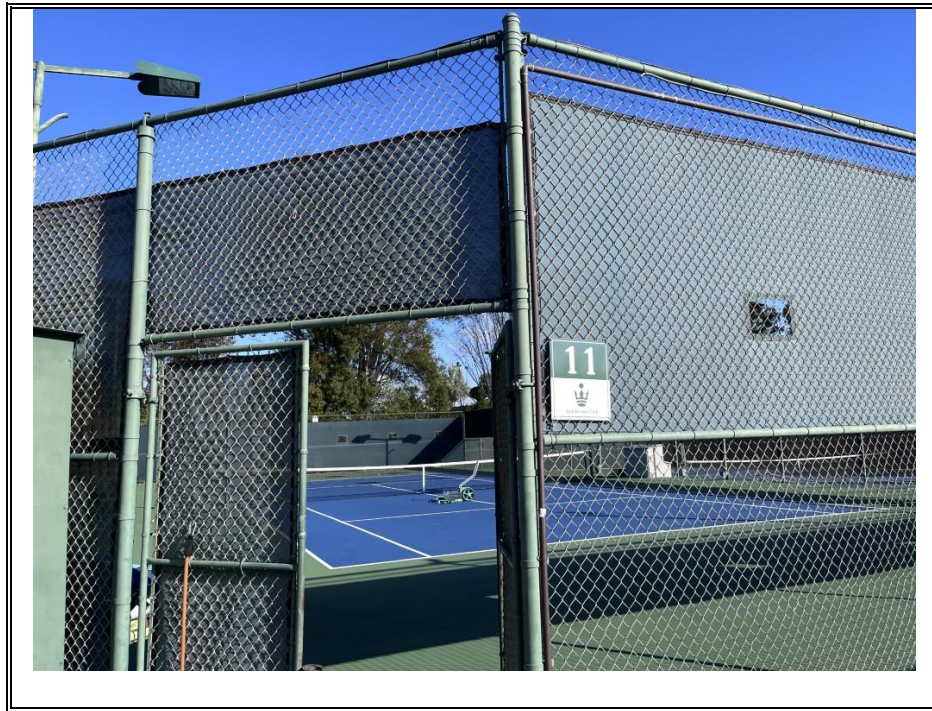
TYPICAL USEFUL LIFE:	8 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,650

TO PROTECT YOUR INVESTMENT: *Refer to the manufacturer's instructions on maintenance and cleaning.*

CATEGORY: SPORTS COURT

COMPONENT(S): CHAIN LINK FENCING

ID#(S) 1006



CHAIN LINK FENCING (TYPICAL)

OBSERVATIONS: *This component addresses the chain link fencing around the sports courts and throughout the club. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	30 YEAR(S)
ESTIMATED REMAINING LIFE:	20 YEAR(S)
AVERAGE COMPONENT COST:	\$ 156,450

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component other than ensuring that it is securely fastened to its framework.*

CATEGORY:	SPORTS COURT	
COMPONENT(S):	SPORTS EQUIPMENT	ID#(S) 1007



SPORTS EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component addresses an allowance for the periodic repair, replacement, refurbishment, or maintenance of the sports equipment.*

TYPICAL USEFUL LIFE:	8 YEAR(S)
ESTIMATED REMAINING LIFE:	7 YEAR(S)
AVERAGE COMPONENT COST:	\$ 9,900

TO PROTECT YOUR INVESTMENT: *Refer to the manufacturer's instructions on maintenance and cleaning.*

CATEGORY: KITCHEN

COMPONENT(S): SINK

ID#(S) 1101



SINK (TYPICAL)

OBSERVATIONS: *This component addresses the stainless-steel washing station for the kitchen. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:

25 YEAR(S)

ESTIMATED REMAINING LIFE:

15 YEAR(S)

AVERAGE COMPONENT COST:

\$ 10,700

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY: KITCHEN

COMPONENT(S): SODA MACHINE

ID#(S) 1102



SODA MACHINE (TYPICAL)

OBSERVATIONS: *This component addresses the soda machine for the kitchen. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:

15 YEAR(S)

ESTIMATED REMAINING LIFE:

5 YEAR(S)

AVERAGE COMPONENT COST:

\$ 4,350

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY:	KITCHEN	
COMPONENT(S):	REFRIGERATED CHEST-FREEZERS	ID#(S) 1103



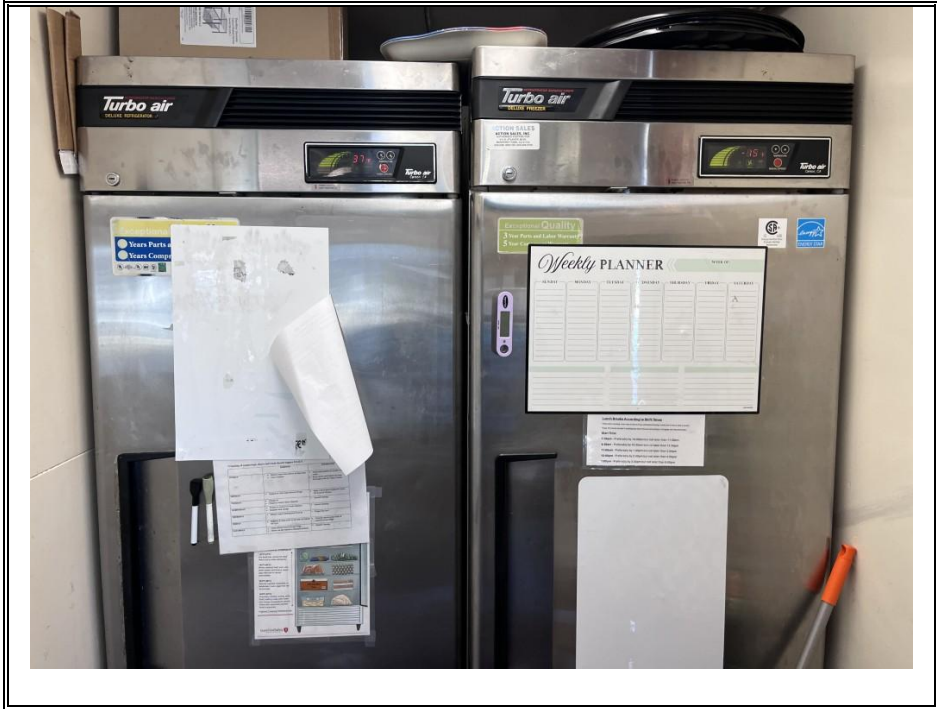
REFRIGERATED CHEST-FREEZERS (TYPICAL)

