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Update "With-Site-Visit" Reserve Study



High Forest Ranch HOA Colorado Springs, CO

Report #: 10789-5
For Period Beginning: January 1, 2020
Expires: December 31, 2020

Date Prepared: November 18, 2019



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

303-394-9181



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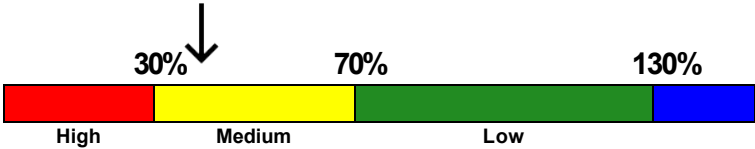
3- Minute Executive Summary

Association: High Forest Ranch HOA **Assoc. #: 10789-5**
Location: Colorado Springs, CO **# of Units: 200**
Report Period: January 1, 2020 through December 31, 2020

Findings/Recommendations as-of: January 1, 2020

Projected Starting Reserve Balance	\$867,031
Current Fully Funded Reserve Balance	\$2,178,651
Percent Funded	39.8 %
Recommended 2020 Monthly "Fully Funding" Contributions	\$20,000
Alternate/Baseline Monthly Minimum Contributions to Keep Reserves Above \$0 ..	\$19,700
Recommended 2020 Special Assessments for Reserves	\$0
Most Recent Monthly Reserve Contribution Rate	\$16,162

Reserves % Funded: 39.8%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.25 %
Annual Inflation Rate 3.00 %

- This is a Update "With-Site-Visit" Reserve Study, based on a prior Reserve Study for your 2018 Fiscal Year. We performed the site inspection on 7/17/2019.
- The Reserve Study was prepared by a credentialed Reserve Specialist (RS #260).
- Your Reserve Fund is currently 39.8 % Funded. This means the client's special assessment & deferred maintenance risk is currently Medium. **The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.**
- Based on this starting point and your anticipated future expenses, **our recommendation is to budget the Monthly Reserve contributions at \$20,000 with 5% annual increases for ten years and 3% annual increases thereafter in order to be within the 70% to 130% level as noted above. 100% "Full" contribution rates are designed to achieve these funding objectives by the end of our 30-year report scope.**
- No assets appropriate for Reserve designation were excluded. See photo appendix for component details; the basis of our assumptions.
- We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Research has found that clients who update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.
- A sample 'How to Read a Reserve Study' video tutorial can be found by following this link - tiny.cc/reservestudy
- **The goal of the Reserve Study is to help the client offset inevitable annual deterioration of the common area components. The Reserve Study is not a cash flow projection. Therefore, the Reserve Study will guide the client to establish an appropriate Reserve**

Contribution rate that offsets the annual deterioration of the components and 'keep pace' with the rate of ongoing deterioration.

- The current cost of annual deterioration is \$215,318. Of that, the **asphalt components make up over 80% of the deterioration significance.**
- **The scheduling and timing of the asphalt projects was provided by RMG Engineering as well as input from the board.** Please see the attached spreadsheet in the back appendix for reference.
- Per the client's asphalt vendor, **current costs for an Asphalt Overlay are ~ \$1.50/SF, current costs for a Mill & Overlay are ~\$2/SF, current costs for a complete Remove & Replace are ~\$3-\$5/SF (depending on subgrade depth). All of the components assume a ~3% annual rate of inflation.**

Executive Summary

10789-5

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sites & Grounds				
2107	Concrete Curb/Walk - Allowance	5	4	\$5,600
2157	Site Rail: Wood - Replace - 5%	2	1	\$10,000
2165	Mailbox Kiosks - Repair	10	7	\$5,850
2189	Wood Surfaces: Entry/Kiosks - Stain	6	4	\$4,000
Streets				
2123	Asphalt - Seal	7	2	\$105,000
2124	Asphalt - Crack Fill/Seal	1	0	\$17,000
2124	Asphalt Maintenance - Repairs	1	0	\$20,000
2125	(.1a) HFR Entrance - Mill/Overlay	15	14	\$44,000
2125	(.1b) HFR-OSW - Mill/Overlay	20	6	\$354,000
2125	(.2) Winding Trails - Mill/Overlay	20	5	\$255,000
2125	(.3a) TMD Entry - Mill/Overlay	15	0	\$40,000
2125	(.3b) TMD-FLD - Mill/Overlay	20	0	\$107,000
2125	(.3c) TMD-FLD - Mill/Overlay	20	5	\$92,000
2125	(.4a) Mountain Dance - Mill/Overlay	20	0	\$140,000
2125	(.4b) Mountain Dance - Mill/Overlay	20	7	\$140,000
2125	(.5) Hidden Rock - Mill/Overlay	20	7	\$355,000
2125	(.6) Forest Light D - Mill/Overlay	20	7	\$190,000
2125	(.7a) OSW-Pond - Mill/Overlay	20	3	\$35,000
2125	(.7b) Open Sky Way - Mill/Overlay	20	8	\$255,000
2125	(.7c) N.Open Sky Way - Mill/Overlay	20	0	\$72,000
2125	(.8) Serenity Place - Mill/Overlay	25	10	\$50,000
2125	(.9) Pine Air Place - Mill/Overlay	25	10	\$43,000
2125	(10) Waving Branch - Mill/Overlay	25	10	\$98,000
2125	(11) Canopy Court - Mill/Overlay	25	10	\$49,000
2125	(12) Secluded Creek - Mill/Overlay	25	5	\$57,000
2125	(13) Wildroot Court - Mill/Overlay	25	10	\$42,000
2125	(14) Reflection Place - Mill/Overlay	25	11	\$47,000
2125	(15) Lodge - Mill/Overlay	20	3	\$33,000
Mechanicals				
2501	Access System - Replace	15	5	\$17,000
2503	Card Reader Systems - Replace	10	7	\$18,500
2509	Gate Operators: HF/TM Entry-Replace	10	7	\$41,500
2509	Gate Operators: RP Entry- Replace	10	7	\$19,500
2511	HF Loop Detectors - Replace	12	11	\$12,000
2511	Loop Detectors - Replace - 20%	3	2	\$4,800
2535	Clubhouse Well Pump - Replace	12	11	\$1,450
2535	Entry Pumps - Replace	12	0	\$3,000
2589	Pond Aerators - Replace - 50%	5	0	\$2,250
Amenities				
2601	Play Equipment - Replace	25	5	\$47,500
2603	Play Surface - Replace	10	5	\$16,000
2609	Sports Court - Replace	20	19	\$15,000
2613	Tennis Fence - Replace	20	6	\$4,850
Clubhouse				

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2701 Metal Roof - Replace	30	10	\$53,900
2705 Clubhouse Skylights - Replace	30	10	\$8,000
2707 Clubhouse Windows - Replace	30	10	\$22,500
2707 Lodge Decking/Rail - Replace	25	15	\$25,000
2709 Wood Surfaces: Lodge - Stain	6	4	\$8,850
2715 Clubhouse Lights - Replace	25	5	\$6,000
2721 Carpet - Replace	10	2	\$5,050
2722 Tile Floor - Replace	30	10	\$102,000
2723 Bathrooms - Refurbish	25	5	\$16,500
2736 Interior Furniture - Replace	10	9	\$12,500
2737 Exterior Deck Furniture - Replace	10	0	\$5,600
2739 Security System - Upgrade	10	9	\$30,000
2743 A/C Condenser - Replace	20	1	\$8,500
2743 Furnace - Replace	20	9	\$5,000
2749 Kitchen Appliances - Replace	20	5	\$6,300
2751 Kitchen - Remodel	30	10	\$12,500
2754 Gas Fireplace - Replace	25	5	\$5,000
58 Total Funded Components			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction



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

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



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

Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). **Having enough** means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is weak, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 7/17/2019 we visually inspected the common area assets and were able to see a majority of the common areas.

Please see photo appendix for component details; the basis of our assumptions.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these expenses are shown in the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

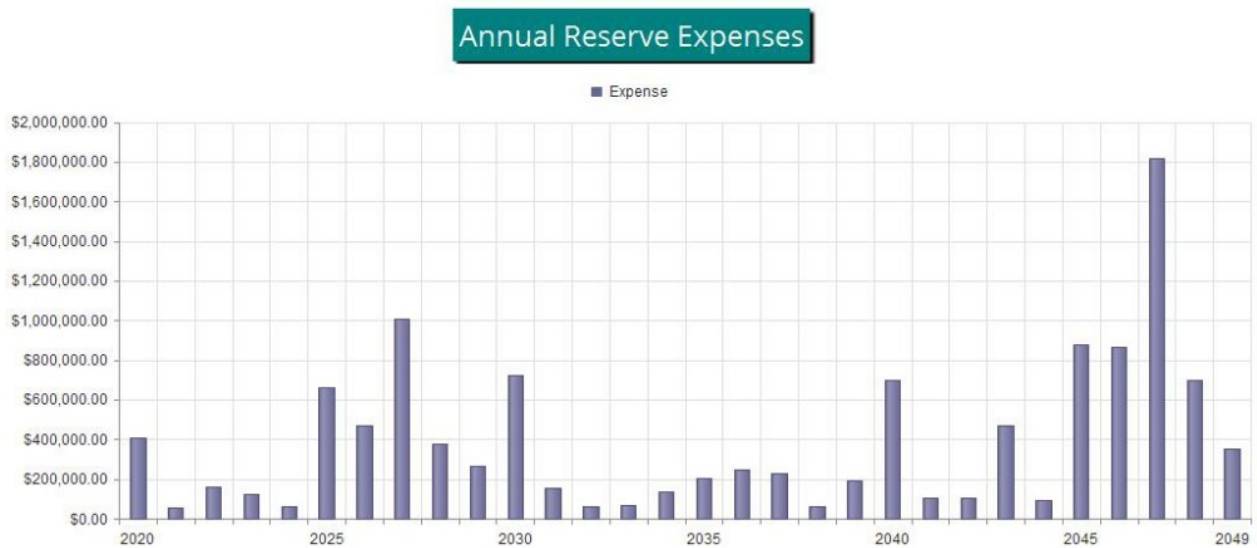


Figure 1

Reserve Fund Status

As of 1/1/2020 your Reserve Fund balance is projected to be \$867,031 and your Fully Funded Balance is computed to be \$2,178,651 (see the Fully Funded Balance Table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 39.8 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Monthly budgeted contributions of \$20,000. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

