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## "Full" Reserve Study



### **Sun Valley Elkhorn Association Sun Valley, ID**

**Report #: 38899-0**  
**For Period Beginning: November 1, 2020**  
**Expires: October 31, 2021**

**Date Prepared: October 15, 2020**



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**Hello, and welcome to your Reserve Study!**

**T**his 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.

**W**ith 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](http://www.ReserveStudy.com) or call us at:

253-661-5437



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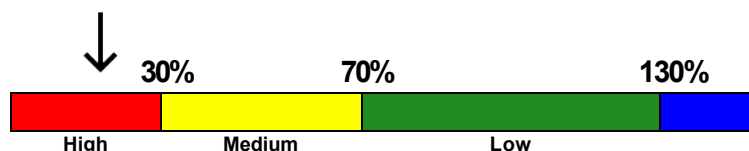
### 3- Minute Executive Summary

**Association:** Sun Valley Elkhorn Association **Assoc. #: 38899-0**  
**Location:** Sun Valley, ID **# of Units: 1,632**  
**Report Period:** November 1, 2020 through October 31, 2021

**Findings/Recommendations as-of: November 1, 2020**

Starting Reserve Balance . . . . .	\$744,562
Current Fully Funded Reserve Balance . . . . .	\$4,096,183
Percent Funded . . . . .	18.2 %
Average Reserve (Deficit) or Surplus Per Unit . . . . .	(\$2,054)
Recommended 2020/2021 100% Monthly "Full Funding" Contributions . . . . .	\$23,425
2020/2021 "Alternate / Baseline Funding" minimum to keep Reserves above \$0 . . . . .	\$20,348
Recommended 2020 Special Assessment . . . . .	\$2,088,000***
Most Recent Budgeted Contribution Rate . . . . .	\$21,352

Reserves % Funded: 18.2%



Special Assessment Risk:

**Economic Assumptions:**

**Net Annual "After Tax" Interest Earnings Accruing to Reserves . . . . . 1.00 %**  
**Annual Inflation Rate . . . . . 3.00 %**

- This is a "Full" Reserve Study. This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 18.2 % Funded. This means the association's special assessment & deferred maintenance risk is currently High. 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 Reserve Contributions of \$23,425 per month this fiscal year, as well as levy a special assessment in the amount of \$2,088,000. \*\*\*The recommended special assessment is based on vendor proposals provided for Village pool renovations and Harker Center tennis court replacement, both planned for the 2020/2021 fiscal year. The 100% "Full" contribution rate is designed to gradually achieve this funding objective by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Alternate Funding" in this report is synonymous with Baseline Funding, commonly defined as "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may

**vary - refer to your governing documents.**

# Executive Summary

38899-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>General Site / Grounds</b>				
120	Asphalt Parking Lot/Path- Resurface	30	5	\$64,600
121	Asphalt Parking Lot/Path- Seal Coat	3	0	\$7,800
140	Split Rail Fence - Replace	20	5	\$148,500
160	Pole Lights - Replace	30	10	\$6,000
170	Landscape - Refurbish	10	5	\$6,500
190	Ponds Refurbish-Village Pond Dredge	10	4	\$50,000
192	Aerators/Fountain - Repair/Replace	10	2	\$11,500
195	Monument Signs - Replace	25	15	\$42,000
<b>Village Pool / Spa</b>				
200	Pool Deck - Repair/Replace	40	0	\$62,500
205	Pool - Resurface	20	0	\$200,000
207	Pool - Retile	20	0	\$11,150
210	Spa - Resurface	15	0	\$17,500
212	Spa - Retile	15	0	\$2,400
215	Pool Fence - Replace	40	0	\$41,000
216	Golf Net - Replace	15	0	\$7,000
217	Pool Furniture - Replace	5	0	\$7,000
218	Pool Umbrellas - Replace	10	4	\$8,750
225	Pool/Spa Covers - Replace	6	0	\$18,000
230	Spa Pumps/Filters - Replace	20	0	\$11,500
235	Pool Pump - Replace	20	0	\$10,000
237	Pool Filters - Replace	40	30	\$100,000
238	Pool/Spa - Periodic Renovation	40	0	\$1,050,000
240	Boilers - Replace	20	0	\$30,000
242	Water Softener - Replace	20	0	\$6,500
250	Clubhouse Interior Ceiling - Seal	5	1	\$7,500
255	Clubhouse Flooring - Replace	40	18	\$29,900
260	Clubhouse Locker Rooms - Remodel	25	3	\$30,000
265	Clubhouse - General Remodel	25	3	\$20,000
275	Steam Room - Repair/Replace	20	0	\$32,300
280	Commercial Laundry Machines-Replace	10	1	\$18,000
285	Clubhouse Steep Slope Roof -Replace	30	8	\$15,050
287	Clubhouse Low Slope Roof - Replace	20	0	\$9,350
290	Clubhouse Metal Siding - Replace	50	28	\$21,250
292	Clubhouse Exterior - Paint	10	8	\$2,250
295	Clubhouse Windows/Doors - Replace	50	28	\$24,150
<b>Village Tennis / Pickleball</b>				
300	Pickleball Courts - Clean/Seal	7	6	\$25,000
312	Pickleball Sound Barrier - Replace	15	14	\$47,800
325	Tennis Ct Laser Level-Har-Tru 1 & 2	10	9	\$13,000
325	Tennis Ct Laser Level-Har-Tru 3 & 4	10	4	\$13,000
330	Tennis/Pickleball Fence - Replace	30	29	\$139,000
332	Tennis Court Wind Screens - Replace	8	6	\$5,000
340	Clubhouse Interior - Paint	10	9	\$3,150
345	Clubhouse Flooring - Replace	20	19	\$6,250