OBSERVATIONS: *This component addresses the reach-in refrigerated chest units with stainless countertops that serve the cash register and POS systems for the kitchen. They appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 13,400

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY:	KITCHEN	
COMPONENT(S):	REACH-IN REFRIGERATION-REFRIGERATORS	ID#(S) 1104



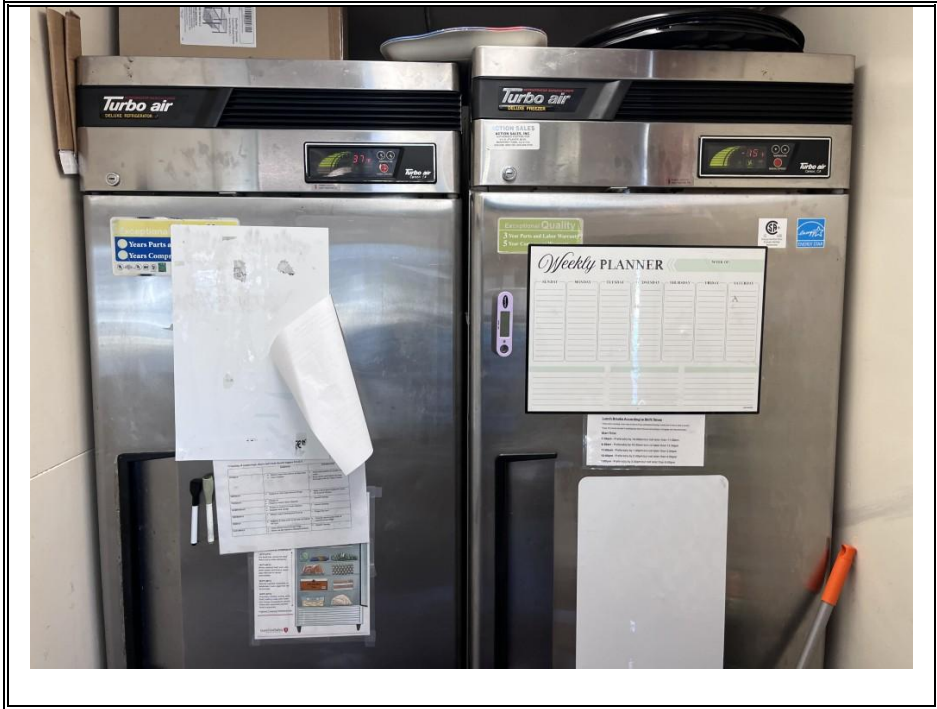
REACH-IN REFRIGERATION-REFRIGERATORS (TYPICAL)

OBSERVATIONS: *This component addresses the self-contained reach-in refrigeration units for the kitchen. They appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	8 YEAR(S)
AVERAGE COMPONENT COST:	\$ 44,300

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY:	KITCHEN	
COMPONENT(S):	REACH-IN REFRIGERATION-FREEZERS	ID#(S) 1105



REACH-IN REFRIGERATION-FREEZERS (TYPICAL)

OBSERVATIONS: *This component addresses self-contained reach-in refrigeration units that serve as freezers for the kitchen. They appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	8 YEAR(S)
AVERAGE COMPONENT COST:	\$ 66,450

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY: KITCHEN

COMPONENT(S): REFRIGERATED PREP STATION

ID#(S) 1106



REFRIGERATED PREP STATION (TYPICAL)

OBSERVATIONS: *This component addresses a prep-station with a refrigerated base. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	15 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,450

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY:	<i>KITCHEN</i>	
COMPONENT(S):	<i>DUAL CONVECTION OVEN</i>	ID#(S) 1107



DUAL CONVECTION OVEN (TYPICAL)

OBSERVATIONS: *This component addresses a dual convection oven with cooktop for the kitchen. We were informed that it was installed circa 2026, and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	<i>20 YEAR(S)</i>
ESTIMATED REMAINING LIFE:	<i>19 YEAR(S)</i>
AVERAGE COMPONENT COST:	<i>\$ 10,450</i>

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY: KITCHEN

COMPONENT(S): DEEP FRYER

ID#(S) 1108



DEEP FRYER (TYPICAL)

OBSERVATIONS: *This component addresses a deep fryer for the kitchen. It appeared to be in an average condition.*

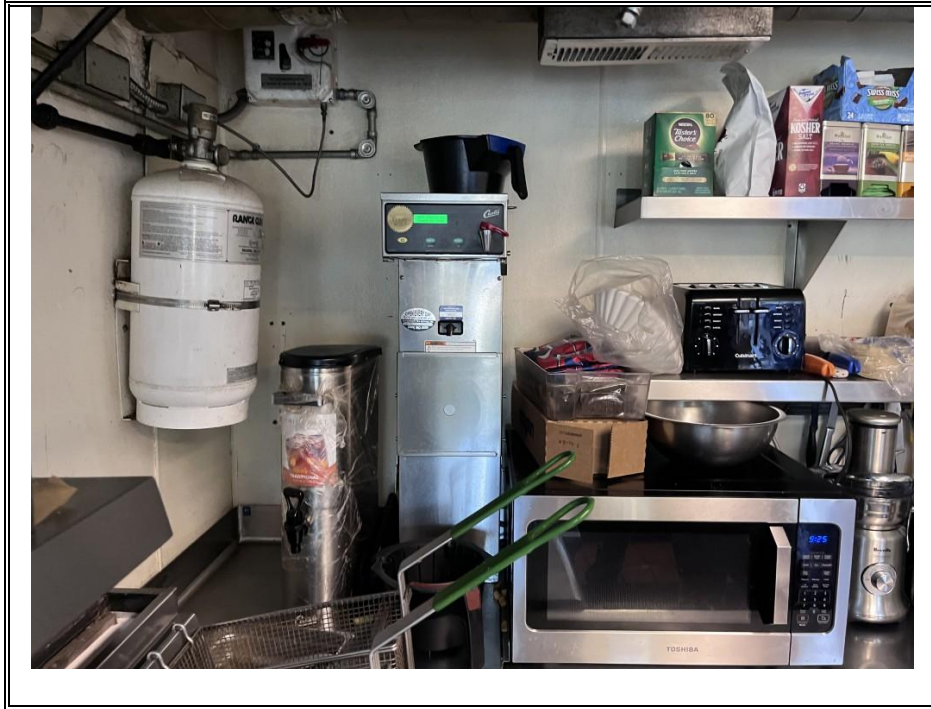
TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 5,800