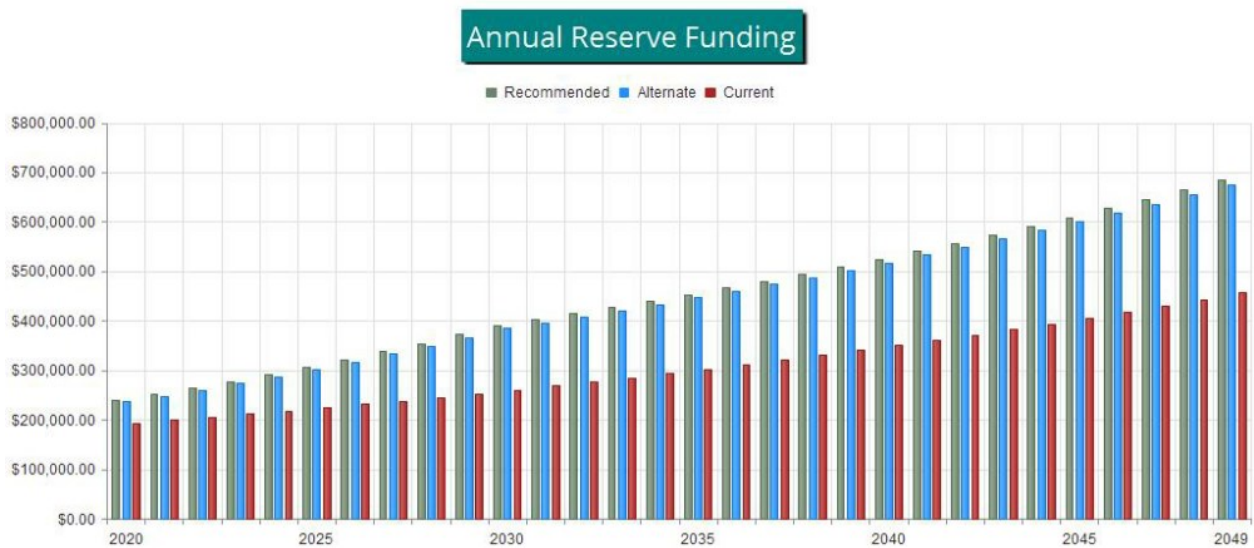


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

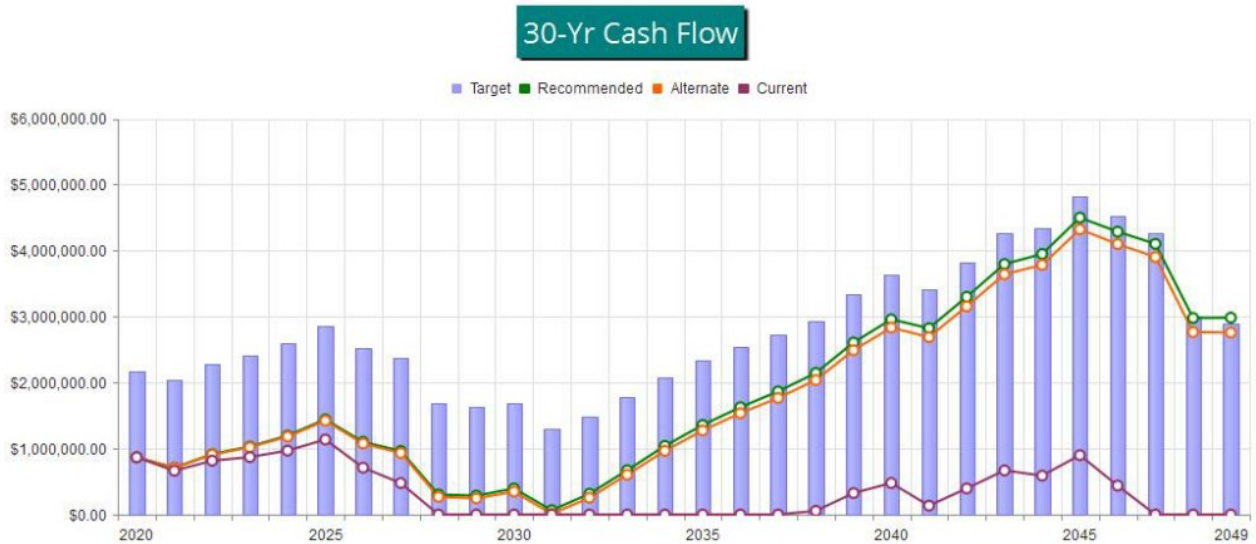


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

A client that has a percent funded level of <30% may experience an ~ 20%-60% chance risk of special assessment. A client that is between 30% and 70% may experience an ~ 20%-5% chance risk of special assessment. A client that has a percent funded of >70% may experience an ~ <1% chance risk of special assessment.

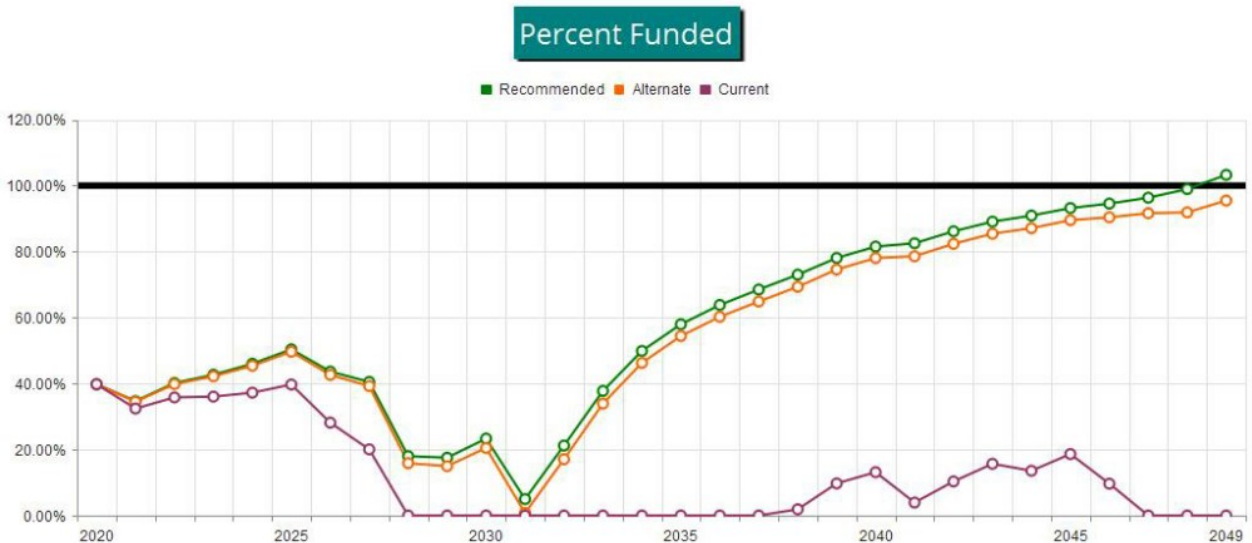


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

Reserve Component List Detail

10789-5
WSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Sites & Grounds						
2107	Concrete Curb/Walk - Allowance	Numerous GSF	5	4	\$4,500	\$6,700
2157	Site Rail: Wood - Replace - 5%	5% of ~ 9,000 LF	2	1	\$9,000	\$11,000
2165	Mailbox Kiosks - Repair	~ (40) Mailbox Stations	10	7	\$4,800	\$6,900
2189	Wood Surfaces: Entry/Kiosks - Stain	(40) Kiosks, (2) Bldgs.	6	4	\$3,000	\$5,000
Streets						
2123	Asphalt - Seal	~ 1,210,619 GSF	7	2	\$100,000	\$110,000
2124	Asphalt - Crack Fill/Seal	~ 1,210,619 GSF	1	0	\$16,000	\$18,000
2124	Asphalt Maintenance - Repairs	~ 1,210,619 GSF	1	0	\$18,000	\$22,000
2125	(.1a) HFR Entrance - Mill/Overlay	~ 17,982 GSF	15	14	\$39,000	\$49,000
2125	(.1b) HFR-OSW - Mill/Overlay	~ 176,971 GSF	20	6	\$350,000	\$358,000
2125	(.2) Winding Trails - Mill/Overlay	~ 127,880 GSF	20	5	\$250,000	\$260,000
2125	(.3a) TMD Entry - Mill/Overlay	~ 18,000 GSF	15	0	\$38,000	\$42,000
2125	(.3b) TMD-FLD - Mill/Overlay	~ 40,000 GSF	20	0	\$105,000	\$109,000
2125	(.3c) TMD-FLD - Mill/Overlay	~ 40,000 GSF	20	5	\$90,000	\$94,000
2125	(.4a) Mountain Dance - Mill/Overlay	~ 70,000 GSF	20	0	\$138,000	\$142,000
2125	(.4b) Mountain Dance - Mill/Overlay	~ 70,000 GSF	20	7	\$138,000	\$142,000
2125	(.5) Hidden Rock - Mill/Overlay	~ 177,224 GSF	20	7	\$350,000	\$360,000
2125	(.6) Forest Light D - Mill/Overlay	~ 94,348 GSF	20	7	\$180,000	\$200,000
2125	(.7a) OSW-Pond - Mill/Overlay	~ 17,500 GSF	20	3	\$30,000	\$40,000
2125	(.7b) Open Sky Way - Mill/Overlay	~ 128,160 GSF	20	8	\$245,000	\$265,000
2125	(.7c) N.Open Sky Way - Mill/Overlay	~ 36,000 GSF	20	0	\$62,000	\$82,000
2125	(.8) Serenity Place - Mill/Overlay	~ 24,980 GSF	25	10	\$40,000	\$60,000
2125	(.9) Pine Air Place - Mill/Overlay	~ 21,470 GSF	25	10	\$40,000	\$46,000
2125	(10) Waving Branch - Mill/Overlay	~ 43,830 GSF	25	10	\$88,000	\$108,000
2125	(11) Canopy Court - Mill/Overlay	~ 24,160 GSF	25	10	\$40,000	\$58,000
2125	(12) Secluded Creek - Mill/Overlay	~ 28,604 GSF	25	5	\$47,000	\$67,000
2125	(13) Wildroot Court - Mill/Overlay	~ 20,860 GSF	25	10	\$32,000	\$52,000
2125	(14) Reflection Place - Mill/Overlay	~ 23,380 GSF	25	11	\$37,000	\$57,000
2125	(15) Lodge - Mill/Overlay	~ 16,180 GSF	20	3	\$23,000	\$43,000
Mechanicals						
2501	Access System - Replace	~ (3) Keypad Panel	15	5	\$15,000	\$19,000
2503	Card Reader Systems - Replace	~ (3) BarCode Automation	10	7	\$18,000	\$19,000
2509	Gate Operators: HF/TM Entry-Replace	~ (8) Operators	10	7	\$38,000	\$45,000
2509	Gate Operators: RP Entry- Replace	~ (4) Operators	10	7	\$17,000	\$22,000
2511	HF Loop Detectors - Replace	~ (6) Detectors	12	11	\$10,000	\$14,000
2511	Loop Detectors - Replace - 20%	20% of (12) Detectors	3	2	\$4,600	\$5,000
2535	Clubhouse Well Pump - Replace	(1) Pump	12	11	\$1,000	\$1,900
2535	Entry Pumps - Replace	(2) Pumps	12	0	\$2,000	\$4,000
2589	Pond Aerators - Replace - 50%	50% of (2) Pumps	5	0	\$1,100	\$3,400
Amenities						
2601	Play Equipment - Replace	(10) Station Play Eqp.	25	5	\$45,000	\$50,000
2603	Play Surface - Replace	~ 1,180 GCY Chips	10	5	\$14,000	\$18,000
2609	Sports Court - Replace	~ 2,325 GSF	20	19	\$14,000	\$16,000
2613	Tennis Fence - Replace	~ 205 LF Court Fence	20	6	\$4,300	\$5,400

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Clubhouse						
2701	Metal Roof - Replace	~ 4,900 GSF Roof	30	10	\$49,000	\$58,800
2705	Clubhouse Skylights - Replace	~ (12) Skylights	30	10	\$7,000	\$9,000
2707	Clubhouse Windows - Replace	~ (37) Windows	30	10	\$20,000	\$25,000
2707	Lodge Decking/Rail - Replace	~ 650 GSF/100 LF Rail	25	15	\$20,000	\$30,000
2709	Wood Surfaces: Lodge - Stain	(1) Building	6	4	\$7,700	\$10,000
2715	Clubhouse Lights - Replace	~ (30) Lights	25	5	\$5,000	\$7,000
2721	Carpet - Replace	~ 96 GSY Carpet	10	2	\$4,500	\$5,600
2722	Tile Floor - Replace	~ 2,675 GSF	30	10	\$84,000	\$120,000
2723	Bathrooms - Refurbish	~ (3) Bathrooms	25	5	\$13,000	\$20,000
2736	Interior Furniture - Replace	Various Lodge Furniture	10	9	\$12,000	\$13,000
2737	Exterior Deck Furniture - Replace	~ (10) Pieces	10	0	\$4,500	\$6,700
2739	Security System - Upgrade	(1) Kantech Access Cntrl	10	9	\$28,000	\$32,000
2743	A/C Condenser - Replace	(1) 5 Ton Unit	20	1	\$7,000	\$10,000
2743	Furnace - Replace	(1) 155,000 BTU Furnace	20	9	\$4,000	\$6,000
2749	Kitchen Appliances - Replace	(5) G.E. Appliances	20	5	\$5,600	\$7,000
2751	Kitchen - Remodel	(1) Kitchen	30	10	\$10,000	\$15,000
2754	Gas Fireplace - Replace	(1) Fireplace	25	5	\$4,000	\$6,000