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
350 Clubhouse - General Remodel	20	19	\$5,000
352 Clubhouse Restrooms - Remodel	20	19	\$5,000
357 Fire Alarm Panel - Repair/Replace	20	19	\$3,500
370 Clubhouse Steep Slope Roof -Replace	50	49	\$10,300
375 Clubhouse Siding - Repair/Replace	50	49	\$18,700
380 Clubhouse Windows/Doors - Replace	50	49	\$10,050
<b>Harker Pool / Spa</b>			
400 Pool Deck - Resurface	40	5	\$64,300
405 Main & Wading Pool - Resurface	20	5	\$125,000
407 Main & Wading Pool - Retile	40	5	\$11,150
410 Acrylic Spa Shell - Replace	15	5	\$30,000
415 Pool Fence - Replace	30	23	\$59,900
417 Pool Furniture - Replace	5	1	\$7,000
418 Pool Umbrellas - Replace	10	4	\$9,000
420 Guard Stand - Replace	20	5	\$5,000
425 Diving Board - Replace	10	9	\$22,300
427 Pool/Spa Covers - Replace	6	3	\$18,000
432 Spa/Wading Heaters - Replace	10	3	\$12,000
435 Pool Pumps - Replace	20	5	\$20,000
437 Pool Filters - Replace	40	5	\$100,000
438 Pool Chem Control - Replace	8	5	\$5,000
439 Pool Heater - Replace	10	5	\$25,000
440 Pool/Spa - Periodic Renovation	40	5	\$1,000,000
450 Pool Storage Building - Repl Roof	30	19	\$3,050
450 Pool Storage Building - Repl Siding	50	39	\$13,650
<b>Harker Park</b>			
500 Chain Link Fence - Replace	40	5	\$11,000
507 Wood Gazebo - Replace	15	9	\$7,000
510 Play Equipment - Replace	15	10	\$30,000
515 Site Furniture - Replace	8	3	\$12,000
520 BBQ Station - Replace	10	3	\$5,000
521 Outdoor Kitchen - Remodel	16	8	\$10,000
525 Sports Court - Resurface	30	22	\$13,250
530 Bocce Ball Court - Resurface	10	3	\$8,000
<b>Harker Tennis</b>			
600 Tennis Courts - Clean/Seal	6	6	\$72,000
605 Tennis Courts - Resurface	48	0	\$608,800
610 Tennis Court Fence - Replace	30	30	\$105,150
612 Tennis Court Wind Screens - Replace	8	8	\$5,000
650 Clubhouse Interior - Paint	10	0	\$2,900
655 Clubhouse Flooring - Replace	20	10	\$5,150
660 Clubhouse - General Remodel	20	10	\$5,000
662 Clubhouse Restrooms - Remodel	20	10	\$5,000
670 Clubhouse Steep Slope Roof -Replace	30	18	\$5,400
675 Clubhouse Siding - Replace	50	40	\$23,600
680 Clubhouse Exterior - Paint	10	9	\$2,700
685 Clubhouse Windows/Doors - Replace	25	15	\$6,800
692 Clubhouse Pavers - Repair/Replace	20	9	\$8,000
<b>Harker Center Building</b>			

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
730 Interior Walls & Ceilings - Paint	15	4	\$13,250
735 Carpet - Replace	15	4	\$15,800
737 Laminate Flooring - Replace	15	4	\$6,050
740 Pool Locker Rooms - Remodel	25	14	\$30,000
745 Office & Pool Restrooms - Remodel	20	9	\$7,000
747 Kitchen - Remodel	20	15	\$25,000
750 Pool Lobby - General Remodel	15	4	\$8,000
755 Office - General Remodel	15	4	\$14,000
757 Lounge - General Remodel	15	4	\$10,000
763 Software - Upgrade	10	5	\$25,000
765 Copy Machines - Replace	8	2	\$14,000
770 Water Heaters - Replace	12	3	\$24,000
772 Water Softener - Replace	20	3	\$6,500
780 Steep Slope Roof - Replace	30	19	\$38,900
785 Wood Siding - Replace	50	16	\$92,250
787 Building Exterior - Paint/Stain	10	6	\$13,500
788 Wood Windows - Repair/Replace	50	16	\$65,550
<b>Systems / Equipment</b>			
910 HVAC - Repair/Replace	5	4	\$6,000
930 Tennis Court Roller - Replace	15	5	\$8,000
935 Ticket Scanners - Replace	6	5	\$5,000
937 AED Devices - Replace	8	3	\$3,750
940 Security Systems - Replace	7	3	\$8,500
945 Wifi System - Replace	7	5	\$3,500
950 Telephone System - Replace	10	3	\$12,500
<b>112 Total Funded Components</b>			

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 [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

## *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 8/7/2020, we visually inspected all visible common areas, while compiling a photographic inventory, noting: current condition, make & model information where appropriate, apparent levels of care and maintenance, exposure to weather elements and other factors that may affect the components useful life.

At the time of our site visit we learned that the association is planning a major renovation project at the Village pool during the 2020/2021 fiscal year, and is also planning to replace the Harker Center tennis courts.



## 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.

The figure below summarizes the projected future expenses at your association 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.

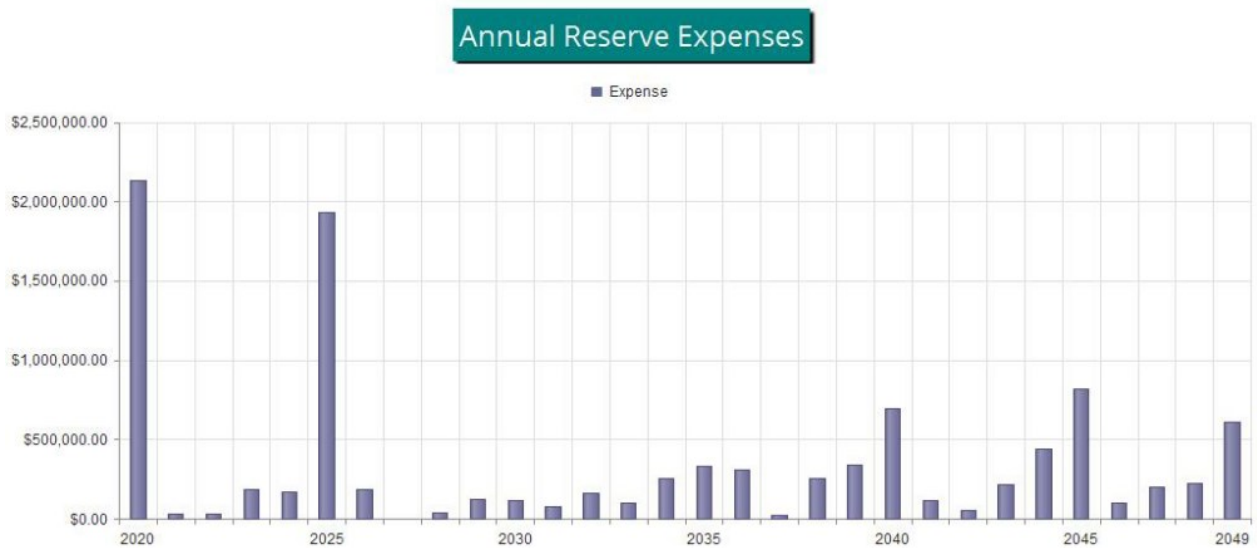


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$744,562 as-of the start of your Fiscal Year on 11/1/2020. As of that date, your Fully Funded Balance is computed to be \$4,096,183 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$23,425 per month this Fiscal Year. 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.