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY: KITCHEN

COMPONENT(S): COMMERCIAL MICROWAVE

ID#(S) 1109



COMMERCIAL MICROWAVE (TYPICAL)

OBSERVATIONS: *This component addresses a commercial microwave oven for the kitchen. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:

20 YEAR(S)

ESTIMATED REMAINING LIFE:

4 YEAR(S)

AVERAGE COMPONENT COST:

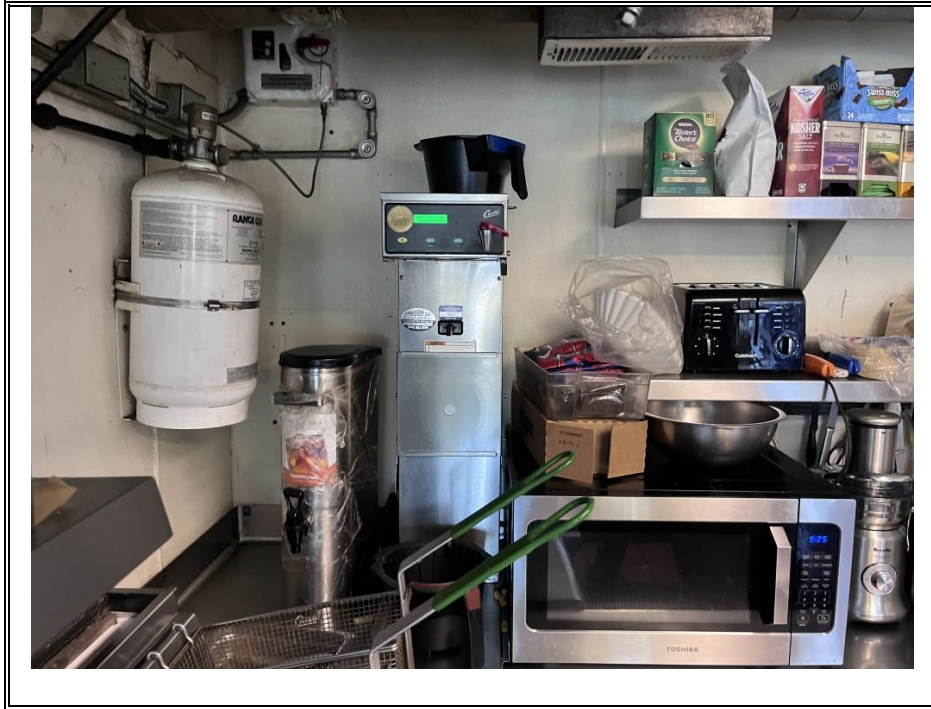
\$ 2,100

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY: KITCHEN

COMPONENT(S): HOT POT

ID#(S) 1110



HOT POT (TYPICAL)

OBSERVATIONS: *This component addresses a hot pot that addresses hot water to brew coffee / tea. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:

15 YEAR(S)

ESTIMATED REMAINING LIFE:

5 YEAR(S)

AVERAGE COMPONENT COST:

\$ 1,450

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY:	KITCHEN	
COMPONENT(S):	EXHAUST HOOD	ID#(S) 1111



EXHAUST HOOD (TYPICAL)

OBSERVATIONS: *This component addresses an exhaust hood for the kitchen. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	30 YEAR(S)
ESTIMATED REMAINING LIFE:	20 YEAR(S)
AVERAGE COMPONENT COST:	\$ 24,350

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY: KITCHEN

COMPONENT(S): KITCHEN HOOD EXHAUSTER

ID#(S) 1112



KITCHEN HOOD EXHAUSTER (TYPICAL)

OBSERVATIONS: *This component addresses a motor for the kitchen exhaust hood. It was inaccessible for inspection (encased). Therefore, for purposes of reporting the remaining life has been estimated.*

TYPICAL USEFUL LIFE:	30 YEAR(S)
ESTIMATED REMAINING LIFE:	20 YEAR(S)
AVERAGE COMPONENT COST:	\$ 27,900

TO PROTECT YOUR INVESTMENT: *It is recommended this equipment be serviced regularly by a qualified technician.*