58 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Sites & Grounds								
2107	Concrete Curb/Walk - Allowance	\$5,600	X	1	/	5	=	\$1,120
2157	Site Rail: Wood - Replace - 5%	\$10,000	X	1	/	2	=	\$5,000
2165	Mailbox Kiosks - Repair	\$5,850	X	3	/	10	=	\$1,755
2189	Wood Surfaces: Entry/Kiosks - Stain	\$4,000	X	2	/	6	=	\$1,333
Streets								
2123	Asphalt - Seal	\$105,000	X	5	/	7	=	\$75,000
2124	Asphalt - Crack Fill/Seal	\$17,000	X	1	/	1	=	\$17,000
2124	Asphalt Maintenance - Repairs	\$20,000	X	1	/	1	=	\$20,000
2125	(.1a) HFR Entrance - Mill/Overlay	\$44,000	X	1	/	15	=	\$2,933
2125	(.1b) HFR-OSW - Mill/Overlay	\$354,000	X	14	/	20	=	\$247,800
2125	(.2) Winding Trails - Mill/Overlay	\$255,000	X	15	/	20	=	\$191,250
2125	(.3a) TMD Entry - Mill/Overlay	\$40,000	X	15	/	15	=	\$40,000
2125	(.3b) TMD-FLD - Mill/Overlay	\$107,000	X	20	/	20	=	\$107,000
2125	(.3c) TMD-FLD - Mill/Overlay	\$92,000	X	15	/	20	=	\$69,000
2125	(.4a) Mountain Dance - Mill/Overlay	\$140,000	X	20	/	20	=	\$140,000
2125	(.4b) Mountain Dance - Mill/Overlay	\$140,000	X	13	/	20	=	\$91,000
2125	(.5) Hidden Rock - Mill/Overlay	\$355,000	X	13	/	20	=	\$230,750
2125	(.6) Forest Light D - Mill/Overlay	\$190,000	X	13	/	20	=	\$123,500
2125	(.7a) OSW-Pond - Mill/Overlay	\$35,000	X	17	/	20	=	\$29,750
2125	(.7b) Open Sky Way - Mill/Overlay	\$255,000	X	12	/	20	=	\$153,000
2125	(.7c) N.Open Sky Way - Mill/Overlay	\$72,000	X	20	/	20	=	\$72,000
2125	(.8) Serenity Place - Mill/Overlay	\$50,000	X	15	/	25	=	\$30,000
2125	(.9) Pine Air Place - Mill/Overlay	\$43,000	X	15	/	25	=	\$25,800
2125	(10) Waving Branch - Mill/Overlay	\$98,000	X	15	/	25	=	\$58,800
2125	(11) Canopy Court - Mill/Overlay	\$49,000	X	15	/	25	=	\$29,400
2125	(12) Secluded Creek - Mill/Overlay	\$57,000	X	20	/	25	=	\$45,600
2125	(13) Wildroot Court - Mill/Overlay	\$42,000	X	15	/	25	=	\$25,200
2125	(14) Reflection Place - Mill/Overlay	\$47,000	X	14	/	25	=	\$26,320
2125	(15) Lodge - Mill/Overlay	\$33,000	X	17	/	20	=	\$28,050
Mechanicals								
2501	Access System - Replace	\$17,000	X	10	/	15	=	\$11,333
2503	Card Reader Systems - Replace	\$18,500	X	3	/	10	=	\$5,550
2509	Gate Operators: HF/TM Entry-Replace	\$41,500	X	3	/	10	=	\$12,450
2509	Gate Operators: RP Entry- Replace	\$19,500	X	3	/	10	=	\$5,850
2511	HF Loop Detectors - Replace	\$12,000	X	1	/	12	=	\$1,000
2511	Loop Detectors - Replace - 20%	\$4,800	X	1	/	3	=	\$1,600
2535	Clubhouse Well Pump - Replace	\$1,450	X	1	/	12	=	\$121
2535	Entry Pumps - Replace	\$3,000	X	12	/	12	=	\$3,000
2589	Pond Aerators - Replace - 50%	\$2,250	X	5	/	5	=	\$2,250
Amenities								
2601	Play Equipment - Replace	\$47,500	X	20	/	25	=	\$38,000
2603	Play Surface - Replace	\$16,000	X	5	/	10	=	\$8,000
2609	Sports Court - Replace	\$15,000	X	1	/	20	=	\$750
2613	Tennis Fence - Replace	\$4,850	X	14	/	20	=	\$3,395

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Clubhouse								
2701	Metal Roof - Replace	\$53,900	X	20	/	30	=	\$35,933
2705	Clubhouse Skylights - Replace	\$8,000	X	20	/	30	=	\$5,333
2707	Clubhouse Windows - Replace	\$22,500	X	20	/	30	=	\$15,000
2707	Lodge Decking/Rail - Replace	\$25,000	X	10	/	25	=	\$10,000
2709	Wood Surfaces: Lodge - Stain	\$8,850	X	2	/	6	=	\$2,950
2715	Clubhouse Lights - Replace	\$6,000	X	20	/	25	=	\$4,800
2721	Carpet - Replace	\$5,050	X	8	/	10	=	\$4,040
2722	Tile Floor - Replace	\$102,000	X	20	/	30	=	\$68,000
2723	Bathrooms - Refurbish	\$16,500	X	20	/	25	=	\$13,200
2736	Interior Furniture - Replace	\$12,500	X	1	/	10	=	\$1,250
2737	Exterior Deck Furniture - Replace	\$5,600	X	10	/	10	=	\$5,600
2739	Security System - Upgrade	\$30,000	X	1	/	10	=	\$3,000
2743	A/C Condenser - Replace	\$8,500	X	19	/	20	=	\$8,075
2743	Furnace - Replace	\$5,000	X	11	/	20	=	\$2,750
2749	Kitchen Appliances - Replace	\$6,300	X	15	/	20	=	\$4,725
2751	Kitchen - Remodel	\$12,500	X	20	/	30	=	\$8,333
2754	Gas Fireplace - Replace	\$5,000	X	20	/	25	=	\$4,000
								\$2,178,651

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Sites & Grounds					
2107	Concrete Curb/Walk - Allowance	5	\$5,600	\$1,120	0.52 %
2157	Site Rail: Wood - Replace - 5%	2	\$10,000	\$5,000	2.32 %
2165	Mailbox Kiosks - Repair	10	\$5,850	\$585	0.27 %
2189	Wood Surfaces: Entry/Kiosks - Stain	6	\$4,000	\$667	0.31 %
Streets					
2123	Asphalt - Seal	7	\$105,000	\$15,000	6.97 %
2124	Asphalt - Crack Fill/Seal	1	\$17,000	\$17,000	7.90 %
2124	Asphalt Maintenance - Repairs	1	\$20,000	\$20,000	9.29 %
2125	(.1a) HFR Entrance - Mill/Overlay	15	\$44,000	\$2,933	1.36 %
2125	(.1b) HFR-OSW - Mill/Overlay	20	\$354,000	\$17,700	8.22 %
2125	(.2) Winding Trails - Mill/Overlay	20	\$255,000	\$12,750	5.92 %
2125	(.3a) TMD Entry - Mill/Overlay	15	\$40,000	\$2,667	1.24 %
2125	(.3b) TMD-FLD - Mill/Overlay	20	\$107,000	\$5,350	2.48 %
2125	(.3c) TMD-FLD - Mill/Overlay	20	\$92,000	\$4,600	2.14 %
2125	(.4a) Mountain Dance - Mill/Overlay	20	\$140,000	\$7,000	3.25 %
2125	(.4b) Mountain Dance - Mill/Overlay	20	\$140,000	\$7,000	3.25 %
2125	(.5) Hidden Rock - Mill/Overlay	20	\$355,000	\$17,750	8.24 %
2125	(.6) Forest Light D - Mill/Overlay	20	\$190,000	\$9,500	4.41 %
2125	(.7a) OSW-Pond - Mill/Overlay	20	\$35,000	\$1,750	0.81 %
2125	(.7b) Open Sky Way - Mill/Overlay	20	\$255,000	\$12,750	5.92 %
2125	(.7c) N.Open Sky Way - Mill/Overlay	20	\$72,000	\$3,600	1.67 %
2125	(.8) Serenity Place - Mill/Overlay	25	\$50,000	\$2,000	0.93 %
2125	(.9) Pine Air Place - Mill/Overlay	25	\$43,000	\$1,720	0.80 %
2125	(10) Waving Branch - Mill/Overlay	25	\$98,000	\$3,920	1.82 %
2125	(11) Canopy Court - Mill/Overlay	25	\$49,000	\$1,960	0.91 %
2125	(12) Secluded Creek - Mill/Overlay	25	\$57,000	\$2,280	1.06 %
2125	(13) Wildroot Court - Mill/Overlay	25	\$42,000	\$1,680	0.78 %
2125	(14) Reflection Place - Mill/Overlay	25	\$47,000	\$1,880	0.87 %
2125	(15) Lodge - Mill/Overlay	20	\$33,000	\$1,650	0.77 %
Mechanicals					
2501	Access System - Replace	15	\$17,000	\$1,133	0.53 %
2503	Card Reader Systems - Replace	10	\$18,500	\$1,850	0.86 %
2509	Gate Operators: HF/TM Entry-Replace	10	\$41,500	\$4,150	1.93 %
2509	Gate Operators: RP Entry- Replace	10	\$19,500	\$1,950	0.91 %
2511	HF Loop Detectors - Replace	12	\$12,000	\$1,000	0.46 %
2511	Loop Detectors - Replace - 20%	3	\$4,800	\$1,600	0.74 %
2535	Clubhouse Well Pump - Replace	12	\$1,450	\$121	0.06 %
2535	Entry Pumps - Replace	12	\$3,000	\$250	0.12 %
2589	Pond Aerators - Replace - 50%	5	\$2,250	\$450	0.21 %
Amenities					
2601	Play Equipment - Replace	25	\$47,500	\$1,900	0.88 %
2603	Play Surface - Replace	10	\$16,000	\$1,600	0.74 %
2609	Sports Court - Replace	20	\$15,000	\$750	0.35 %
2613	Tennis Fence - Replace	20	\$4,850	\$243	0.11 %
Clubhouse					

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2701 Metal Roof - Replace	30	\$53,900	\$1,797	0.83 %
2705 Clubhouse Skylights - Replace	30	\$8,000	\$267	0.12 %
2707 Clubhouse Windows - Replace	30	\$22,500	\$750	0.35 %
2707 Lodge Decking/Rail - Replace	25	\$25,000	\$1,000	0.46 %
2709 Wood Surfaces: Lodge - Stain	6	\$8,850	\$1,475	0.69 %
2715 Clubhouse Lights - Replace	25	\$6,000	\$240	0.11 %
2721 Carpet - Replace	10	\$5,050	\$505	0.23 %
2722 Tile Floor - Replace	30	\$102,000	\$3,400	1.58 %
2723 Bathrooms - Refurbish	25	\$16,500	\$660	0.31 %
2736 Interior Furniture - Replace	10	\$12,500	\$1,250	0.58 %
2737 Exterior Deck Furniture - Replace	10	\$5,600	\$560	0.26 %
2739 Security System - Upgrade	10	\$30,000	\$3,000	1.39 %
2743 A/C Condenser - Replace	20	\$8,500	\$425	0.20 %
2743 Furnace - Replace	20	\$5,000	\$250	0.12 %
2749 Kitchen Appliances - Replace	20	\$6,300	\$315	0.15 %
2751 Kitchen - Remodel	30	\$12,500	\$417	0.19 %
2754 Gas Fireplace - Replace	25	\$5,000	\$200	0.09 %
58 Total Funded Components			\$215,318	100.00 %

30-Year Reserve Plan Summary

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Fiscal Year Start: 2020

Interest:

1.25 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2020	\$867,031	\$2,178,651	39.8 %	Medium	23.75 %	\$240,000	\$0	\$9,851	\$406,850
2021	\$710,032	\$2,046,733	34.7 %	Medium	5.00 %	\$252,000	\$0	\$10,151	\$57,165
2022	\$915,019	\$2,277,686	40.2 %	Medium	5.00 %	\$264,600	\$0	\$12,154	\$161,098
2023	\$1,030,675	\$2,415,370	42.7 %	Medium	5.00 %	\$277,830	\$0	\$13,914	\$125,664
2024	\$1,196,755	\$2,600,740	46.0 %	Medium	5.00 %	\$291,722	\$0	\$16,487	\$62,409
2025	\$1,442,554	\$2,864,094	50.4 %	Medium	5.00 %	\$306,308	\$0	\$15,890	\$663,511
2026	\$1,101,242	\$2,523,702	43.6 %	Medium	5.00 %	\$321,623	\$0	\$12,895	\$472,666
2027	\$963,094	\$2,377,382	40.5 %	Medium	5.00 %	\$337,704	\$0	\$7,912	\$1,005,237
2028	\$303,473	\$1,686,068	18.0 %	High	5.00 %	\$354,589	\$0	\$3,681	\$375,977
2029	\$285,765	\$1,630,335	17.5 %	High	5.00 %	\$372,319	\$0	\$4,251	\$267,609
2030	\$394,726	\$1,692,977	23.3 %	High	5.00 %	\$390,935	\$0	\$2,870	\$723,833
2031	\$64,697	\$1,296,269	5.0 %	High	3.00 %	\$402,663	\$0	\$2,368	\$155,380
2032	\$314,347	\$1,482,108	21.2 %	High	3.00 %	\$414,743	\$0	\$6,155	\$64,231
2033	\$671,015	\$1,776,616	37.8 %	Medium	3.00 %	\$427,185	\$0	\$10,687	\$69,021
2034	\$1,039,866	\$2,084,511	49.9 %	Medium	3.00 %	\$440,000	\$0	\$14,970	\$138,251
2035	\$1,356,586	\$2,340,107	58.0 %	Medium	3.00 %	\$453,200	\$0	\$18,628	\$202,925
2036	\$1,625,489	\$2,546,820	63.8 %	Medium	3.00 %	\$466,796	\$0	\$21,808	\$248,489
2037	\$1,865,604	\$2,723,170	68.5 %	Medium	3.00 %	\$480,800	\$0	\$25,051	\$226,688
2038	\$2,144,768	\$2,937,941	73.0 %	Low	3.00 %	\$495,224	\$0	\$29,681	\$62,990
2039	\$2,606,683	\$3,338,762	78.1 %	Low	3.00 %	\$510,081	\$0	\$34,764	\$193,061
2040	\$2,958,467	\$3,628,961	81.5 %	Low	3.00 %	\$525,384	\$0	\$36,118	\$696,527
2041	\$2,823,441	\$3,420,962	82.5 %	Low	3.00 %	\$541,145	\$0	\$38,249	\$103,246
2042	\$3,299,588	\$3,829,820	86.2 %	Low	3.00 %	\$557,379	\$0	\$44,324	\$105,194
2043	\$3,796,098	\$4,261,314	89.1 %	Low	3.00 %	\$574,101	\$0	\$48,377	\$470,207
2044	\$3,948,369	\$4,342,538	90.9 %	Low	3.00 %	\$591,324	\$0	\$52,773	\$92,695
2045	\$4,499,770	\$4,828,166	93.2 %	Low	3.00 %	\$609,064	\$0	\$54,890	\$876,351
2046	\$4,287,373	\$4,534,724	94.5 %	Low	3.00 %	\$627,335	\$0	\$52,412	\$864,038
2047	\$4,103,083	\$4,259,090	96.3 %	Low	3.00 %	\$646,156	\$0	\$44,233	\$1,815,571
2048	\$2,977,900	\$3,009,458	99.0 %	Low	3.00 %	\$665,540	\$0	\$37,237	\$697,475
2049	\$2,983,203	\$2,888,755	103.3 %	Low	3.00 %	\$685,506	\$0	\$39,608	\$350,893

30-Year Income/Expense Detail

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Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$867,031	\$710,032	\$915,019	\$1,030,675	\$1,196,755
Annual Reserve Contribution	\$240,000	\$252,000	\$264,600	\$277,830	\$291,722
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,851	\$10,151	\$12,154	\$13,914	\$16,487
Total Income	\$1,116,882	\$972,184	\$1,191,773	\$1,322,419	\$1,504,964
# Component					
Sites & Grounds					
2107 Concrete Curb/Walk - Allowance	\$0	\$0	\$0	\$0	\$6,303
2157 Site Rail: Wood - Replace - 5%	\$0	\$10,300	\$0	\$10,927	\$0
2165 Mailbox Kiosks - Repair	\$0	\$0	\$0	\$0	\$0
2189 Wood Surfaces: Entry/Kiosks - Stain	\$0	\$0	\$0	\$0	\$4,502
Streets					
2123 Asphalt - Seal	\$0	\$0	\$111,395	\$0	\$0
2124 Asphalt - Crack Fill/Seal	\$17,000	\$17,510	\$18,035	\$18,576	\$19,134
2124 Asphalt Maintenance - Repairs	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510
2125 (.1a) HFR Entrance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.1b) HFR-OSW - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.2) Winding Trails - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3a) TMD Entry - Mill/Overlay	\$40,000	\$0	\$0	\$0	\$0
2125 (.3b) TMD-FLD - Mill/Overlay	\$107,000	\$0	\$0	\$0	\$0
2125 (.3c) TMD-FLD - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.4a) Mountain Dance - Mill/Overlay	\$140,000	\$0	\$0	\$0	\$0
2125 (.4b) Mountain Dance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.5) Hidden Rock - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.6) Forest Light D - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7a) OSW-Pond - Mill/Overlay	\$0	\$0	\$0	\$38,245	\$0
2125 (.7b) Open Sky Way - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7c) N.Open Sky Way - Mill/Overlay	\$72,000	\$0	\$0	\$0	\$0
2125 (.8) Serenity Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.9) Pine Air Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (10) Waving Branch - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (11) Canopy Court - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (12) Secluded Creek - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (13) Wildroot Court - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (14) Reflection Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (15) Lodge - Mill/Overlay	\$0	\$0	\$0	\$36,060	\$0
Mechanicals					
2501 Access System - Replace	\$0	\$0	\$0	\$0	\$0
2503 Card Reader Systems - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators: HF/TM Entry-Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators: RP Entry- Replace	\$0	\$0	\$0	\$0	\$0
2511 HF Loop Detectors - Replace	\$0	\$0	\$0	\$0	\$0
2511 Loop Detectors - Replace - 20%	\$0	\$0	\$5,092	\$0	\$0
2535 Clubhouse Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
2535 Entry Pumps - Replace	\$3,000	\$0	\$0	\$0	\$0
2589 Pond Aerators - Replace - 50%	\$2,250	\$0	\$0	\$0	\$0
Amenities					
2601 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2603 Play Surface - Replace	\$0	\$0	\$0	\$0	\$0
2609 Sports Court - Replace	\$0	\$0	\$0	\$0	\$0
2613 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2701 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2705 Clubhouse Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
2707 Lodge Decking/Rail - Replace	\$0	\$0	\$0	\$0	\$0
2709 Wood Surfaces: Lodge - Stain	\$0	\$0	\$0	\$0	\$9,961
2715 Clubhouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
2721 Carpet - Replace	\$0	\$0	\$5,358	\$0	\$0
2722 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2723 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2736 Interior Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2737 Exterior Deck Furniture - Replace	\$5,600	\$0	\$0	\$0	\$0

Fiscal Year	2020	2021	2022	2023	2024
2739 Security System - Upgrade	\$0	\$0	\$0	\$0	\$0
2743 A/C Condenser - Replace	\$0	\$8,755	\$0	\$0	\$0
2743 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2751 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2754 Gas Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$406,850	\$57,165	\$161,098	\$125,664	\$62,409
Ending Reserve Balance	\$710,032	\$915,019	\$1,030,675	\$1,196,755	\$1,442,554

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,442,554	\$1,101,242	\$963,094	\$303,473	\$285,765
Annual Reserve Contribution	\$306,308	\$321,623	\$337,704	\$354,589	\$372,319
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,890	\$12,895	\$7,912	\$3,681	\$4,251
Total Income	\$1,764,752	\$1,435,760	\$1,308,710	\$661,743	\$662,335
# Component					
Sites & Grounds					
2107 Concrete Curb/Walk - Allowance	\$0	\$0	\$0	\$0	\$7,307
2157 Site Rail: Wood - Replace - 5%	\$11,593	\$0	\$12,299	\$0	\$13,048
2165 Mailbox Kiosks - Repair	\$0	\$0	\$7,195	\$0	\$0
2189 Wood Surfaces: Entry/Kiosks - Stain	\$0	\$0	\$0	\$0	\$0
Streets					
2123 Asphalt - Seal	\$0	\$0	\$0	\$0	\$137,001
2124 Asphalt - Crack Fill/Seal	\$19,708	\$20,299	\$20,908	\$21,535	\$22,181
2124 Asphalt Maintenance - Repairs	\$23,185	\$23,881	\$24,597	\$25,335	\$26,095
2125 (.1a) HFR Entrance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.1b) HFR-OSW - Mill/Overlay	\$0	\$422,695	\$0	\$0	\$0
2125 (.2) Winding Trails - Mill/Overlay	\$295,615	\$0	\$0	\$0	\$0
2125 (.3a) TMD Entry - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3b) TMD-FLD - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3c) TMD-FLD - Mill/Overlay	\$106,653	\$0	\$0	\$0	\$0
2125 (.4a) Mountain Dance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.4b) Mountain Dance - Mill/Overlay	\$0	\$0	\$172,182	\$0	\$0
2125 (.5) Hidden Rock - Mill/Overlay	\$0	\$0	\$436,605	\$0	\$0
2125 (.6) Forest Light D - Mill/Overlay	\$0	\$0	\$233,676	\$0	\$0
2125 (.7a) OSW-Pond - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7b) Open Sky Way - Mill/Overlay	\$0	\$0	\$0	\$323,026	\$0
2125 (.7c) N.Open Sky Way - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.8) Serenity Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.9) Pine Air Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (10) Waving Branch - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (11) Canopy Court - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (12) Secluded Creek - Mill/Overlay	\$66,079	\$0	\$0	\$0	\$0
2125 (13) Wildroot Court - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (14) Reflection Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (15) Lodge - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
Mechanicals					
2501 Access System - Replace	\$19,708	\$0	\$0	\$0	\$0
2503 Card Reader Systems - Replace	\$0	\$0	\$22,753	\$0	\$0
2509 Gate Operators: HF/TM Entry-Replace	\$0	\$0	\$51,040	\$0	\$0
2509 Gate Operators: RP Entry- Replace	\$0	\$0	\$23,983	\$0	\$0
2511 HF Loop Detectors - Replace	\$0	\$0	\$0	\$0	\$0
2511 Loop Detectors - Replace - 20%	\$5,565	\$0	\$0	\$6,080	\$0
2535 Clubhouse Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
2535 Entry Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2589 Pond Aerators - Replace - 50%	\$2,608	\$0	\$0	\$0	\$0
Amenities					
2601 Play Equipment - Replace	\$55,066	\$0	\$0	\$0	\$0
2603 Play Surface - Replace	\$18,548	\$0	\$0	\$0	\$0
2609 Sports Court - Replace	\$0	\$0	\$0	\$0	\$0
2613 Tennis Fence - Replace	\$0	\$5,791	\$0	\$0	\$0
Clubhouse					
2701 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2705 Clubhouse Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
2707 Lodge Decking/Rail - Replace	\$0	\$0	\$0	\$0	\$0
2709 Wood Surfaces: Lodge - Stain	\$0	\$0	\$0	\$0	\$0
2715 Clubhouse Lights - Replace	\$6,956	\$0	\$0	\$0	\$0
2721 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
2722 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2723 Bathrooms - Refurbish	\$19,128	\$0	\$0	\$0	\$0
2736 Interior Furniture - Replace	\$0	\$0	\$0	\$0	\$16,310
2737 Exterior Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2739 Security System - Upgrade	\$0	\$0	\$0	\$0	\$39,143
2743 A/C Condenser - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furnace - Replace	\$0	\$0	\$0	\$0	\$6,524
2749 Kitchen Appliances - Replace	\$7,303	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
2751 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2754 Gas Fireplace - Replace	\$5,796	\$0	\$0	\$0	\$0
Total Expenses	\$663,511	\$472,666	\$1,005,237	\$375,977	\$267,609
Ending Reserve Balance	\$1,101,242	\$963,094	\$303,473	\$285,765	\$394,726