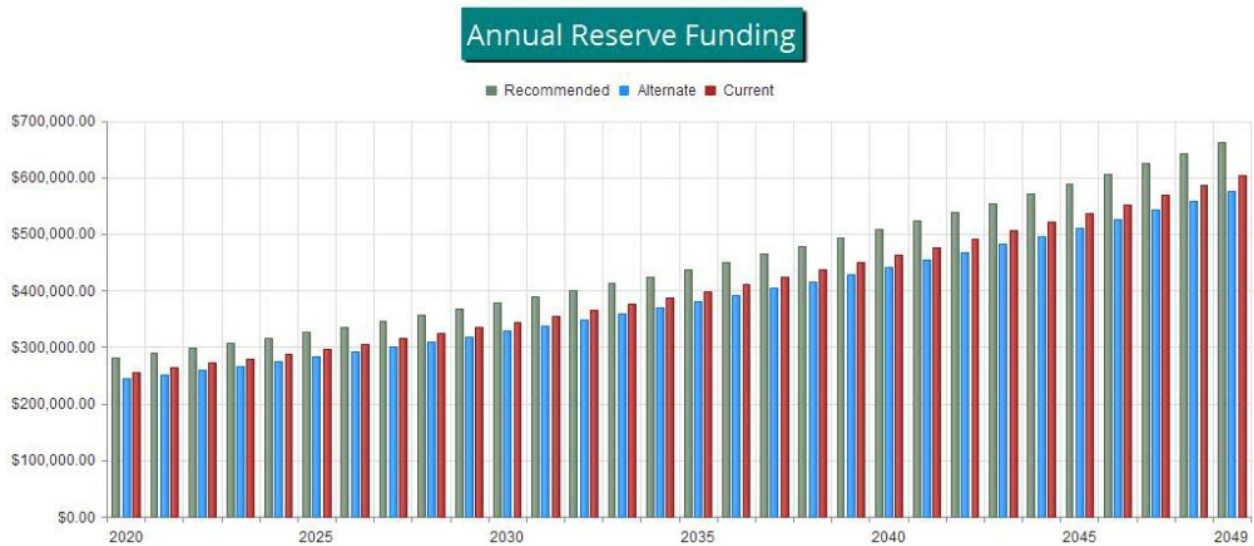


Figure 2



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 (assumes future increases), compared to your always-changing Fully Funded Balance target.

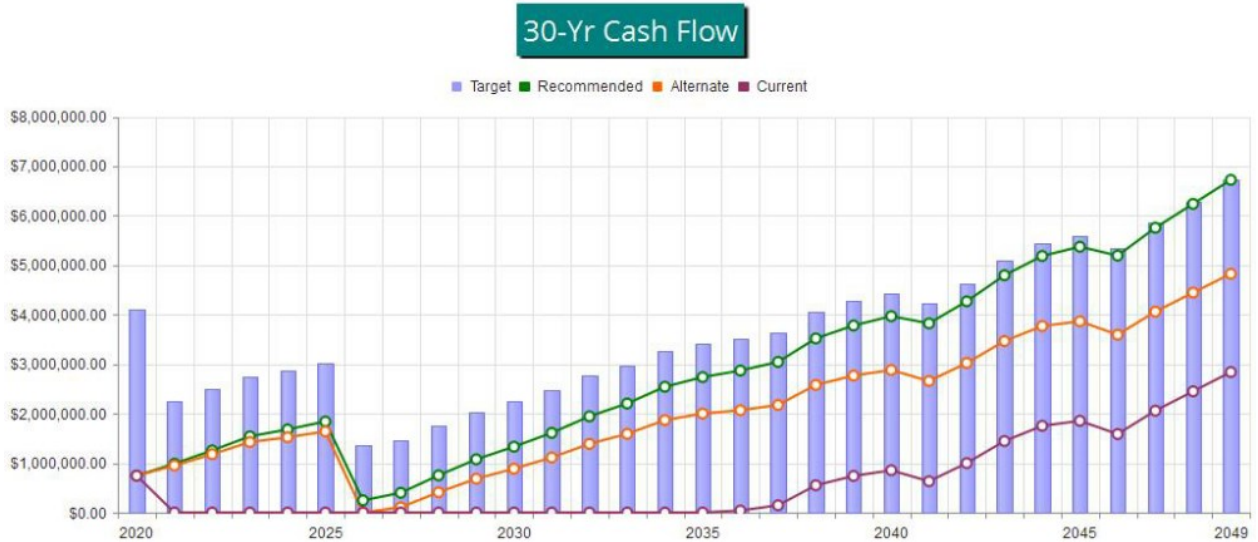


Figure 3

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.