CATEGORY: RECREATION FACILITIES

COMPONENT(S): WET BAR

ID#(S) 1201



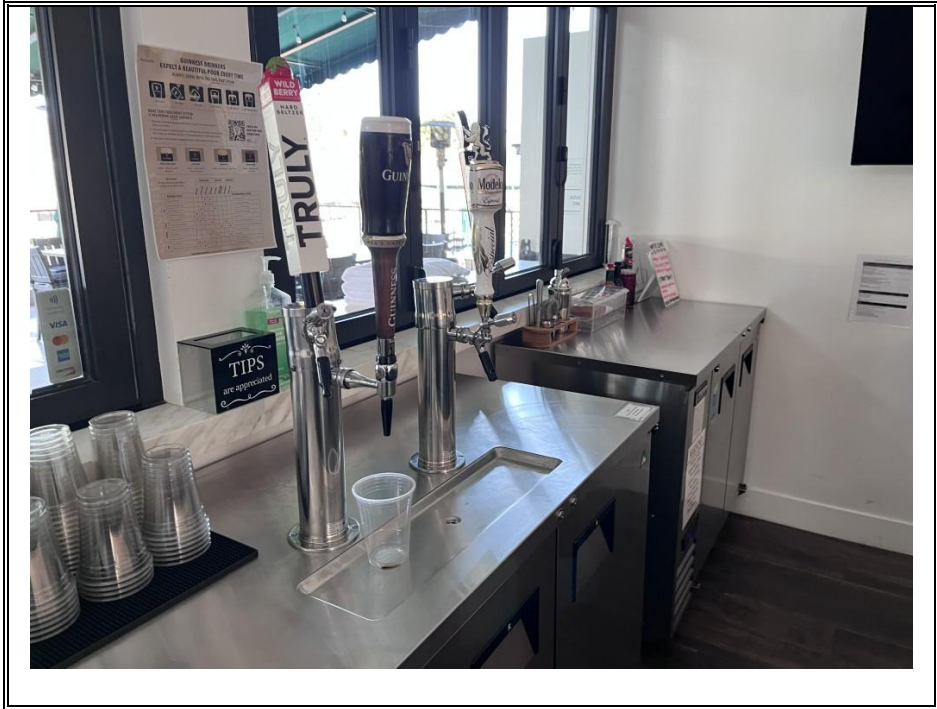
WET BAR (TYPICAL)

OBSERVATIONS: *This component addresses the wet bar on the pool-side exterior of the café, comprised of an ice machine, water bottle filler, refrigerators, sink, beer tap, and marble countertops. It appeared to be in an average condition. The average component cost is general for the type of equipment in use.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	11 YEAR(S)
AVERAGE COMPONENT COST:	\$ 11,850

TO PROTECT YOUR INVESTMENT: *General cleaning should be done on a regular basis.*

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	PANTRY/ BAR EQUIPMENT	ID#(S) 1202



PANTRY/ BAR EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component addresses the equipment of the bar / pantry in the café, comprised of refrigerators, beer taps, sinks, a dishwasher, oven, air fryer, marble countertops, and cabinets. It appeared to be in an average condition. The average component cost is general for the type of equipment in use.*

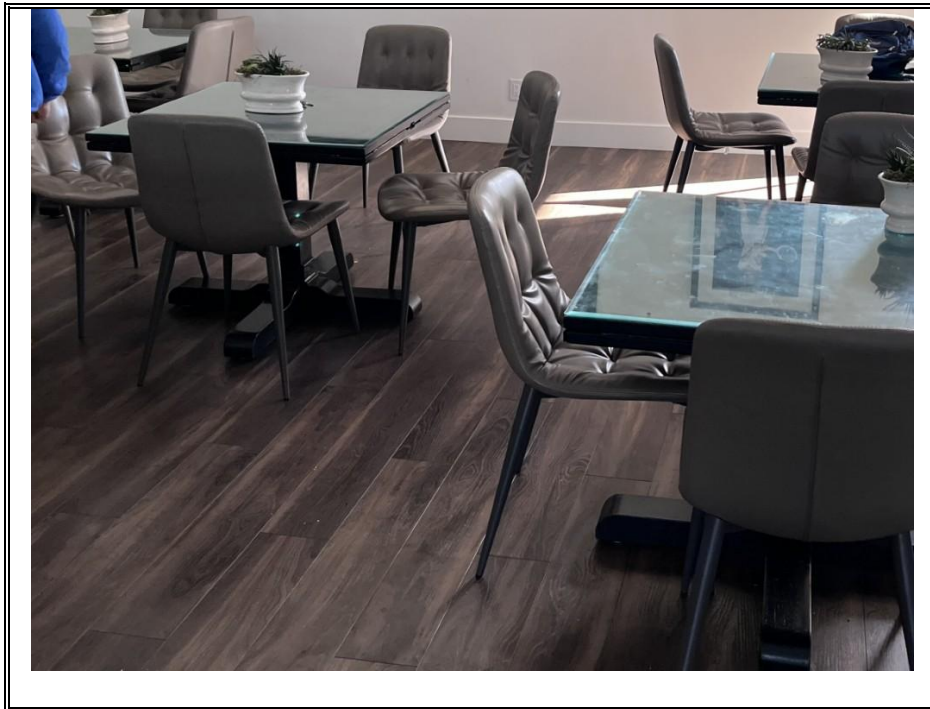
TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	11 YEAR(S)
AVERAGE COMPONENT COST:	\$ 21,650

TO PROTECT YOUR INVESTMENT: *General cleaning should be done on a regular basis.*

CATEGORY: RECREATION FACILITIES

COMPONENT(S): FURNISHINGS-CAFÉ

ID#(S) 1203



FURNISHINGS-CAFÉ (TYPICAL)

OBSERVATIONS: *This component addresses the furniture in the café, comprised of tables, chairs, barstools, TVs, artwork, ceiling fans, planters, and a fireplace. It appeared to be in an average condition. The average component cost is general for the type of furnishings in use.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
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ESTIMATED REMAINING LIFE:	11 YEAR(S)
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AVERAGE COMPONENT COST:	\$ 18,550
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TO PROTECT YOUR INVESTMENT: *General cleaning should be done on a regular basis.*

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	FURNISHINGS-LOBBY	ID#(S) 1204



FURNISHINGS-LOBBY (TYPICAL)

OBSERVATIONS: *This component addresses the furniture in the lobby, comprised of a glass screen wall, front desk, credenzas, display cases, refrigerators, countertops and cabinets, TVs, tables, chairs, computers, monitors, and tablets. It appeared to be in various conditions; therefore, for purposes of reporting the remaining life has been averaged. The average component cost is general for the type of furnishings in use.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 23,700

TO PROTECT YOUR INVESTMENT: *General cleaning should be done on a regular basis.*

CATEGORY: RECREATION FACILITIES

COMPONENT(S): OFFICE EQUIPMENT

ID#(S) 1205



OFFICE EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component addresses the equipment in the offices in the lobby, comprised of desks, chairs, filing cabinets, personal cabinets, computers, monitors, TVs, a refrigerator, and a mini fridge. It appeared to be in various conditions; therefore, for purposes of reporting the remaining life has been averaged. The average component cost is general for the type of equipment in use.*