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$394,726	\$64,697	\$314,347	\$671,015	\$1,039,866
Annual Reserve Contribution	\$390,935	\$402,663	\$414,743	\$427,185	\$440,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,870	\$2,368	\$6,155	\$10,687	\$14,970
Total Income	\$788,531	\$469,728	\$735,245	\$1,108,887	\$1,494,836
# Component					
Sites & Grounds					
2107 Concrete Curb/Walk - Allowance	\$0	\$0	\$0	\$0	\$8,471
2157 Site Rail: Wood - Replace - 5%	\$0	\$13,842	\$0	\$14,685	\$0
2165 Mailbox Kiosks - Repair	\$0	\$0	\$0	\$0	\$0
2189 Wood Surfaces: Entry/Kiosks - Stain	\$5,376	\$0	\$0	\$0	\$0
Streets					
2123 Asphalt - Seal	\$0	\$0	\$0	\$0	\$0
2124 Asphalt - Crack Fill/Seal	\$22,847	\$23,532	\$24,238	\$24,965	\$25,714
2124 Asphalt Maintenance - Repairs	\$26,878	\$27,685	\$28,515	\$29,371	\$30,252
2125 (.1a) HFR Entrance - Mill/Overlay	\$0	\$0	\$0	\$0	\$66,554
2125 (.1b) HFR-OSW - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.2) Winding Trails - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3a) TMD Entry - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3b) TMD-FLD - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3c) TMD-FLD - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.4a) Mountain Dance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.4b) Mountain Dance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.5) Hidden Rock - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.6) Forest Light D - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7a) OSW-Pond - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7b) Open Sky Way - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7c) N.Open Sky Way - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.8) Serenity Place - Mill/Overlay	\$67,196	\$0	\$0	\$0	\$0
2125 (.9) Pine Air Place - Mill/Overlay	\$57,788	\$0	\$0	\$0	\$0
2125 (10) Waving Branch - Mill/Overlay	\$131,704	\$0	\$0	\$0	\$0
2125 (11) Canopy Court - Mill/Overlay	\$65,852	\$0	\$0	\$0	\$0
2125 (12) Secluded Creek - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (13) Wildroot Court - Mill/Overlay	\$56,444	\$0	\$0	\$0	\$0
2125 (14) Reflection Place - Mill/Overlay	\$0	\$65,059	\$0	\$0	\$0
2125 (15) Lodge - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
Mechanicals					
2501 Access System - Replace	\$0	\$0	\$0	\$0	\$0
2503 Card Reader Systems - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators: HF/TM Entry-Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators: RP Entry- Replace	\$0	\$0	\$0	\$0	\$0
2511 HF Loop Detectors - Replace	\$0	\$16,611	\$0	\$0	\$0
2511 Loop Detectors - Replace - 20%	\$0	\$6,644	\$0	\$0	\$7,260
2535 Clubhouse Well Pump - Replace	\$0	\$2,007	\$0	\$0	\$0
2535 Entry Pumps - Replace	\$0	\$0	\$4,277	\$0	\$0
2589 Pond Aerators - Replace - 50%	\$3,024	\$0	\$0	\$0	\$0
Amenities					
2601 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2603 Play Surface - Replace	\$0	\$0	\$0	\$0	\$0
2609 Sports Court - Replace	\$0	\$0	\$0	\$0	\$0
2613 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2701 Metal Roof - Replace	\$72,437	\$0	\$0	\$0	\$0
2705 Clubhouse Skylights - Replace	\$10,751	\$0	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$30,238	\$0	\$0	\$0	\$0
2707 Lodge Decking/Rail - Replace	\$0	\$0	\$0	\$0	\$0
2709 Wood Surfaces: Lodge - Stain	\$11,894	\$0	\$0	\$0	\$0
2715 Clubhouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
2721 Carpet - Replace	\$0	\$0	\$7,200	\$0	\$0
2722 Tile Floor - Replace	\$137,079	\$0	\$0	\$0	\$0
2723 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2736 Interior Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2737 Exterior Deck Furniture - Replace	\$7,526	\$0	\$0	\$0	\$0
2739 Security System - Upgrade	\$0	\$0	\$0	\$0	\$0
2743 A/C Condenser - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
2751 Kitchen - Remodel	\$16,799	\$0	\$0	\$0	\$0
2754 Gas Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$723,833	\$155,380	\$64,231	\$69,021	\$138,251
Ending Reserve Balance	\$64,697	\$314,347	\$671,015	\$1,039,866	\$1,356,586

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$1,356,586	\$1,625,489	\$1,865,604	\$2,144,768	\$2,606,683
Annual Reserve Contribution	\$453,200	\$466,796	\$480,800	\$495,224	\$510,081
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,628	\$21,808	\$25,051	\$29,681	\$34,764
Total Income	\$1,828,414	\$2,114,093	\$2,371,456	\$2,669,673	\$3,151,528
# Component					
Sites & Grounds					
2107 Concrete Curb/Walk - Allowance	\$0	\$0	\$0	\$0	\$9,820
2157 Site Rail: Wood - Replace - 5%	\$15,580	\$0	\$16,528	\$0	\$17,535
2165 Mailbox Kiosks - Repair	\$0	\$0	\$9,669	\$0	\$0
2189 Wood Surfaces: Entry/Kiosks - Stain	\$0	\$6,419	\$0	\$0	\$0
Streets					
2123 Asphalt - Seal	\$0	\$168,494	\$0	\$0	\$0
2124 Asphalt - Crack Fill/Seal	\$26,485	\$27,280	\$28,098	\$28,941	\$29,810
2124 Asphalt Maintenance - Repairs	\$31,159	\$32,094	\$33,057	\$34,049	\$35,070
2125 (.1a) HFR Entrance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.1b) HFR-OSW - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.2) Winding Trails - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3a) TMD Entry - Mill/Overlay	\$62,319	\$0	\$0	\$0	\$0
2125 (.3b) TMD-FLD - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3c) TMD-FLD - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.4a) Mountain Dance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.4b) Mountain Dance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.5) Hidden Rock - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.6) Forest Light D - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7a) OSW-Pond - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7b) Open Sky Way - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7c) N.Open Sky Way - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.8) Serenity Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.9) Pine Air Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (10) Waving Branch - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (11) Canopy Court - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (12) Secluded Creek - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (13) Wildroot Court - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (14) Reflection Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (15) Lodge - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
Mechanicals					
2501 Access System - Replace	\$0	\$0	\$0	\$0	\$0
2503 Card Reader Systems - Replace	\$0	\$0	\$30,578	\$0	\$0
2509 Gate Operators: HF/TM Entry-Replace	\$0	\$0	\$68,593	\$0	\$0
2509 Gate Operators: RP Entry- Replace	\$0	\$0	\$32,231	\$0	\$0
2511 HF Loop Detectors - Replace	\$0	\$0	\$0	\$0	\$0
2511 Loop Detectors - Replace - 20%	\$0	\$0	\$7,934	\$0	\$0
2535 Clubhouse Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
2535 Entry Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2589 Pond Aerators - Replace - 50%	\$3,505	\$0	\$0	\$0	\$0
Amenities					
2601 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2603 Play Surface - Replace	\$24,927	\$0	\$0	\$0	\$0
2609 Sports Court - Replace	\$0	\$0	\$0	\$0	\$26,303
2613 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2701 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2705 Clubhouse Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
2707 Lodge Decking/Rail - Replace	\$38,949	\$0	\$0	\$0	\$0
2709 Wood Surfaces: Lodge - Stain	\$0	\$14,202	\$0	\$0	\$0
2715 Clubhouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
2721 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
2722 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2723 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2736 Interior Furniture - Replace	\$0	\$0	\$0	\$0	\$21,919
2737 Exterior Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2739 Security System - Upgrade	\$0	\$0	\$0	\$0	\$52,605
2743 A/C Condenser - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
2751 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2754 Gas Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$202,925	\$248,489	\$226,688	\$62,990	\$193,061
Ending Reserve Balance	\$1,625,489	\$1,865,604	\$2,144,768	\$2,606,683	\$2,958,467

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$2,958,467	\$2,823,441	\$3,299,588	\$3,796,098	\$3,948,369
Annual Reserve Contribution	\$525,384	\$541,145	\$557,379	\$574,101	\$591,324
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$36,118	\$38,249	\$44,324	\$48,377	\$52,773
Total Income	\$3,519,968	\$3,402,835	\$3,901,292	\$4,418,576	\$4,592,466
# Component					
Sites & Grounds					
2107 Concrete Curb/Walk - Allowance	\$0	\$0	\$0	\$0	\$11,384
2157 Site Rail: Wood - Replace - 5%	\$0	\$18,603	\$0	\$19,736	\$0
2165 Mailbox Kiosks - Repair	\$0	\$0	\$0	\$0	\$0
2189 Wood Surfaces: Entry/Kiosks - Stain	\$0	\$0	\$7,664	\$0	\$0
Streets					
2123 Asphalt - Seal	\$0	\$0	\$0	\$207,227	\$0
2124 Asphalt - Crack Fill/Seal	\$30,704	\$31,625	\$32,574	\$33,551	\$34,557
2124 Asphalt Maintenance - Repairs	\$36,122	\$37,206	\$38,322	\$39,472	\$40,656
2125 (.1a) HFR Entrance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.1b) HFR-OSW - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.2) Winding Trails - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3a) TMD Entry - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3b) TMD-FLD - Mill/Overlay	\$193,254	\$0	\$0	\$0	\$0
2125 (.3c) TMD-FLD - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.4a) Mountain Dance - Mill/Overlay	\$252,856	\$0	\$0	\$0	\$0
2125 (.4b) Mountain Dance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.5) Hidden Rock - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.6) Forest Light D - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7a) OSW-Pond - Mill/Overlay	\$0	\$0	\$0	\$69,076	\$0
2125 (.7b) Open Sky Way - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7c) N.Open Sky Way - Mill/Overlay	\$130,040	\$0	\$0	\$0	\$0
2125 (.8) Serenity Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.9) Pine Air Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (10) Waving Branch - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (11) Canopy Court - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (12) Secluded Creek - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (13) Wildroot Court - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (14) Reflection Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (15) Lodge - Mill/Overlay	\$0	\$0	\$0	\$65,128	\$0
Mechanicals					
2501 Access System - Replace	\$30,704	\$0	\$0	\$0	\$0
2503 Card Reader Systems - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators: HF/TM Entry-Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators: RP Entry- Replace	\$0	\$0	\$0	\$0	\$0
2511 HF Loop Detectors - Replace	\$0	\$0	\$0	\$23,683	\$0
2511 Loop Detectors - Replace - 20%	\$8,669	\$0	\$0	\$9,473	\$0
2535 Clubhouse Well Pump - Replace	\$0	\$0	\$0	\$2,862	\$0
2535 Entry Pumps - Replace	\$0	\$0	\$0	\$0	\$6,098
2589 Pond Aerators - Replace - 50%	\$4,064	\$0	\$0	\$0	\$0
Amenities					
2601 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2603 Play Surface - Replace	\$0	\$0	\$0	\$0	\$0
2609 Sports Court - Replace	\$0	\$0	\$0	\$0	\$0
2613 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2701 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2705 Clubhouse Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
2707 Lodge Decking/Rail - Replace	\$0	\$0	\$0	\$0	\$0
2709 Wood Surfaces: Lodge - Stain	\$0	\$0	\$16,958	\$0	\$0
2715 Clubhouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
2721 Carpet - Replace	\$0	\$0	\$9,676	\$0	\$0
2722 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2723 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2736 Interior Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2737 Exterior Deck Furniture - Replace	\$10,114	\$0	\$0	\$0	\$0
2739 Security System - Upgrade	\$0	\$0	\$0	\$0	\$0
2743 A/C Condenser - Replace	\$0	\$15,813	\$0	\$0	\$0
2743 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2749 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
2751 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2754 Gas Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$696,527	\$103,246	\$105,194	\$470,207	\$92,695
Ending Reserve Balance	\$2,823,441	\$3,299,588	\$3,796,098	\$3,948,369	\$4,499,770