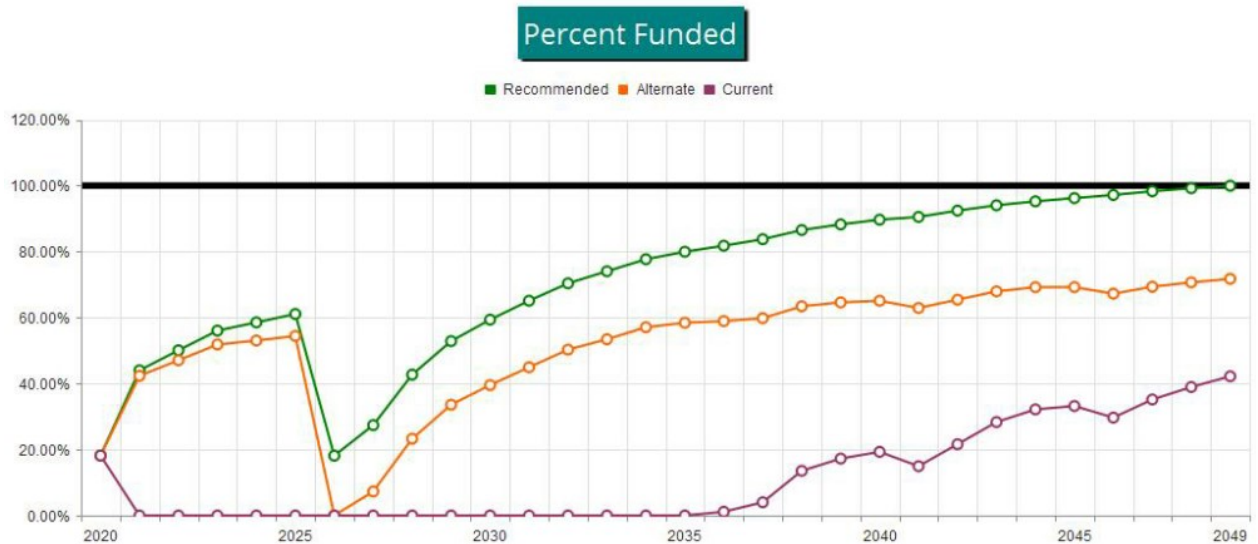


Figure 4



## 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

38899-0  
Full

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
<b>General Site / Grounds</b>						
120	Asphalt Parking Lot/Path- Resurface	~ 28,700 GSF asphalt	30	5	\$57,400	\$71,800
121	Asphalt Parking Lot/Path- Seal Coat	~ 28,700 GSF asphalt	3	0	\$6,800	\$8,800
140	Split Rail Fence - Replace	~ 9,000 LF wood**	20	5	\$135,000	\$162,000
160	Pole Lights - Replace	~ (2) metal assemblies	30	10	\$5,000	\$7,000
170	Landscape - Refurbish	Tree, shrubs, turf	10	5	\$5,000	\$8,000
190	Ponds Refurbish-Village Pond Dredge	~ (6) ponds	10	4	\$45,000	\$55,000
192	Aerators/Fountain - Repair/Replace	~(1) fountain (2) aerator	10	2	\$9,000	\$14,000
195	Monument Signs - Replace	~ (3) assorted	25	15	\$40,000	\$44,000
<b>Village Pool / Spa</b>						
200	Pool Deck - Repair/Replace	~ 8,000 GSF concrete	40	0	\$60,000	\$65,000
205	Pool - Resurface	~ 6,870 GSF plaster	20	0	\$190,000	\$210,000
207	Pool - Retile	~ 370 LF tile	20	0	\$9,300	\$13,000
210	Spa - Resurface	~ 600 GSF plaster	15	0	\$15,000	\$20,000
212	Spa - Retile	~ 80 LF tile	15	0	\$2,000	\$2,800
215	Pool Fence - Replace	~ 415 LF metal	40	0	\$39,000	\$43,000
216	Golf Net - Replace	~ 155 LF netting	15	0	\$6,000	\$8,000
217	Pool Furniture - Replace	~ (40) assorted	5	0	\$6,000	\$8,000
218	Pool Umbrellas - Replace	~ (7) ground mount	10	4	\$7,000	\$10,500
225	Pool/Spa Covers - Replace	~ (2) covers	6	0	\$16,000	\$20,000
230	Spa Pumps/Filters - Replace	~ (3) pumps (1) filter	20	0	\$10,000	\$13,000
235	Pool Pump - Replace	~ (1) pump	20	0	\$9,000	\$11,000
237	Pool Filters - Replace	~ (2) filters	40	30	\$95,000	\$105,000
238	Pool/Spa - Periodic Renovation	Pool, spa, etc.	40	0	\$1,025,000	\$1,075,000
240	Boilers - Replace	~ (2) Lochinvar	20	0	\$25,000	\$35,000
242	Water Softener - Replace	~ (1) MacClean system	20	0	\$5,000	\$8,000
250	Clubhouse Interior Ceiling - Seal	~ 2,990 GSF wood	5	1	\$6,000	\$9,000
255	Clubhouse Flooring - Replace	~ 2,990 GSF tile	40	18	\$23,900	\$35,900
260	Clubhouse Locker Rooms - Remodel	~ (2) locker rooms	25	3	\$20,000	\$40,000
265	Clubhouse - General Remodel	~ (1) clubhouse interior	25	3	\$15,000	\$25,000
275	Steam Room - Repair/Replace	~ Am-Finn steam room	20	0	\$30,300	\$34,300
280	Commercial Laundry Machines-Replace	~ (2) SpeedQueen units	10	1	\$16,000	\$20,000
285	Clubhouse Steep Slope Roof -Replace	~ 3,340 GSF comp shingle	30	8	\$13,400	\$16,700
287	Clubhouse Low Slope Roof - Replace	~ 720 GSF low slope	20	0	\$7,200	\$11,500
290	Clubhouse Metal Siding - Replace	~ 1,250 GSF metal	50	28	\$17,500	\$25,000
292	Clubhouse Exterior - Paint	~ 1,250 GSF metal	10	8	\$2,000	\$2,500
295	Clubhouse Windows/Doors - Replace	~ (13) windows (7) doors	50	28	\$20,400	\$27,900
<b>Village Tennis / Pickleball</b>						
300	Pickleball Courts - Clean/Seal	~ (8) regulation courts	7	6	\$20,000	\$30,000
312	Pickleball Sound Barrier - Replace	~ (28) units Echo Barrier	15	14	\$44,800	\$50,800
325	Tennis Ct Laser Level-Har-Tru 1 & 2	~ (2) standard courts	10	9	\$12,000	\$14,000
325	Tennis Ct Laser Level-Har-Tru 3 & 4	~ (2) standard courts	10	4	\$12,000	\$14,000
330	Tennis/Pickleball Fence - Replace	~ 2,595 LF 10', 1,270 4'	30	29	\$122,800	\$155,200
332	Tennis Court Wind Screens - Replace	~ 1,800 LF 9' tall	8	6	\$4,000	\$6,000
340	Clubhouse Interior - Paint	~ 2,870 GSF	10	9	\$2,800	\$3,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
345	Clubhouse Flooring - Replace	~ 570 GSF assorted	20	19	\$5,700	\$6,800
350	Clubhouse - General Remodel	Clubhouse interior	20	19	\$4,000	\$6,000
352	Clubhouse Restrooms - Remodel	~ (2) restrooms	20	19	\$4,000	\$6,000
357	Fire Alarm Panel - Repair/Replace	~ (1) Bosch panel	20	19	\$3,000	\$4,000
370	Clubhouse Steep Slope Roof -Replace	~ 1,033 GSF metal	50	49	\$8,200	\$12,400
375	Clubhouse Siding - Repair/Replace	~ 1,100 GSF metal/comp	50	49	\$15,400	\$22,000
380	Clubhouse Windows/Doors - Replace	~ (4) windows (5) doors	50	49	\$8,700	\$11,400
<b>Harker Pool / Spa</b>						
400	Pool Deck - Resurface	~8,240 GSF concrete/paver	40	5	\$61,800	\$66,800
405	Main & Wading Pool - Resurface	Extensive GSF	20	5	\$100,000	\$150,000
407	Main & Wading Pool - Retile	~ 370 LF tile	40	5	\$9,300	\$13,000
410	Acrylic Spa Shell - Replace	~ (1) 15' x 8' acrylic	15	5	\$25,000	\$35,000
415	Pool Fence - Replace	~ 605 LF chain link	30	23	\$56,900	\$62,900