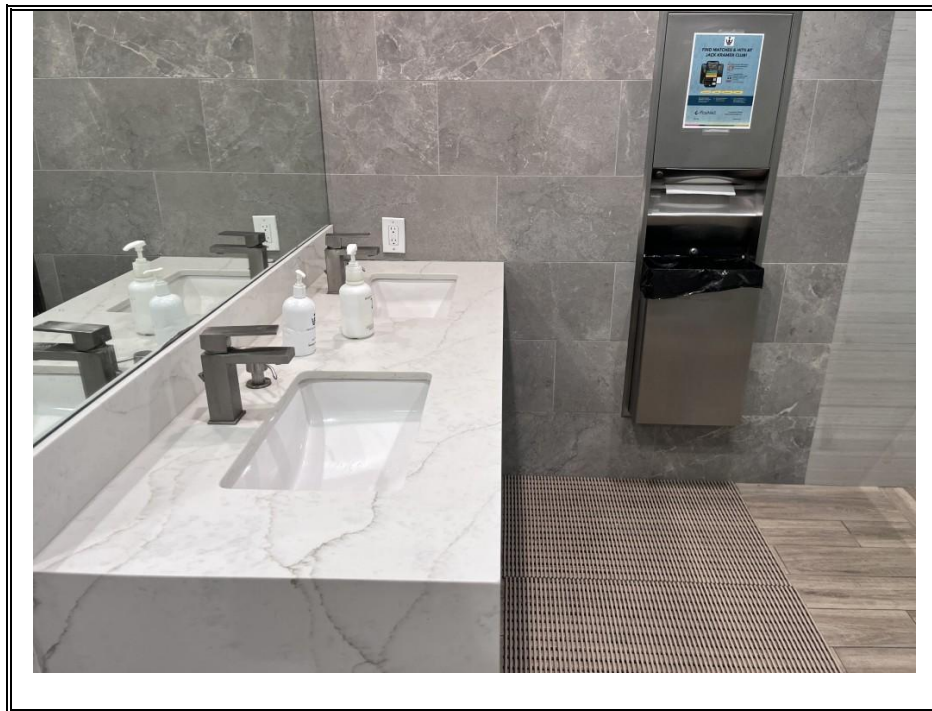
TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	11 YEAR(S)
AVERAGE COMPONENT COST:	\$ 15,450

TO PROTECT YOUR INVESTMENT: *Maintenance should be performed according to the various manufacturers' specifications (refer to the respective operating manuals for same).*

CATEGORY: RECREATION FACILITIES

COMPONENT(S): RESTROOMS

ID#(S) 1206



RESTROOMS (TYPICAL)

OBSERVATIONS: *This component addresses the remodeling of the restrooms, comprised of showers, lockers, toilets, urinals, mirrors, partitions, soap / towel dispensers, TVs, and floor and wall tile. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	16 YEAR(S)
AVERAGE COMPONENT COST:	\$ 65,900

TO PROTECT YOUR INVESTMENT: *The restrooms should be maintained in a sanitized condition.*

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	FITNESS EQUIPMENT	ID#(S) 1207



FITNESS EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component addresses the fitness equipment in the gym, comprised of treadmills, ellipticals, stationary bicycles, rowing machines, ski simulators, weight machines, dumbbells / racks, leg / squat racks, and a TV. It appeared to be in various conditions; therefore, for purposes of reporting the remaining life has been averaged. Some of the equipment would most likely be replaced while other items may lend themselves to being refurbished. The average component cost is general for this type of equipment.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	9 YEAR(S)
AVERAGE COMPONENT COST:	\$ 113,300

TO PROTECT YOUR INVESTMENT: *The equipment should be maintained in a sanitary condition. Applicable instructions as well as warnings should be posted with respect to proper use of the equipment.*

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	PLAY STRUCTURE	ID#(S) 1208



PLAY STRUCTURE (TYPICAL)

OBSERVATIONS: *This component addresses the play structure. It appeared to be in an average to aging condition. Play structures can range in price from just under \$5,000 for a simple swing set to well over \$75,000 for a more elaborate modular system with swings, slides, bridges, climbers, tubes, and towers. Per the Health & Safety Code, playground equipment must be inspected by a playground safety inspector certified by the National Playground Safety Institute. Equipment installed prior to 1994 must either be replaced or upgraded to State Regulations; equipment installed between the years 1994 and 1999 need only be upgraded to meet standards set forth by the Consumer Product Safety Commission.*

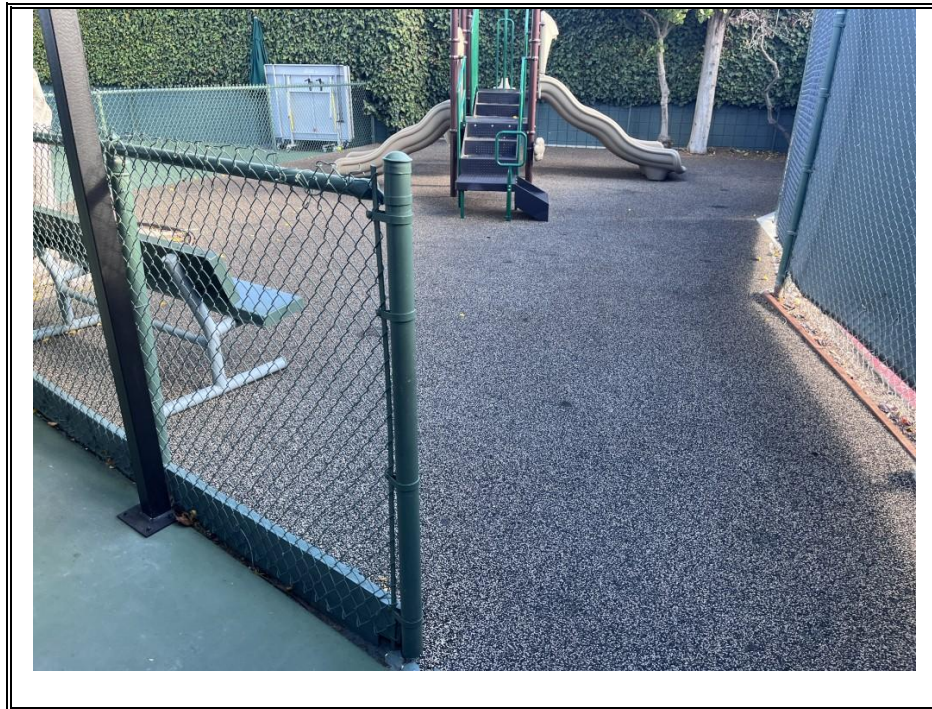
TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 25,750