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$4,499,770	\$4,287,373	\$4,103,083	\$2,977,900	\$2,983,203
Annual Reserve Contribution	\$609,064	\$627,335	\$646,156	\$665,540	\$685,506
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$54,890	\$52,412	\$44,233	\$37,237	\$39,608
Total Income	\$5,163,724	\$4,967,121	\$4,793,471	\$3,680,678	\$3,708,317
# Component					
Sites & Grounds					
2107 Concrete Curb/Walk - Allowance	\$0	\$0	\$0	\$0	\$13,197
2157 Site Rail: Wood - Replace - 5%	\$20,938	\$0	\$22,213	\$0	\$23,566
2165 Mailbox Kiosks - Repair	\$0	\$0	\$12,995	\$0	\$0
2189 Wood Surfaces: Entry/Kiosks - Stain	\$0	\$0	\$0	\$9,152	\$0
Streets					
2123 Asphalt - Seal	\$0	\$0	\$0	\$0	\$0
2124 Asphalt - Crack Fill/Seal	\$35,594	\$36,662	\$37,762	\$38,895	\$40,062
2124 Asphalt Maintenance - Repairs	\$41,876	\$43,132	\$44,426	\$45,759	\$47,131
2125 (.1a) HFR Entrance - Mill/Overlay	\$0	\$0	\$0	\$0	\$103,689
2125 (.1b) HFR-OSW - Mill/Overlay	\$0	\$763,433	\$0	\$0	\$0
2125 (.2) Winding Trails - Mill/Overlay	\$533,913	\$0	\$0	\$0	\$0
2125 (.3a) TMD Entry - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3b) TMD-FLD - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.3c) TMD-FLD - Mill/Overlay	\$192,628	\$0	\$0	\$0	\$0
2125 (.4a) Mountain Dance - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.4b) Mountain Dance - Mill/Overlay	\$0	\$0	\$310,980	\$0	\$0
2125 (.5) Hidden Rock - Mill/Overlay	\$0	\$0	\$788,558	\$0	\$0
2125 (.6) Forest Light D - Mill/Overlay	\$0	\$0	\$422,045	\$0	\$0
2125 (.7a) OSW-Pond - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.7b) Open Sky Way - Mill/Overlay	\$0	\$0	\$0	\$583,422	\$0
2125 (.7c) N.Open Sky Way - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.8) Serenity Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (.9) Pine Air Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (10) Waving Branch - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (11) Canopy Court - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (12) Secluded Creek - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (13) Wildroot Court - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (14) Reflection Place - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
2125 (15) Lodge - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
Mechanicals					
2501 Access System - Replace	\$0	\$0	\$0	\$0	\$0
2503 Card Reader Systems - Replace	\$0	\$0	\$41,094	\$0	\$0
2509 Gate Operators: HF/TM Entry-Replace	\$0	\$0	\$92,183	\$0	\$0
2509 Gate Operators: RP Entry- Replace	\$0	\$0	\$43,315	\$0	\$0
2511 HF Loop Detectors - Replace	\$0	\$0	\$0	\$0	\$0
2511 Loop Detectors - Replace - 20%	\$0	\$10,352	\$0	\$0	\$11,312
2535 Clubhouse Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
2535 Entry Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2589 Pond Aerators - Replace - 50%	\$4,711	\$0	\$0	\$0	\$0
Amenities					
2601 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2603 Play Surface - Replace	\$33,500	\$0	\$0	\$0	\$0
2609 Sports Court - Replace	\$0	\$0	\$0	\$0	\$0
2613 Tennis Fence - Replace	\$0	\$10,459	\$0	\$0	\$0
Clubhouse					
2701 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
2705 Clubhouse Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
2707 Lodge Decking/Rail - Replace	\$0	\$0	\$0	\$0	\$0
2709 Wood Surfaces: Lodge - Stain	\$0	\$0	\$0	\$20,248	\$0
2715 Clubhouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
2721 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
2722 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2723 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2736 Interior Furniture - Replace	\$0	\$0	\$0	\$0	\$29,457
2737 Exterior Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2739 Security System - Upgrade	\$0	\$0	\$0	\$0	\$70,697
2743 A/C Condenser - Replace	\$0	\$0	\$0	\$0	\$0
2743 Furnace - Replace	\$0	\$0	\$0	\$0	\$11,783
2749 Kitchen Appliances - Replace	\$13,191	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
2751 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2754 Gas Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$876,351	\$864,038	\$1,815,571	\$697,475	\$350,893
Ending Reserve Balance	\$4,287,373	\$4,103,083	\$2,977,900	\$2,983,203	\$3,357,424

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Bryan Farley, R.S., president of the Colorado LLC, is a credentialed Reserve Specialist (#260). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

Terms and Definitions

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

Component Details

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

- 1) Common are maintenance, repair & replacement reasonability
- 2) Components must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair or replacement cycles to the left of the photo (UL = Useful Life or how often the project is expected to occur, RUL = Remaining Useful Life or how many years from our reporting period) and a representative market cost range termed “Best Cost” and “Worst Cost” below the photo. There are many factors that can result in a wide variety of potential cost; we are attempting to represent a market average for budget purposes. Where there is no UL, the component is expected to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Sites & Grounds

Comp #: 2107 Concrete Curb/Walk - Allowance

Quantity: Numerous GSF

Location: Medians at community entrances

Funded?: Yes.

History: Concrete work will be completed at Hwy 83 entrance

Comments: No reports of work completed since the past report. Plan on making repairs soon, if possible, at the same time as the asphalt repairs. Recommend repairing any trip and fall hazards immediately and inspect yearly for any ongoing damage. Repair and replace concrete to mitigate any subsurface moisture which will accelerate deterioration. No anticipation for a complete replacement of all concrete at the same time.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 4,500

Worst Case: \$ 6,700

Cost Source: Allowance

Comp #: 2119 Stamped Concrete - Allowance

Quantity: ~ 2,230 GSF

Location: Common areas - clubhouse, entry areas

Funded?: No.

History:

Comments: Inspect regularly and seal cracks and pressure wash periodically as part of routine preventive maintenance. This type of routine inspection and preventive maintenance is typically included within the Operating budget. In our experience, decorative concrete will generally crack, fade and wear over time lowering aesthetic appeal. At this time, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2129 Trails - Refurbish

Quantity: Numerous Miles

Location: Common areas

Funded?: No.

History:

Comments: Paths should be inspected regularly for trip hazards and any other safety concerns (ponding water, potholes, etc.) in order to limit liability exposure. Replenishing will eventually be required, but costs for this project are expected to be included in the Association's Operating budget, not as a Reserve expense. This component may be re-evaluated during future Reserve Study updates based on conditions observed and any new information provided.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2137 Bridges - Repair

Quantity: Various Wood Bridges

Location: Common areas

Funded?: No. Unpredictable scope

History: (3) Bridges rebuilt in 2016

Comments: Regular inspections by engineer are prudent; factor those inspections and general repairs within operating budget. Inspect regularly, repair as needed from operating budget. If shifting, crumbling, etc. are noted, consult with civil or geotechnical engineer or landscape architect for repair scope. At this time, no predictable expectation of large scale repairs or replacement; no basis for reserve funding. Track expenses and engineer's recommendations for basis of adjustment in the reserve study updates in future years if needed. Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals, including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and we strongly recommend consulting with engineers or experienced contractors to properly determine existing conditions and required scope of work. Our inspection is visual only and does not incorporate any specific testing or structural evaluation. At this time, costs related to this component are expected to be included in the Association's Operating budget or otherwise funded without the need for Reserve funds. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2157 Site Rail: Wood - Replace - 5%

Quantity: 5% of ~ 9,000 LF

Location: Common areas

Funded?: Yes.

History:

Comments: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining. As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Association might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
2 years

Remaining Life:
1 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: Allowance

Comp #: 2165 Mailbox Kiosks - Repair

Quantity: ~ (40) Mailbox Stations

Location: Throughout Community

Funded?: Yes.

History:

Comments: The mailbox kiosks have been experiencing issues with deterioration of the bases.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 4,800

Worst Case: \$ 6,900

Lower allowance

Higher allowance

Cost Source: Client Cost History

Comp #: 2181 Signs/Monuments - Repair

Quantity: ~ (6) Monument Signs

Location: Common areas

Funded?: No.

History:

Comments: Includes - (2) At 83, (2) at Reflection Place, (1) at Clubhouse, (1) at Timber Meadows entry. Monument signs are stone carved and have an extended useful life. Maintain signs with operational budget. No expectation at this time for any replacement. Inspect regularly, clean/touch-up and repair as a routine maintenance expense. Timing and scope of refurbishing or replacement projects is very subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most Associations choose to replace signage in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2185 Site Pole Lights - Replace

Quantity: ~ (18) Street Lamps

Location: Common areas

Funded?: No.

History:

Comments: Reported to be the responsibility of Black Hills and not the association. Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. No recommendation for Reserve funding at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2188 Guardhouse - Refurbish

Quantity: (2) Guardhouses

Location: Entrance/exits

Funded?: No.

History:

Comments: Currently guardhouses are not finished (interior) and no guards are posted. Exterior is maintained with other exterior projects (staining lodge, gates, etc). Use operational budget to affect any repairs, update Reserve Study to reflect any changes in additional components.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2189 Wood Surfaces: Entry/Kiosks - Stain

Quantity: (40) Kiosks, (2) Bldgs.

Location: Entrance guard house and trellis, mailbox kiosk

Funded?: Yes.

History: Stained in 2018

Comments: Per the vendor, the guardhouses and the mailbox kiosks should be stained soon. Observed that the surfaces appeared to be dry and slight faded. As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. Typical paint cycles can vary greatly depending upon many factors including; type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. In most cases, associations can repair or replace small sections as needed with no expectation for complete replacement at one time. If a pattern of large repair expenses develops over time, an allowance for partial replacements may be included within the Reserve Study.

Useful Life:
6 years

Remaining Life:
4 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2191 Road Bridge - Repair

Quantity: ~ 3,000 GSF Bridge

Location: High Forest Road and Community Lodge

Funded?: No.

History:

Comments: This component does not meet the National Reserve Study Standards to be included in this report. Recommend periodic inspections by the engineer to ensure bridge is sound and no structural issues are occurring. Structural inspection/evaluation of bridge framework is outside the scope of this Reserve Study engagement. If unusual cracking, sagging, or other problems are noted, further inspection may be warranted and should be contracted as a separate project. If any significant structural issues are identified, future Reserve Study updates should be revised to include recommended scope of repair work.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2197 High Forest/Open Sky Pond - Dredge

Quantity: (2) Ponds

Location: Common areas

Funded?: No.

History:

Comments: Under normal circumstances, well-maintained retention ponds should not require major repair/refurbishing projects. In some cases, large projects such as erosion control, weed abatement or dredging may be required, but the scope and frequency of such projects is very unpredictable. As a precaution, the association may want to budget an allowance for repairs to the ponds. The association should consult with pond service vendor on a regular basis to identify any necessary projects, which may be included within future Reserve Study updates as needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Streets

Comp #: 2123 Asphalt - Seal**Quantity: ~ 1,210,619 GSF**

Location: High Forest Road, Timber Meadow, Community Lot
Funded?: Yes.

History:

Comments: Asphalt seal is in poor condition with isolated areas of damage and surface deterioration. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coat also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt, postponing the asphalt resurfacing, which can be one of the larger cost items in this study. Repair asphalt before seal coating. Surface preparation and dry weather, during and following application, is key to lasting performance. The ideal conditions are a warm, sunny day with low humidity; rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance.

Useful Life:
7 years

Remaining Life:
2 years



Best Case: \$ 100,000

Worst Case: \$ 110,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2124 Asphalt - Crack Fill/Seal

Quantity: ~ 1,210,619 GSF

Location: Throughout community, lodge community center parking

Funded?: Yes.

History: Repairs completed in 2016 & 2017

Comments: Due to the extensive amount of asphalt, we recommend an ongoing cycle of funding for maintenance. Reported that a large amount of crack filling and patching was completed recently.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 16,000

Worst Case: \$ 18,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2124 Asphalt Maintenance - Repairs

Quantity: ~ 1,210,619 GSF

Location: Throughout community, lodge community center parking

Funded?: Yes.

History: Repairs completed in 2016 & 2017

Comments: Due to the extensive amount of asphalt, we recommend an ongoing cycle of funding for maintenance. Reported that a large amount of crack filling and patching was completed recently.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Cost Source: Estimate Provided by Client

Comp #: 2125 (.1a) HFR Entrance - Mill/Overlay

Quantity: ~ 17,982 GSF

Location: HWY 83 to gate

Funded?: Yes.

History: Will be replaced in 2019

Comments: Asphalt will be replaced in 2019.

Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years consult with geotechnical engineer for recommendations specifications / scope of work and project oversight. As routine maintenance keep surfaces clean and free of debris ensure that drains are free flowing repair cracks and clean oil stains promptly. Assuming proactive maintenance plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2" client may need to consider a remove and replacement project which can increase costs by 50% or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. <http://co-asphalt.com/resources/maintenance-and-preservation/>

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 39,000

Worst Case: \$ 49,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.1b) HFR-OSW - Mill/Overlay

Quantity: ~ 176,971 GSF

Location: Gate to Open Sky Way

Funded?: Yes.

History:

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

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 350,000

Worst Case: \$ 358,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.2) Winding Trails - Mill/Overlay

Quantity: ~ 127,880 GSF

Location: Winding Trails

Funded?: Yes.

History:

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

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 250,000

Worst Case: \$ 260,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.3a) TMD Entry - Mill/Overlay

Quantity: ~ 18,000 GSF

Location: Timber Meadow Drive to gate

Funded?: Yes.