417	Pool Furniture - Replace	Moderate quantity	5	1	\$6,000	\$8,000
418	Pool Umbrellas - Replace	~ (9) ground mount	10	4	\$7,200	\$10,800
420	Guard Stand - Replace	~ (1) guard stand	20	5	\$4,000	\$6,000
425	Diving Board - Replace	~ (1) diving board	10	9	\$21,300	\$23,300
427	Pool/Spa Covers - Replace	~ (2) covers	6	3	\$16,000	\$20,000
432	Spa/Wading Heaters - Replace	~ (2) Raypak gas	10	3	\$10,000	\$14,000
435	Pool Pumps - Replace	~ (2) pumps	20	5	\$18,000	\$22,000
437	Pool Filters - Replace	~ (2) large filters	40	5	\$95,000	\$105,000
438	Pool Chem Control - Replace	~ (1) Pool Pilot system	8	5	\$4,000	\$6,000
439	Pool Heater - Replace	~ (1) Laars Mighty Therm	10	5	\$20,000	\$30,000
440	Pool/Spa - Periodic Renovation	Pool, spa, etc.	40	5	\$900,000	\$1,100,000
450	Pool Storage Building - Repl Roof	~ 870 GSF composition	30	19	\$2,600	\$3,500
450	Pool Storage Building - Repl Siding	~ 1,090 GSF	50	39	\$10,900	\$16,400
<b>Harker Park</b>						
500	Chain Link Fence - Replace	~ 500 LF chain link	40	5	\$9,000	\$13,000
507	Wood Gazebo - Replace	~ (1) 21'x17'	15	9	\$6,000	\$8,000
510	Play Equipment - Replace	~ (6) assorted pieces	15	10	\$25,000	\$35,000
515	Site Furniture - Replace	~ (20) assorted	8	3	\$10,000	\$14,000
520	BBQ Station - Replace	~ (1) BBQ	10	3	\$4,000	\$6,000
521	Outdoor Kitchen - Remodel	~ (1) outdoor kitchen	16	8	\$8,000	\$12,000
525	Sports Court - Resurface	~ 5,905 GSF asphalt	30	22	\$11,800	\$14,700
530	Bocce Ball Court - Resurface	~ (1) standard court	10	3	\$6,000	\$10,000
<b>Harker Tennis</b>						
600	Tennis Courts - Clean/Seal	~ (9) standard courts	6	6	\$63,000	\$81,000
605	Tennis Courts - Resurface	~ (9) standard courts	48	0	\$600,800	\$616,800
610	Tennis Court Fence - Replace	~ 2,160 10', 360 4' tall	30	30	\$92,900	\$117,400
612	Tennis Court Wind Screens - Replace	~ 1,800 LF 9' tall	8	8	\$4,000	\$6,000
650	Clubhouse Interior - Paint	~ 2,565 GSF	10	0	\$2,600	\$3,200
655	Clubhouse Flooring - Replace	~ 115 SY vinyl, carpet	20	10	\$4,000	\$6,300
660	Clubhouse - General Remodel	Furniture, decor, etc.	20	10	\$4,000	\$6,000
662	Clubhouse Restrooms - Remodel	~ (2) restrooms	20	10	\$4,000	\$6,000
670	Clubhouse Steep Slope Roof -Replace	~ 1,210 GSF composition	30	18	\$4,800	\$6,000
675	Clubhouse Siding - Replace	~ 1,350 GSF wood	50	40	\$20,200	\$27,000
680	Clubhouse Exterior - Paint	~ 1,350 GSF	10	9	\$2,000	\$3,400
685	Clubhouse Windows/Doors - Replace	~ (8) vinyl	25	15	\$5,600	\$8,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
692	Clubhouse Pavers - Repair/Replace	Minimal GSF	20	9	\$7,000	\$9,000
<b>Harker Center Building</b>						
730	Interior Walls & Ceilings - Paint	~ 11,780 GSF	15	4	\$11,800	\$14,700
735	Carpet - Replace	~ 316 GSY carpet	15	4	\$12,600	\$19,000
737	Laminate Flooring - Replace	~ 715 GSF laminate	15	4	\$5,000	\$7,100
740	Pool Locker Rooms - Remodel	~ (2) locker rooms	25	14	\$20,000	\$40,000
745	Office & Pool Restrooms - Remodel	~ (2) 5'x10', (1) 10'x10'	20	9	\$6,000	\$8,000
747	Kitchen - Remodel	~ (1) kitchen	20	15	\$20,000	\$30,000
750	Pool Lobby - General Remodel	Welcome area, etc.	15	4	\$6,000	\$10,000
755	Office - General Remodel	Furniture, decor, etc.	15	4	\$12,000	\$16,000
757	Lounge - General Remodel	Furniture, decor, etc.	15	4	\$8,000	\$12,000
763	Software - Upgrade	Ally software	10	5	\$23,000	\$27,000
765	Copy Machines - Replace	~ (2) copy machines	8	2	\$12,000	\$16,000
770	Water Heaters - Replace	~ (3) American	12	3	\$18,000	\$30,000
772	Water Softener - Replace	~ (1) MacClean system	20	3	\$5,000	\$8,000
780	Steep Slope Roof - Replace	~ 8,650 GSF composition	30	19	\$34,600	\$43,200
785	Wood Siding - Replace	~ 6.590 GSF wood	50	16	\$79,100	\$105,400
787	Building Exterior - Paint/Stain	~ 6.590 GSF	10	6	\$12,500	\$14,500
788	Wood Windows - Repair/Replace	~ (69) wood	50	16	\$48,300	\$82,800
<b>Systems / Equipment</b>						
910	HVAC - Repair/Replace	Various systems	5	4	\$5,000	\$7,000
930	Tennis Court Roller - Replace	~ (1) Brutus roller	15	5	\$7,000	\$9,000
935	Ticket Scanners - Replace	~ (2) scanners	6	5	\$4,000	\$6,000
937	AED Devices - Replace	~ (3) devices	8	3	\$3,000	\$4,500
940	Security Systems - Replace	Cameras, alarms, etc.	7	3	\$7,000	\$10,000
945	Wifi System - Replace	~ (1) wifi system	7	5	\$3,000	\$4,000
950	Telephone System - Replace	Handsets, etc.	10	3	\$10,000	\$15,000
112	Total Funded Components					