TO PROTECT YOUR INVESTMENT: *Per the U.S. Consumer Product Safety Commission, play structures should be regularly checked to ensure they are in good condition. This addresses examination for sharp points or edges, dangerous hardware (such as open "S" hooks or protruding bolt ends), and tripping hazards (including exposed concrete footings, tree stumps, rocks, etc.). In the case of adjacent structures that are over 30 inches high, they should be spaced at least 9 feet apart. Elevated surfaces, including platforms and ramps, should have guardrails to prevent falls. Spaces that could trap children, such as openings in guardrails or between ladder rungs, should measure either less than 3.5 inches or more than 9 inches. Surfaces around the equipment should have at least 12 inches of loose-fill material, or are mats made of safety-tested rubber-like materials. These surfaces should extend at least 6 feet in all directions, and in the case of swings at least twice the height of the suspending bar in back and in front.*

CATEGORY: RECREATION FACILITIES

COMPONENT(S): PLAYGROUND SURFACING

ID#(S) 1209



PLAYGROUND SURFACING (TYPICAL)

OBSERVATIONS: *This component addresses the rubber surfacing beneath the play structure. It appeared to be in average to aging condition.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 17,500

TO PROTECT YOUR INVESTMENT: *Per the U.S. Consumer Product Safety Commission, acceptable playground surfacing addresses loose-fill (i.e. wood chips, mulch, sand, gravel, etc.) and unitary materials (i.e. shredded tires, rubber, or rubber-like mats). Loose-fill materials tend to get displaced due to activity/wind, as well decompose and compact over time, requiring periodic replenishment. Unitary materials typically have a higher initial cost; however, they afford low maintenance, longer life expectancy and consistent shock absorbency. For further information it is recommended that the "Handbook for Public Playground Safety" be obtained from the CPSC at (800) 638-2772.*

CATEGORY: RECREATION FACILITIES

COMPONENT(S): PICNIC TABLES

ID#(S) 1210



PICNIC TABLES (TYPICAL)

OBSERVATIONS: *This component addresses the coated metal picnic tables in the basketball area and adjacent to the gym. They appeared to be in an average to aging condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 7,850

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	BENCHES	ID#(S) 1211



BENCHES (TYPICAL)

OBSERVATIONS: *This component addresses the coated metal benches throughout the club. We were informed that the majority were installed in 2026, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	25 YEAR(S)
ESTIMATED REMAINING LIFE:	24 YEAR(S)
AVERAGE COMPONENT COST:	\$ 28,450

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY: RECREATION FACILITIES

COMPONENT(S): TRASH / LINEN CANS

ID#(S) 1212



TRASH / LINEN CANS (TYPICAL)

OBSERVATIONS: *This component addresses the plastic and coated metal trash / linen receptacles throughout the club. They generally appeared to be in good condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	16 YEAR(S)
AVERAGE COMPONENT COST:	\$ 12,350

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	BARBECUES	ID#(S) 1213



BARBECUES (TYPICAL)

OBSERVATIONS: *This component addresses the portable propane barbecues. They generally appeared to be in an average condition.*

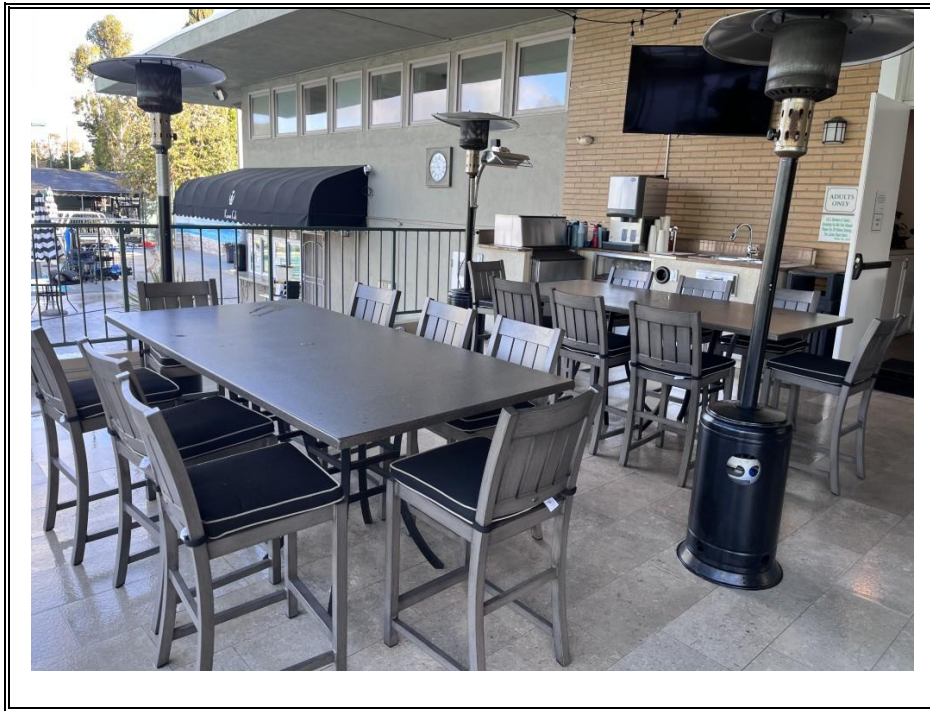
TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 5,550