History:

Comments: Poor conditions observed. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years consult with geotechnical engineer for recommendations specifications / scope of work and project oversight. As routine maintenance keep surfaces clean and free of debris ensure that drains are free flowing repair cracks and clean oil stains promptly. Assuming proactive maintenance plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2" client may need to consider a remove and replacement project which can increase costs by 50% or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. <http://co-asphalt.com/resources/maintenance-and-preservation/>

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 38,000

Worst Case: \$ 42,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.3b) TMD-FLD - Mill/Overlay

Quantity: ~ 40,000 GSF

Location: Timber Meadow Drive to Forest Light Drive

Funded?: Yes.

History:

Comments: Overall, poor conditions observed. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years consult with geotechnical engineer for recommendations specifications / scope of work and project oversight. As routine maintenance keep surfaces clean and free of debris ensure that drains are free flowing repair cracks and clean oil stains promptly. Assuming proactive maintenance plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2" client may need to consider a remove and replacement project which can increase costs by 50% or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. <http://co-asphalt.com/resources/maintenance-and-preservation/>

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 105,000

Worst Case: \$ 109,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.3c) TMD-FLD - Mill/Overlay

Quantity: ~ 40,000 GSF

Location: Timber Meadow Drive to Forest Light Drive

Funded?: Yes.

History:

Comments: Overall, poor conditions observed. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years consult with geotechnical engineer for recommendations specifications / scope of work and project oversight. As routine maintenance keep surfaces clean and free of debris ensure that drains are free flowing repair cracks and clean oil stains promptly. Assuming proactive maintenance plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2" client may need to consider a remove and replacement project which can increase costs by 50% or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. <http://co-asphalt.com/resources/maintenance-and-preservation/>

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 90,000

Worst Case: \$ 94,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.4a) Mountain Dance - Mill/Overlay

Quantity: ~ 70,000 GSF

Location: Mountain Dance Drive

Funded?: Yes.

History:

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

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 138,000

Worst Case: \$ 142,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.4b) Mountain Dance - Mill/Overlay

Quantity: ~ 70,000 GSF

Location: Mountain Dance Drive

Funded?: Yes.

History:

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

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 138,000

Worst Case: \$ 142,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.5) Hidden Rock - Mill/Overlay

Quantity: ~ 177,224 GSF

Location: Hidden Rock road

Funded?: Yes.

History:

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

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 350,000

Worst Case: \$ 360,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.6) Forest Light D - Mill/Overlay

Quantity: ~ 94,348 GSF

Location: Forest Light Drive

Funded?: Yes.

History:

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

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 180,000

Worst Case: \$ 200,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.7a) OSW-Pond - Mill/Overlay

Quantity: ~ 17,500 GSF

Location: Open Sky Way to detention pond

Funded?: Yes.

History:

Comments: Overall, poor conditions observed. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years consult with geotechnical engineer for recommendations specifications / scope of work and project oversight. As routine maintenance keep surfaces clean and free of debris ensure that drains are free flowing repair cracks and clean oil stains promptly. Assuming proactive maintenance plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2" client may need to consider a remove and replacement project which can increase costs by 50% or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. <http://co-asphalt.com/resources/maintenance-and-preservation/>

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.7b) Open Sky Way - Mill/Overlay

Quantity: ~ 128,160 GSF

Location: Open Sky Way

Funded?: Yes.

History:

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

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 245,000

Worst Case: \$ 265,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.7c) N.Open Sky Way - Mill/Overlay

Quantity: ~ 36,000 GSF

Location: Open Sky Way

Funded?: Yes.

History:

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

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 62,000

Worst Case: \$ 82,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.8) Serenity Place - Mill/Overlay

Quantity: ~ 24,980 GSF

Location: Serenity Place

Funded?: Yes.

History:

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

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (.9) Pine Air Place - Mill/Overlay

Quantity: ~ 21,470 GSF

Location: Pine Air Place

Funded?: Yes.

History:

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

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 40,000

Worst Case: \$ 46,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (10) Waving Branch - Mill/Overlay

Quantity: ~ 43,830 GSF

Location: Waving Branch

Funded?: Yes.

History:

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

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 88,000

Worst Case: \$ 108,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (11) Canopy Court - Mill/Overlay

Quantity: ~ 24,160 GSF

Location: Canopy Court

Funded?: Yes.

History:

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

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 40,000

Worst Case: \$ 58,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (12) Secluded Creek - Mill/Overlay

Quantity: ~ 28,604 GSF

Location: Secluded Creek

Funded?: Yes.

History:

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

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 47,000

Worst Case: \$ 67,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (13) Wildroot Court - Mill/Overlay

Quantity: ~ 20,860 GSF

Location: Wildroot Court

Funded?: Yes.

History:

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

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 32,000

Worst Case: \$ 52,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (14) Reflection Place - MillOverlay

Quantity: ~ 23,380 GSF

Location: Reflection Place

Funded?: Yes.

History:

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

Useful Life:
25 years

Remaining Life:
11 years



Best Case: \$ 37,000

Worst Case: \$ 57,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2125 (15) Lodge - Mill/Overlay

Quantity: ~ 16,180 GSF

Location: Lodge

Funded?: Yes.

History:

Comments: Overall, poor conditions were observed. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years consult with geotechnical engineer for recommendations specifications / scope of work and project oversight. As routine maintenance keep surfaces clean and free of debris ensure that drains are free flowing repair cracks and clean oil stains promptly. Assuming proactive maintenance plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2" client may need to consider a remove and replacement project which can increase costs by 50% or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. <http://co-asphalt.com/resources/maintenance-and-preservation/>

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 23,000

Worst Case: \$ 43,000

Cost Source: Research with Local Vendor/Contractor

Mechanicals

Comp #: 2501 Access System - Replace

Quantity: ~ (3) Keypad Panel

Location: Community entrances and exists

Funded?: Yes.

History: Replaced in 2010

Comments: Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 15,000

Worst Case: \$ 19,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2503 Card Reader Systems - Replace

Quantity: ~ (3) BarCode Automation

Location: Community Entrance

Funded?: Yes.

History:

Comments: Should be evaluated and repaired as needed by servicing vendor to ensure proper function. Plan on replacing at the approximate interval shown here. For best pricing and to minimize downtime, plan to replace with other similar components, such as gate operators. Card/fob reader devices were/were observed to be functional during site inspection. Due to use, exposure, and advancements in technology, plan to replace devices and control system at the approximate interval shown here. Individual readers can often be replaced as an Operating expense due to damage or localized failures. To ensure a functional, compatible system and obtain better pricing, plan on replacing all devices together as one project.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 18,000

Worst Case: \$ 19,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2509 Gate Operators: HF/TM Entry-Replace

Quantity: ~ (8) Operators

Location: High Forest Road and Timber Meadow Drive entrances

Funded?: Yes.

History: Replaced in 2017

Comments: HySecurity units. Serial SM02-1718385. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Loop detectors are wires under the asphalt or concrete (usually a rectangular pattern in asphalt) and are used to detect vehicles passing over the area, which in turn, signals the gate operator to open or close once the vehicle has passed. Wires are susceptible to moisture penetration through asphalt/concrete. Cycle replacing this component with asphalt/concrete work.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 38,000

Worst Case: \$ 45,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2509 Gate Operators: RP Entry- Replace

Quantity: ~ (4) Operators

Location: Reflection Place entrance

Funded?: Yes.

History:

Comments: Elite gate operators. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Loop detectors are wires under the asphalt or concrete (usually a rectangular pattern in asphalt) and are used to detect vehicles passing over the area, which in turn, signals the gate operator to open or close once the vehicle has passed. Wires are susceptible to moisture penetration through asphalt/concrete. Cycle replacing this component with asphalt/concrete work.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 17,000

Worst Case: \$ 22,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2511 HF Loop Detectors - Replace

Quantity: ~ (6) Detectors

Location: Entrance/exits

Funded?: Yes.

History: Will be replaced in 2019

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Plan to replace at the approximate interval shown here due to use, exposure, and advancements in technology. Should be inspected regularly as an Operating/maintenance expense to ensure proper function. Clean frequently and repair promptly when needed to maintain good appearance.

Useful Life:
12 years

Remaining Life:
11 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: Client Cost History

Comp #: 2511 Loop Detectors - Replace - 20%

Quantity: 20% of (12) Detectors

Location: Entrance/exits

Funded?: Yes.

History:

Comments: (3) Detectors are located at each gate. No expectation to replace all detectors at the same time. Loop detectors are wires under the asphalt/concrete (usually a rectangular pattern in asphalt) and are used to detect vehicles passing over the area, which in turn, signals the gate operator to open or close once the vehicle has passed. Wires are susceptible to moisture penetration through asphalt. Cycle replacing this component with asphalt work.

Useful Life:
3 years

Remaining Life:
2 years



Best Case: \$ 4,600

Worst Case: \$ 5,000

Cost Source: Allowance

Comp #: 2535 Clubhouse Well Pump - Replace

Quantity: (1) Pump

Location: Clubhouse

Funded?: Yes.

History: Replaced in 2019

Comments: No problems reported with the pump at the time of the inspection. Pump was not tested during site inspection, and is assumed to be functional unless otherwise noted. Should be inspected, tested and repaired as needed on a regular basis by qualified vendor to ensure optimal performance. Over time, replacement parts may not be available and the association may need to replace the entire assembly prior to actual functional failure as a safety precaution.

Useful Life:
12 years

Remaining Life:
11 years



Best Case: \$ 1,000

Worst Case: \$ 1,900

Cost Source: Client Cost History

Comp #: 2535 Entry Pumps - Replace

Quantity: (2) Pumps

Location: Entry Guardhouse - underground

Funded?: Yes.

History:

Comments: No problems reported with the pump at the time of the inspection. Pump was not tested during site inspection, and is assumed to be functional unless otherwise noted. Should be inspected, tested and repaired as needed on a regular basis by qualified vendor to ensure optimal performance. Over time, replacement parts may not be available and the association may need to replace the entire assembly prior to actual functional failure as a safety precaution.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 4,000

Cost Source: Client Cost History

Comp #: 2537 Water Cisterns - Repair

Quantity: (2) 15,000 Gallon Tanks

Location: Reflection Gate on Mt. Drive, Winding Trails

Funded?: No.

History:

Comments: The scope and frequency of such projects is very unpredictable. The association should consult with service vendor on a regular basis to identify any necessary projects, which may be included within future Reserve Study updates as needed. At this time the scope of work is too unpredictable for Reserve Funding.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2587 Irrigation Timeclocks - Replace

Quantity: ~ (4) Controllers

Location: Guard Houses and Lodge

Funded?: No.

History:

Comments: Irrigation controllers should have a relatively long life expectancy under normal circumstances. Replacement is often required due to lack of available replacement parts as opposed to complete failure. Exposure to the elements can affect overall life expectancy, and controllers should be located in protected areas or within metal enclosures whenever possible. When evaluating replacement options, the association should consider replacement with weather-sensitive models to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short, easily justifying the additional costs of these options.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2589 Pond Aerators - Replace - 50%

Quantity: 50% of (2) Pumps

Location: Pond areas

Funded?: Yes.

History:

Comments: Pond along Open Sky was installed in 2013. Lake/pond aerators are important systems and should be inspected and maintained regularly by servicing vendor or maintenance staff to ensure proper function and maximize life expectancy. Aerators are crucial to health of the body of water, as they introduce and circulate additional oxygen to the water, inhibiting growth and spread of algae and improving overall water quality. Properly aerated bodies of water have a lower risk of severe eutrophication and subsequent, costly projects such as dredging. Consult with lake/pond vendor to ensure that aerators are properly-sized and positioned for the body of water.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 1,100

Worst Case: \$ 3,400

Lower allowance to replace (1) pump

Higher allowance to replace (1) pump

Cost Source: Allowance

Amenities

Comp #: 2601 Play Equipment - Replace

Quantity: (10) Station Play Eqp.

Location: Community Lodge

Funded?: Yes.

History:

Comments: Play structure appears in overall fair condition with the exterior paint showing signs of minor fading. The remaining useful life was extended based on the appearance of the structure. Recommend the following: 1) Paint to maintain the exterior surface integrity (use operational budget to maintain). 2) Conduct regular inspections by qualified personnel to maintain and inspect equipment for hazards. Manufacturer's maintenance instructions and recommended inspection schedules should be strictly followed.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 45,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2603 Play Surface - Replace

Quantity: ~ 1,180 GCY Chips

Location: Community Lodge playground

Funded?: Yes.

History:

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

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Cost Source: Client Cost History + Inflation

Comp #: 2609 Sports Court - Replace

Quantity: ~ 2,325 GSF

Location: Community Lodge

Funded?: Yes.