# Fully Funded Balance

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Full

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>General Site / Grounds</b>								
120	Asphalt Parking Lot/Path- Resurface	\$64,600	X	25	/	30	=	\$53,833
121	Asphalt Parking Lot/Path- Seal Coat	\$7,800	X	3	/	3	=	\$7,800
140	Split Rail Fence - Replace	\$148,500	X	15	/	20	=	\$111,375
160	Pole Lights - Replace	\$6,000	X	20	/	30	=	\$4,000
170	Landscape - Refurbish	\$6,500	X	5	/	10	=	\$3,250
190	Ponds Refurbish-Village Pond Dredge	\$50,000	X	6	/	10	=	\$30,000
192	Aerators/Fountain - Repair/Replace	\$11,500	X	8	/	10	=	\$9,200
195	Monument Signs - Replace	\$42,000	X	10	/	25	=	\$16,800
<b>Village Pool / Spa</b>								
200	Pool Deck - Repair/Replace	\$62,500	X	40	/	40	=	\$62,500
205	Pool - Resurface	\$200,000	X	20	/	20	=	\$200,000
207	Pool - Retile	\$11,150	X	20	/	20	=	\$11,150
210	Spa - Resurface	\$17,500	X	15	/	15	=	\$17,500
212	Spa - Retile	\$2,400	X	15	/	15	=	\$2,400
215	Pool Fence - Replace	\$41,000	X	40	/	40	=	\$41,000
216	Golf Net - Replace	\$7,000	X	15	/	15	=	\$7,000
217	Pool Furniture - Replace	\$7,000	X	5	/	5	=	\$7,000
218	Pool Umbrellas - Replace	\$8,750	X	6	/	10	=	\$5,250
225	Pool/Spa Covers - Replace	\$18,000	X	6	/	6	=	\$18,000
230	Spa Pumps/Filters - Replace	\$11,500	X	20	/	20	=	\$11,500
235	Pool Pump - Replace	\$10,000	X	20	/	20	=	\$10,000
237	Pool Filters - Replace	\$100,000	X	10	/	40	=	\$25,000
238	Pool/Spa - Periodic Renovation	\$1,050,000	X	40	/	40	=	\$1,050,000
240	Boilers - Replace	\$30,000	X	20	/	20	=	\$30,000
242	Water Softener - Replace	\$6,500	X	20	/	20	=	\$6,500
250	Clubhouse Interior Ceiling - Seal	\$7,500	X	4	/	5	=	\$6,000
255	Clubhouse Flooring - Replace	\$29,900	X	22	/	40	=	\$16,445
260	Clubhouse Locker Rooms - Remodel	\$30,000	X	22	/	25	=	\$26,400
265	Clubhouse - General Remodel	\$20,000	X	22	/	25	=	\$17,600
275	Steam Room - Repair/Replace	\$32,300	X	20	/	20	=	\$32,300
280	Commercial Laundry Machines-Replace	\$18,000	X	9	/	10	=	\$16,200
285	Clubhouse Steep Slope Roof -Replace	\$15,050	X	22	/	30	=	\$11,037
287	Clubhouse Low Slope Roof - Replace	\$9,350	X	20	/	20	=	\$9,350
290	Clubhouse Metal Siding - Replace	\$21,250	X	22	/	50	=	\$9,350
292	Clubhouse Exterior - Paint	\$2,250	X	2	/	10	=	\$450
295	Clubhouse Windows/Doors - Replace	\$24,150	X	22	/	50	=	\$10,626
<b>Village Tennis / Pickleball</b>								
300	Pickleball Courts - Clean/Seal	\$25,000	X	1	/	7	=	\$3,571
312	Pickleball Sound Barrier - Replace	\$47,800	X	1	/	15	=	\$3,187
325	Tennis Ct Laser Level-Har-Tru 1 & 2	\$13,000	X	1	/	10	=	\$1,300
325	Tennis Ct Laser Level-Har-Tru 3 & 4	\$13,000	X	6	/	10	=	\$7,800
330	Tennis/Pickleball Fence - Replace	\$139,000	X	1	/	30	=	\$4,633
332	Tennis Court Wind Screens - Replace	\$5,000	X	2	/	8	=	\$1,250
340	Clubhouse Interior - Paint	\$3,150	X	1	/	10	=	\$315

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
345	Clubhouse Flooring - Replace	\$6,250	X	1	/	20	=	\$313
350	Clubhouse - General Remodel	\$5,000	X	1	/	20	=	\$250
352	Clubhouse Restrooms - Remodel	\$5,000	X	1	/	20	=	\$250
357	Fire Alarm Panel - Repair/Replace	\$3,500	X	1	/	20	=	\$175
370	Clubhouse Steep Slope Roof -Replace	\$10,300	X	1	/	50	=	\$206
375	Clubhouse Siding - Repair/Replace	\$18,700	X	1	/	50	=	\$374
380	Clubhouse Windows/Doors - Replace	\$10,050	X	1	/	50	=	\$201
<b>Harker Pool / Spa</b>								
400	Pool Deck - Resurface	\$64,300	X	35	/	40	=	\$56,263
405	Main & Wading Pool - Resurface	\$125,000	X	15	/	20	=	\$93,750
407	Main & Wading Pool - Retile	\$11,150	X	35	/	40	=	\$9,756
410	Acrylic Spa Shell - Replace	\$30,000	X	10	/	15	=	\$20,000
415	Pool Fence - Replace	\$59,900	X	7	/	30	=	\$13,977
417	Pool Furniture - Replace	\$7,000	X	4	/	5	=	\$5,600
418	Pool Umbrellas - Replace	\$9,000	X	6	/	10	=	\$5,400
420	Guard Stand - Replace	\$5,000	X	15	/	20	=	\$3,750
425	Diving Board - Replace	\$22,300	X	1	/	10	=	\$2,230
427	Pool/Spa Covers - Replace	\$18,000	X	3	/	6	=	\$9,000
432	Spa/Wading Heaters - Replace	\$12,000	X	7	/	10	=	\$8,400
435	Pool Pumps - Replace	\$20,000	X	15	/	20	=	\$15,000
437	Pool Filters - Replace	\$100,000	X	35	/	40	=	\$87,500
438	Pool Chem Control - Replace	\$5,000	X	3	/	8	=	\$1,875
439	Pool Heater - Replace	\$25,000	X	5	/	10	=	\$12,500
440	Pool/Spa - Periodic Renovation	\$1,000,000	X	35	/	40	=	\$875,000
450	Pool Storage Building - Repl Roof	\$3,050	X	11	/	30	=	\$1,118
450	Pool Storage Building - Repl Siding	\$13,650	X	11	/	50	=	\$3,003
<b>Harker Park</b>								
500	Chain Link Fence - Replace	\$11,000	X	35	/	40	=	\$9,625
507	Wood Gazebo - Replace	\$7,000	X	6	/	15	=	\$2,800
510	Play Equipment - Replace	\$30,000	X	5	/	15	=	\$10,000
515	Site Furniture - Replace	\$12,000	X	5	/	8	=	\$7,500
520	BBQ Station - Replace	\$5,000	X	7	/	10	=	\$3,500
521	Outdoor Kitchen - Remodel	\$10,000	X	8	/	16	=	\$5,000
525	Sports Court - Resurface	\$13,250	X	8	/	30	=	\$3,533
530	Bocce Ball Court - Resurface	\$8,000	X	7	/	10	=	\$5,600
<b>Harker Tennis</b>								
600	Tennis Courts - Clean/Seal	\$72,000	X	0	/	6	=	\$0
605	Tennis Courts - Resurface	\$608,800	X	48	/	48	=	\$608,800
610	Tennis Court Fence - Replace	\$105,150	X	0	/	30	=	\$0
612	Tennis Court Wind Screens - Replace	\$5,000	X	0	/	8	=	\$0
650	Clubhouse Interior - Paint	\$2,900	X	10	/	10	=	\$2,900
655	Clubhouse Flooring - Replace	\$5,150	X	10	/	20	=	\$2,575
660	Clubhouse - General Remodel	\$5,000	X	10	/	20	=	\$2,500
662	Clubhouse Restrooms - Remodel	\$5,000	X	10	/	20	=	\$2,500
670	Clubhouse Steep Slope Roof -Replace	\$5,400	X	12	/	30	=	\$2,160
675	Clubhouse Siding - Replace	\$23,600	X	10	/	50	=	\$4,720
680	Clubhouse Exterior - Paint	\$2,700	X	1	/	10	=	\$270
685	Clubhouse Windows/Doors - Replace	\$6,800	X	10	/	25	=	\$2,720
692	Clubhouse Pavers - Repair/Replace	\$8,000	X	11	/	20	=	\$4,400