TO PROTECT YOUR INVESTMENT: *It is essential that local fire and safety codes be checked for safety specifications, such as safety valves and proper clearance of grills from walls. In addition, it is recommended that the fire insurance policy be reviewed to ensure compliance. Maintenance should include regular cleaning of the internal grills as well as the exteriors. Care should be exercised to ensure that the gas is turned off when not in use. This would not only serve to save fuel but reduce the potential of fire hazard.*

CATEGORY: RECREATION FACILITIES

COMPONENT(S): CLUB FURNITURE

ID#(S) 1214



CLUB FURNITURE (TYPICAL)

OBSERVATIONS: *This component addresses the exterior furniture throughout the club, comprised of tables, chairs, folding tables, cushioned lounges, coffee tables, portable bar tops, portable heaters, ice machines, high top tables / chairs, umbrellas, water bottle stations, and fire pits. It generally appeared to be in good condition.*

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	9 YEAR(S)
AVERAGE COMPONENT COST:	\$ 82,400

TO PROTECT YOUR INVESTMENT: *General cleaning should be done on a regular basis.*

CATEGORY: MISCELLANEOUS

COMPONENT(S): LAUNDRY EQUIPMENT

ID#(S) 1301



LAUNDRY EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component addresses the washers and dryers in the laundry rooms. They appeared to be in an average condition.*

TYPICAL USEFUL LIFE:

12 YEAR(S)

ESTIMATED REMAINING LIFE:

5 YEAR(S)

AVERAGE COMPONENT COST:

\$ 7,400

TO PROTECT YOUR INVESTMENT: *It is recommended that a maintenance contract be obtained from a qualified specialist.*

CATEGORY:	MISCELLANEOUS	
COMPONENT(S):	MAINTENANCE SHED	ID#(S) 1302



MAINTENANCE SHED (TYPICAL)

OBSERVATIONS: *This component addresses the maintenance shed behind the basketball court. It appeared to be in an average to aging condition.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 3,000

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY: MISCELLANEOUS

COMPONENT(S): MAINTENANCE EQUIPMENT

ID#(S) 1303



MAINTENANCE EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component addresses the maintenance equipment. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 5,150

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY: MISCELLANEOUS

COMPONENT(S): SCISSOR LIFT

ID#(S) 1304



SCISSOR LIFT (TYPICAL)

OBSERVATIONS: *This component addresses the scissor lift. It appeared to be in an aging condition.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 28,850

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY: MISCELLANEOUS

COMPONENT(S): FAN

ID#(S) 1304



FAN (TYPICAL)

OBSERVATIONS: *This component addresses the large fan that serves the purpose of drying the courts. It appeared to be in an average condition.*

TYPICAL USEFUL LIFE:

15 YEAR(S)

ESTIMATED REMAINING LIFE:

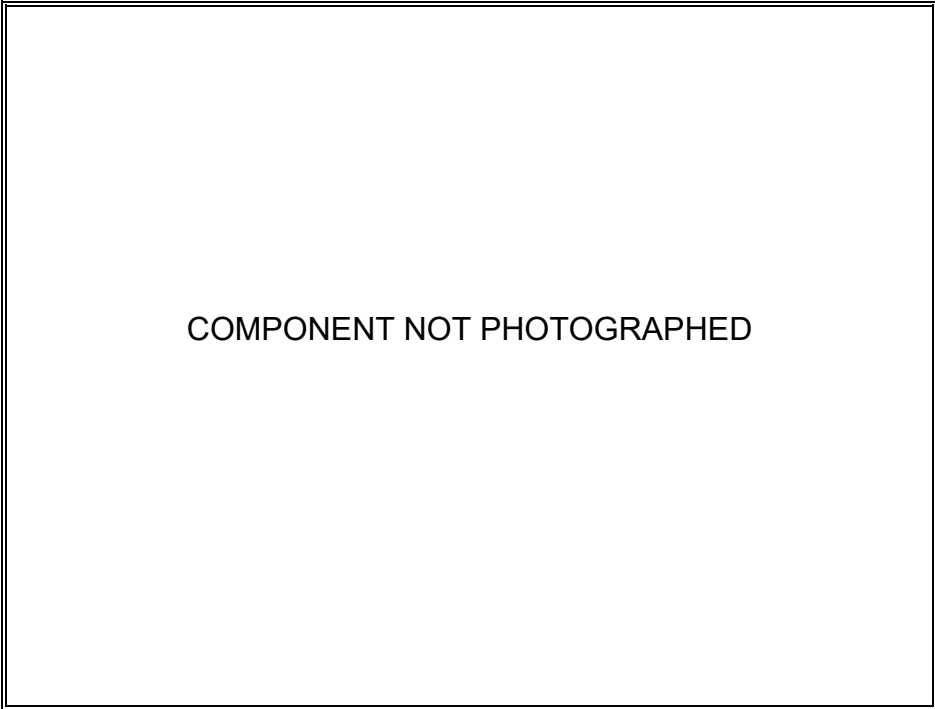
10 YEAR(S)

AVERAGE COMPONENT COST:

\$ 2,250

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	MISCELLANEOUS	
COMPONENT(S):	ROLLER DRYERS	ID#(S) 1304



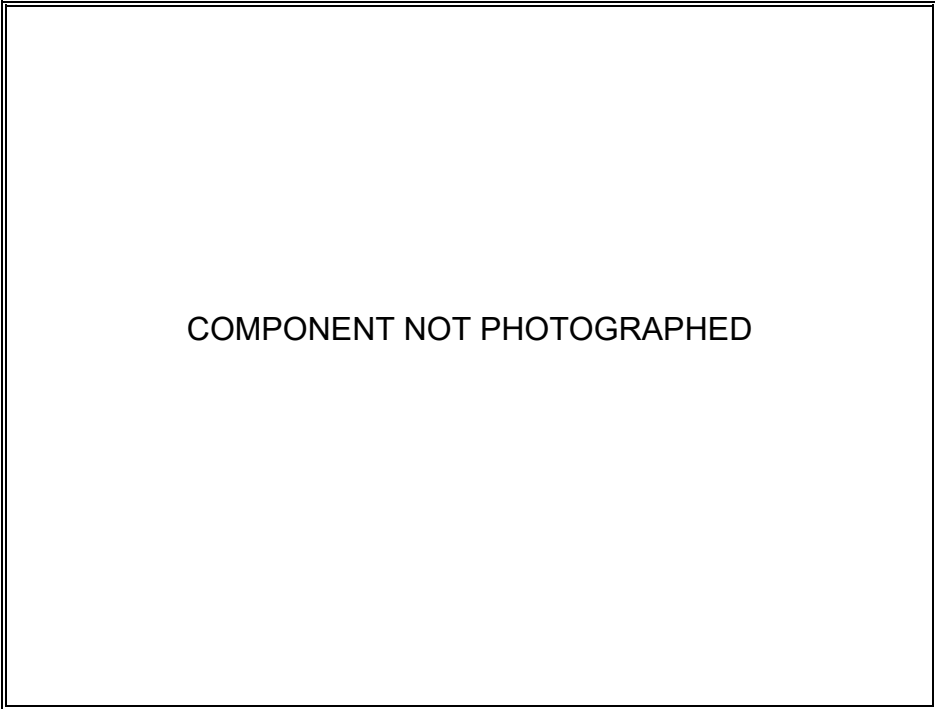
ROLLER DRYERS (TYPICAL)

OBSERVATIONS: *This component addresses VAPTR rolling sports court dryers. They appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 7,600

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	CONTINGENCY RESERVE	
COMPONENT(S):	GENERAL-5%	ID#(S) 15XX



GENERAL-5% (TYPICAL)

OBSERVATIONS: *It is difficult to anticipate every expense / replacement as well as accurately predict the cost of some items that are anticipated, due to unforeseen circumstances with respect to removal/installation, replacement with a different material than originally budgeted for, economic factors, etc. The Department of Real Estate (DRE) suggests a contingency equal to 3% of the annual budget (5% for a conversion from an apartment complex and 10% for a high-rise building over 70 feet). It is our opinion that a 5% contingency factor would be appropriate.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ SEE PG 4

TO PROTECT YOUR INVESTMENT: N/A

GLOSSARY

ACCUMULATED DEPRECIATION	Amount of each component that has been used up at a point in time. The total accumulated depreciation amount equates to a “fully funded balance” (per CAI Standards definition).
ANNUAL DEPRECIATION	The current cost of a component divided by its typical life expectancy.
CASH FLOW METHOD	A method of developing a reserve funding plan where transfers to the reserve fund are designed to offset the variable annual expenditures. Different reserve funding illustrations / plans are tested against the anticipated reserve expenses to achieve a desired funding goal.
CASH RESERVES	Funds available for major repair, restoration, replacement, or maintenance of the common components.
CC&R's	The Covenants, Conditions and Restrictions, which govern the day to day operations of a facility.
COMPONENTS	The common area assets that require major repair, restoration, replacement, or maintenance. Typically: 1) Association responsibility, 2) with limited useful life expectancies, 3) predictable remaining useful life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.
COMPONENT INVENTORY	A list of components subject to degradation at a somewhat predictable rate within the projection period.
CONDITION ASSESSMENT	The evaluation of the current condition of the components based on observed or reported characteristics.
CONTINGENCY RESERVE	Additional funds set aside to allow for unforeseeable situations or variations. It is a percentage based on total expenditures anticipated each year.
CU FT	Measured in cubic feet.
CURRENT COST	Average cost for major repair, restoration, replacement, or maintenance of a component.
CURRENT RESERVE BALANCE	Amount of funds in reserve accounts estimated as of the beginning of the Reserve Study.
DEFICIT	The amount that the fully funded reserve balance exceeds the actual (or projected) reserve balance.
EXCLUSIVE USE COMMON AREA	That part of a common area that has been designated for the individual use by a single interest.
FINANCIAL ANALYSIS	The portion of a Reserve Study (one of two parts) where current status of the reserves (measured as cash or Percent Funded) and a recommended reserve transfer rate (reserve funding plan) are derived, and the projected reserve income and expenditures over time are presented. It should illustrate the financial ability to fund future major repair or replacement of those common components that are subject to degradation within a specified period.
FISCAL YEAR	The twelve-month financial reporting period, which may not necessarily be a calendar year. Example: July 1, 2025 through June 30, 2026.
INFLATION FACTOR	An allowance for anticipated price increases based upon a 30-year average of the Consumer Price Index published by the U.S. Department of Labor. It is set at the beginning of each calendar year.
INTEREST RATE ASSUMPTIONS	Average interest rate currently being earned from financial institutions where reserve funds are held.
LIFE CYCLE	The normal lifetime of a component, assuming it is properly installed / constructed and maintained.
LIFETIME COMPONENT	An element with a life expectancy that extends beyond the projection period of the study.
LIN FT	Measured in linear feet.
PERCENT FUNDED	The ratio, at a point of time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the accumulated depreciation of all the components (i.e. amount that ideally should be in reserves), expressed as a percentage.
PHYSICAL INSPECTION	A visual examination of accessible common components subject to degradation within the projection period.
PRO FORMA OPERATING BUDGET	A projection of <u>operating</u> expenditures for the year.
PROJECTION PERIOD	The span (in years) over which the study forecasts potential reserve expenditures and liabilities.
REGULAR ASSESSMENT	Budgeted amounts assessed to all owners (oftentimes referred to as “Dues”), including the reserve transfer – typically assessed monthly, quarterly, or annually.
REMAINING LIFE	The number of remaining years of a components’ anticipated life expectancy based upon current condition and degradation factors.
REPLACEMENT CYCLE	See “Life Cycle” (i.e., frequency of repair/replacement within forecast).
RESERVE TRANSFER	That portion of the “regular” assessment allocated to the reserve fund.
RESERVE STATUS	The ability to fund future major repair or replacement of the common components at a point in time.
SPECIAL ASSESSMENT	An assessment levied in addition to <u>regular</u> assessments, often regulated by governing documents or local statute.
SQ FT	Measured in square feet.
SURPLUS	An actual (or projected) reserve balance greater than the fully funded balance.
USEFUL LIFE (UL)	The estimated time in years that a component is expected to serve its intended function if properly constructed in its present application or installation.