History: Replaced in 2019

Comments: Product appears to be similar to a VersaCourt interlocking system, which carries a 15-year limited warranty and a 25-30 year life expectancy. Recommend yearly maintenance by keeping surface clean for dust and dirt.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 14,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

Comp #: 2613 Tennis Fence - Replace

Quantity: ~ 205 LF Court Fence

Location: Tennis court

Funded?: Yes.

History:

Comments: The fence was noted to be in poor condition. The fence was torn and ripped. Tennis court fencing should have a very long life expectancy assuming proper design and installation, lack of vandalism/abuse, etc. Best practice is to coordinate replacement with other major projects, such as court resurfacing, lighting replacement, etc. Vinyl-coated chain link fences normally have a longer life expectancy and are more attractive than those without. Gates and locks should be inspected and repaired as needed as an Operating expense in order to restrict access (if desired) to the tennis court.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 4,300

Worst Case: \$ 5,400

Cost Source: ARI Cost Database: Similar Project Cost History

Clubhouse

Comp #: 2701 Metal Roof - Replace

Quantity: ~ 4,900 GSF Roof

Location: Community Lodge

Funded?: Yes.

History:

Comments: Metal roof appears in overall good condition with no significant signs of damage. Recommend yearly inspections by a qualified roofer to ensure roof is intact and screws are secure. Funding is to replace roof due to age, wear and appearance. Although metal roofs can have an extended useful life, maintaining the exterior finish by cleaning and treating areas of exposed metal is critical in order to achieve a maximum useful life. Typically, the warranty on metal roofs is strictly on the finish, not the metal.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 49,000

Worst Case: \$ 58,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2705 Clubhouse Skylights - Replace

Quantity: ~ (12) Skylights

Location: Clubhouse

Funded?: Yes.

History:

Comments: Skylights determined to be in fair condition typically exhibit some wear and tear, most often beginning at seals between frame and glass/panels. Appearance remains generally consistent, but fading/discoloration is more prevalent at this stage. Inspect skylights during roof inspection and repair as needed to maintain waterproof integrity. Best practice is to coordinate replacement of skylights with roof replacement projects whenever possible, in order to maintain a watertight barrier through good flashing and other details. Once installed, skylights often need to be re-caulked or otherwise maintained to preserve good waterproofing. Costs shown here assume replacement with same size and type. Some Associations choose to remove skylights entirely and close in the surrounding roof system to minimize leak concerns.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2707 Clubhouse Windows - Replace

Quantity: ~ (37) Windows

Location: Clubhouse

Funded?: Yes.

History:

Comments: Windows determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available. Windows were XX vinyl OR metal OR wood XX frames with XX horizontal sliders, and fixed XX operation. Inspect regularly, including sealant, if any, and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. With ordinary care and maintenance, useful life is long but difficult to predict. Many factors affect useful life including quality of window installed, waterproofing flashing details, exposure to wind driven rain. In many cases, windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop, and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note: there are many types of windows available in today's market and costs can vary greatly.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2707 Lodge Decking/Rail - Replace

Quantity: ~ 650 GSF/100 LF Rail

Location: Community Lodge

Funded?: Yes.

History:

Comments: Deck and rails were recently replaced with a composite material. Recommend following manufacturers recommendation on maintenance. Typical warranty period based on a Trex type material is 25 years. However, warranty periods are based on proper installation and maintenance. Funding is for eventual replacement due to wear, fading and age.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2709 Wood Surfaces: Lodge - Stain

Quantity: (1) Building

Location: Community Lodge, entrance guard house and trellis, mailbox kiosk

Funded?: Yes.

History: Lodge stained in 2018

Comments: No major issues noted with the exterior surfaces at the time of the inspection. Keep wood siding painted to protect the wood from decay cause by water. In most cases, associations can repair or replace small sections as needed with no expectation for complete replacement at one time. If a pattern of large repair expenses develops over time, an allowance for partial replacements may be included within the Reserve Study. For older associations or those with more advanced deterioration, comprehensive replacement of all areas may be advisable.

Useful Life:
6 years

Remaining Life:
4 years



Best Case: \$ 7,700

Worst Case: \$ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2715 Clubhouse Lights - Replace

Quantity: ~ (30) Lights

Location: Clubhouse

Funded?: Yes.

History:

Comments: Includes - Interior (15). Exterior (15). Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2721 Carpet - Replace

Quantity: ~ 96 GSY Carpet

Location: Community Lodge

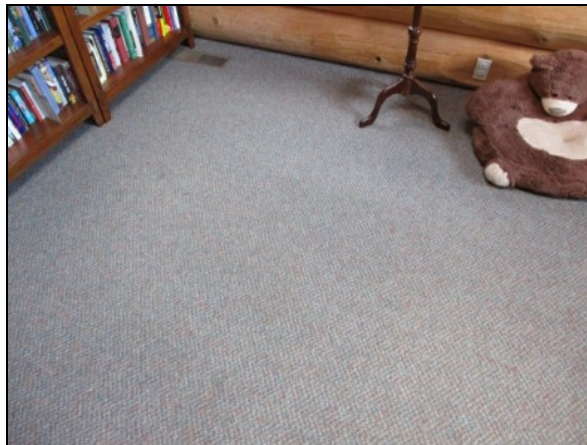
Funded?: Yes.

History:

Comments: Carpet was noted to be in fair condition. The rooms are used at the most once a week. No major issues noted with the carpet at this time. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective, but not as flexible as other flooring finishes (tile, wood, etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the association for planning purposes.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 4,500

Worst Case: \$ 5,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2722 Tile Floor - Replace

Quantity: ~ 2,675 GSF

Location: Community Lodge

Funded?: Yes.

History:

Comments: The tile flooring was noted to be in good condition. No problems noted with the tile flooring at this time. As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here, but this schedule can be adjusted at the association's discretion.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 84,000

Worst Case: \$ 120,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2723 Bathrooms - Refurbish

Quantity: ~ (3) Bathrooms

Location: Community Lodge

Funded?: Yes.

History:

Comments: (2) Bathrooms are located downstairs, while (1) bathroom is located upstairs. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the association's good judgment.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 13,000

Worst Case: \$ 20,000

Cost Source: Allowance

Comp #: 2736 Interior Furniture - Replace

Quantity: Various Lodge Furniture

Location: Community Lodge

Funded?: Yes.

History: Will be replaced in 2019 - after site inspection

Comments: Furniture will be replaced after the inspection has taken place. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the association's good judgment.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 12,000

Worst Case: \$ 13,000

Cost Source: Estimate Provided by Client

Comp #: 2737 Exterior Deck Furniture - Replace

Quantity: ~ (10) Pieces

Location: Community Lodge deck

Funded?: Yes.

History:

Comments: The furniture consists of (4) high chairs, (4) chairs, (1) large table, and (1) small table. Furniture appeared to be in older and weathered. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable quality pieces.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 6,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2739 Security System - Upgrade

Quantity: (1) Kantech Access Cntrl

Location: Community Lodge

Funded?: Yes.

History:

Comments: Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Plan to replace/upgrade the system at the approximate interval shown below. Typical modernization projects may include addition and/or replacement of camera fixtures, recording equipment, monitors, software, etc. In many cases, replacement or modernization is warranted due to advancement in technology, not functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 28,000

Worst Case: \$ 32,000

Cost Source: Estimate Provided by Client

Comp #: 2741 Water Heater/Tank - Replace

Quantity: (2) Tank System

Location: Community Lodge

Funded?: No.

History:

Comments: The 40 gallon tank does not meet the minimum threshold to be included in this report. Plan to replace from the operating budget. No Reserve funding necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2743 A/C Condenser - Replace

Quantity: (1) 5 Ton Unit

Location: Community Lodge

Funded?: Yes.

History:

Comments: Carrier unit. Serial 2301E28747. Model 38CKC060300. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Water heater life expectancies can vary greatly depending on level of use, type of technology, amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted, expected to be functional. Plan to replace at the approximate interval shown below. When evaluating replacements, we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 7,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2743 Furnace - Replace

Quantity: (1) 155,000 BTU Furnace

Location: Community Lodge

Funded?: Yes.

History:

Comments: Model 58STA155-1320. Serial 0609A16517. Carrier unit. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Water heater life expectancies can vary greatly depending on level of use, type of technology, amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted, expected to be functional. Plan to replace at the approximate interval shown below. When evaluating replacements, we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2749 Kitchen Appliances - Replace

Quantity: (5) G.E. Appliances

Location: Community Lodge

Funded?: Yes.

History:

Comments: Appliances appear in overall good condition. Kitchen appliances include: (1) GE stovetop, (1) microwave, (1) oven, (2) dishwashers and (1) refrigerator. Individual appliances were not tested during inspection, and are assumed to be in functional operating condition unless otherwise noted. Funding recommendation shown here is for replacing with comparable quality appliances. Individual pieces may be replaced as needed using Operating funds.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 5,600

Worst Case: \$ 7,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2751 Kitchen - Remodel

Quantity: (1) Kitchen

Location: Clubhouse

Funded?: Yes.

History:

Comments: Granite tile to counters are a total of 20 x 2. The backsplash as well is a total of 20 x 2. Lower cabinets are wood and a total of 20 linear feet the upper cabinets are wood with a total of 20 linear feet. Kitchen was observed to be in good condition. Counters and cabinets were clean and free of issues. Fixtures appeared to be in good condition. Kitchen materials typically have an extended useful life. However, many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops, replacement of sinks, installation/replacement of under-cabinet lighting, etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2754 Gas Fireplace - Replace

Quantity: (1) Fireplace

Location: Lobby

Funded?: Yes.

History:

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

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database: Similar Project Cost History

	Replace Year			2019	2020	2021	2022	2023	2025	2026	2027	2028	2029	2030	2031
Road Segment															
2125 Canopy Court - Overlay (11)														46,365	
2125 Forest Light Drive - Overlay (6)											166,033				
2125 HFR Entrance - Mill/Overlay (1a)				41,500										66,554	
2125 HFR-OSW - Overlay (1b)										304,483					
2125 Hidden Rock - Overlay (5)											313,618				
2125 Lodge - Overlay (15)								23,500							
2125 Mountain Dance - Overlay (4)					140,000						158,000				
2125 Open Sky Way - Overlay (7b)					72,000							260,000			
2125 OSW-Pond - Mill/Overlay (7a)								43,000							
2125 Pine Air Place - Overlay (9)														41,661	
2125 Reflection Place - Overlay (14)															46,259
2125 Secluded Creek - Overlay (12)									47,530						
2125 Serenity Place - Overlay (8)														47,709	
2125 TMD Entry - Mill/Overlay (3a)					37,000										
2125 TMD-FLD - Overlay (3b)					107,000				106,000						
2125 Waving Branch - Overlay (10)														83,995	
2125 Wildroot Court - Overlay (13)														39,646	
2125 Winding Trails - Overlay (2)									214,466						
		Ann Tot		41,500	356,000			66,500	367996	304483	637651	260000		325930	46259
		Est Resv			600K	800K	1 M	1.1M	900K	800K	400K	300K		400K	500K
Annual Patch Repair not included; 20K per year Patch, 18K Crack Fill														Total	2,406,319
14.66 per sq yard figures		Blue are planned 2020 work													

Notes - Notes - Notes

- OSW Pond Mill and Lodge moved to 2023
- Timber Meadow remainder moved to 2025
- Mountain Dance 2027 figured at 66% remaining
- Open Sky Way 2028 figured at 80% remaining
- Overlay vs Mill costs should be reviewed in 2019

Road	Bid Name	Sq Ft	Service	\$\$ (2019 Est)	Remark	Total Remain (based on sqft)
Proposed 2020						
Timb Meadow	Overlay A	15,000	Full Depth	\$67K	Hill	68% (A+C)
	Overlay B	18,000	Mill	\$36K	Entry to MD	0 (Add Loop Cost)
	Overlay C	7,000	Full Depth	\$30K	Bottom	
Mountain Dance	Overlay C	70,000	Mill	140K	East Half	49% (drawing shows 66% remaining)
Open Sky	Overlay	36,000	Mill	\$72K	North of Pond -Hill	80%
2019 Complete						
HFR 83 Gate	Overlay	17,982	Mill	\$40K	83 to Gate	0

-- % amounts were used to link to Reserve cost. Bringing some portions of road segments forward to 2020 and leaving the remainder at planned Reserve study periods.