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Harker Center Building</b>								
730	Interior Walls & Ceilings - Paint	\$13,250	X	11	/	15	=	\$9,717
735	Carpet - Replace	\$15,800	X	11	/	15	=	\$11,587
737	Laminate Flooring - Replace	\$6,050	X	11	/	15	=	\$4,437
740	Pool Locker Rooms - Remodel	\$30,000	X	11	/	25	=	\$13,200
745	Office & Pool Restrooms - Remodel	\$7,000	X	11	/	20	=	\$3,850
747	Kitchen - Remodel	\$25,000	X	5	/	20	=	\$6,250
750	Pool Lobby - General Remodel	\$8,000	X	11	/	15	=	\$5,867
755	Office - General Remodel	\$14,000	X	11	/	15	=	\$10,267
757	Lounge - General Remodel	\$10,000	X	11	/	15	=	\$7,333
763	Software - Upgrade	\$25,000	X	5	/	10	=	\$12,500
765	Copy Machines - Replace	\$14,000	X	6	/	8	=	\$10,500
770	Water Heaters - Replace	\$24,000	X	9	/	12	=	\$18,000
772	Water Softener - Replace	\$6,500	X	17	/	20	=	\$5,525
780	Steep Slope Roof - Replace	\$38,900	X	11	/	30	=	\$14,263
785	Wood Siding - Replace	\$92,250	X	34	/	50	=	\$62,730
787	Building Exterior - Paint/Stain	\$13,500	X	4	/	10	=	\$5,400
788	Wood Windows - Repair/Replace	\$65,550	X	34	/	50	=	\$44,574
<b>Systems / Equipment</b>								
910	HVAC - Repair/Replace	\$6,000	X	1	/	5	=	\$1,200
930	Tennis Court Roller - Replace	\$8,000	X	10	/	15	=	\$5,333
935	Ticket Scanners - Replace	\$5,000	X	1	/	6	=	\$833
937	AED Devices - Replace	\$3,750	X	5	/	8	=	\$2,344
940	Security Systems - Replace	\$8,500	X	4	/	7	=	\$4,857
945	Wifi System - Replace	\$3,500	X	2	/	7	=	\$1,000
950	Telephone System - Replace	\$12,500	X	7	/	10	=	\$8,750
								\$4,096,183

# Component Significance

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Full

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>General Site / Grounds</b>					
120	Asphalt Parking Lot/Path- Resurface	30	\$64,600	\$2,153	1.00 %
121	Asphalt Parking Lot/Path- Seal Coat	3	\$7,800	\$2,600	1.20 %
140	Split Rail Fence - Replace	20	\$148,500	\$7,425	3.44 %
160	Pole Lights - Replace	30	\$6,000	\$200	0.09 %
170	Landscape - Refurbish	10	\$6,500	\$650	0.30 %
190	Ponds Refurbish-Village Pond Dredge	10	\$50,000	\$5,000	2.31 %
192	Aerators/Fountain - Repair/Replace	10	\$11,500	\$1,150	0.53 %
195	Monument Signs - Replace	25	\$42,000	\$1,680	0.78 %
<b>Village Pool / Spa</b>					
200	Pool Deck - Repair/Replace	40	\$62,500	\$1,563	0.72 %
205	Pool - Resurface	20	\$200,000	\$10,000	4.63 %
207	Pool - Retile	20	\$11,150	\$558	0.26 %
210	Spa - Resurface	15	\$17,500	\$1,167	0.54 %
212	Spa - Retile	15	\$2,400	\$160	0.07 %
215	Pool Fence - Replace	40	\$41,000	\$1,025	0.47 %
216	Golf Net - Replace	15	\$7,000	\$467	0.22 %
217	Pool Furniture - Replace	5	\$7,000	\$1,400	0.65 %
218	Pool Umbrellas - Replace	10	\$8,750	\$875	0.41 %
225	Pool/Spa Covers - Replace	6	\$18,000	\$3,000	1.39 %
230	Spa Pumps/Filters - Replace	20	\$11,500	\$575	0.27 %
235	Pool Pump - Replace	20	\$10,000	\$500	0.23 %
237	Pool Filters - Replace	40	\$100,000	\$2,500	1.16 %
238	Pool/Spa - Periodic Renovation	40	\$1,050,000	\$26,250	12.15 %
240	Boilers - Replace	20	\$30,000	\$1,500	0.69 %
242	Water Softener - Replace	20	\$6,500	\$325	0.15 %
250	Clubhouse Interior Ceiling - Seal	5	\$7,500	\$1,500	0.69 %
255	Clubhouse Flooring - Replace	40	\$29,900	\$748	0.35 %
260	Clubhouse Locker Rooms - Remodel	25	\$30,000	\$1,200	0.56 %
265	Clubhouse - General Remodel	25	\$20,000	\$800	0.37 %
275	Steam Room - Repair/Replace	20	\$32,300	\$1,615	0.75 %
280	Commercial Laundry Machines-Replace	10	\$18,000	\$1,800	0.83 %
285	Clubhouse Steep Slope Roof -Replace	30	\$15,050	\$502	0.23 %
287	Clubhouse Low Slope Roof - Replace	20	\$9,350	\$468	0.22 %
290	Clubhouse Metal Siding - Replace	50	\$21,250	\$425	0.20 %
292	Clubhouse Exterior - Paint	10	\$2,250	\$225	0.10 %
295	Clubhouse Windows/Doors - Replace	50	\$24,150	\$483	0.22 %
<b>Village Tennis / Pickleball</b>					
300	Pickleball Courts - Clean/Seal	7	\$25,000	\$3,571	1.65 %
312	Pickleball Sound Barrier - Replace	15	\$47,800	\$3,187	1.48 %
325	Tennis Ct Laser Level-Har-Tru 1 & 2	10	\$13,000	\$1,300	0.60 %
325	Tennis Ct Laser Level-Har-Tru 3 & 4	10	\$13,000	\$1,300	0.60 %
330	Tennis/Pickleball Fence - Replace	30	\$139,000	\$4,633	2.14 %
332	Tennis Court Wind Screens - Replace	8	\$5,000	\$625	0.29 %
340	Clubhouse Interior - Paint	10	\$3,150	\$315	0.15 %
345	Clubhouse Flooring - Replace	20	\$6,250	\$313	0.14 %



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
350	Clubhouse - General Remodel	20	\$5,000	\$250	0.12 %
352	Clubhouse Restrooms - Remodel	20	\$5,000	\$250	0.12 %
357	Fire Alarm Panel - Repair/Replace	20	\$3,500	\$175	0.08 %
370	Clubhouse Steep Slope Roof -Replace	50	\$10,300	\$206	0.10 %
375	Clubhouse Siding - Repair/Replace	50	\$18,700	\$374	0.17 %
380	Clubhouse Windows/Doors - Replace	50	\$10,050	\$201	0.09 %
<b>Harker Pool / Spa</b>					
400	Pool Deck - Resurface	40	\$64,300	\$1,608	0.74 %
405	Main & Wading Pool - Resurface	20	\$125,000	\$6,250	2.89 %
407	Main & Wading Pool - Retile	40	\$11,150	\$279	0.13 %
410	Acrylic Spa Shell - Replace	15	\$30,000	\$2,000	0.93 %
415	Pool Fence - Replace	30	\$59,900	\$1,997	0.92 %
417	Pool Furniture - Replace	5	\$7,000	\$1,400	0.65 %
418	Pool Umbrellas - Replace	10	\$9,000	\$900	0.42 %
420	Guard Stand - Replace	20	\$5,000	\$250	0.12 %
425	Diving Board - Replace	10	\$22,300	\$2,230	1.03 %
427	Pool/Spa Covers - Replace	6	\$18,000	\$3,000	1.39 %
432	Spa/Wading Heaters - Replace	10	\$12,000	\$1,200	0.56 %
435	Pool Pumps - Replace	20	\$20,000	\$1,000	0.46 %
437	Pool Filters - Replace	40	\$100,000	\$2,500	1.16 %
438	Pool Chem Control - Replace	8	\$5,000	\$625	0.29 %
439	Pool Heater - Replace	10	\$25,000	\$2,500	1.16 %
440	Pool/Spa - Periodic Renovation	40	\$1,000,000	\$25,000	11.57 %
450	Pool Storage Building - Repl Roof	30	\$3,050	\$102	0.05 %
450	Pool Storage Building - Repl Siding	50	\$13,650	\$273	0.13 %
<b>Harker Park</b>					
500	Chain Link Fence - Replace	40	\$11,000	\$275	0.13 %
507	Wood Gazebo - Replace	15	\$7,000	\$467	0.22 %
510	Play Equipment - Replace	15	\$30,000	\$2,000	0.93 %
515	Site Furniture - Replace	8	\$12,000	\$1,500	0.69 %
520	BBQ Station - Replace	10	\$5,000	\$500	0.23 %
521	Outdoor Kitchen - Remodel	16	\$10,000	\$625	0.29 %
525	Sports Court - Resurface	30	\$13,250	\$442	0.20 %
530	Bocce Ball Court - Resurface	10	\$8,000	\$800	0.37 %
<b>Harker Tennis</b>					
600	Tennis Courts - Clean/Seal	6	\$72,000	\$12,000	5.56 %
605	Tennis Courts - Resurface	48	\$608,800	\$12,683	5.87 %
610	Tennis Court Fence - Replace	30	\$105,150	\$3,505	1.62 %
612	Tennis Court Wind Screens - Replace	8	\$5,000	\$625	0.29 %
650	Clubhouse Interior - Paint	10	\$2,900	\$290	0.13 %
655	Clubhouse Flooring - Replace	20	\$5,150	\$258	0.12 %
660	Clubhouse - General Remodel	20	\$5,000	\$250	0.12 %
662	Clubhouse Restrooms - Remodel	20	\$5,000	\$250	0.12 %
670	Clubhouse Steep Slope Roof -Replace	30	\$5,400	\$180	0.08 %
675	Clubhouse Siding - Replace	50	\$23,600	\$472	0.22 %
680	Clubhouse Exterior - Paint	10	\$2,700	\$270	0.12 %
685	Clubhouse Windows/Doors - Replace	25	\$6,800	\$272	0.13 %
692	Clubhouse Pavers - Repair/Replace	20	\$8,000	\$400	0.19 %
<b>Harker Center Building</b>					

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
730	Interior Walls & Ceilings - Paint	15	\$13,250	\$883	0.41 %
735	Carpet - Replace	15	\$15,800	\$1,053	0.49 %
737	Laminate Flooring - Replace	15	\$6,050	\$403	0.19 %
740	Pool Locker Rooms - Remodel	25	\$30,000	\$1,200	0.56 %
745	Office & Pool Restrooms - Remodel	20	\$7,000	\$350	0.16 %
747	Kitchen - Remodel	20	\$25,000	\$1,250	0.58 %
750	Pool Lobby - General Remodel	15	\$8,000	\$533	0.25 %
755	Office - General Remodel	15	\$14,000	\$933	0.43 %
757	Lounge - General Remodel	15	\$10,000	\$667	0.31 %
763	Software - Upgrade	10	\$25,000	\$2,500	1.16 %
765	Copy Machines - Replace	8	\$14,000	\$1,750	0.81 %
770	Water Heaters - Replace	12	\$24,000	\$2,000	0.93 %
772	Water Softener - Replace	20	\$6,500	\$325	0.15 %
780	Steep Slope Roof - Replace	30	\$38,900	\$1,297	0.60 %
785	Wood Siding - Replace	50	\$92,250	\$1,845	0.85 %
787	Building Exterior - Paint/Stain	10	\$13,500	\$1,350	0.62 %
788	Wood Windows - Repair/Replace	50	\$65,550	\$1,311	0.61 %
<b>Systems / Equipment</b>					
910	HVAC - Repair/Replace	5	\$6,000	\$1,200	0.56 %
930	Tennis Court Roller - Replace	15	\$8,000	\$533	0.25 %
935	Ticket Scanners - Replace	6	\$5,000	\$833	0.39 %
937	AED Devices - Replace	8	\$3,750	\$469	0.22 %
940	Security Systems - Replace	7	\$8,500	\$1,214	0.56 %
945	Wifi System - Replace	7	\$3,500	\$500	0.23 %
950	Telephone System - Replace	10	\$12,500	\$1,250	0.58 %
112	Total Funded Components			\$216,013	100.00 %

# 30-Year Reserve Plan Summary

38899-0  
Full

Fiscal Year Start: 2020

Interest:

1.00 %

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	\$744,562	\$4,096,183	18.2 %	High	9.71 %	\$281,100	\$2,088,000	\$8,652	\$2,135,700
2021	\$986,614	\$2,241,790	44.0 %	Medium	3.00 %	\$289,533	\$0	\$11,198	\$33,475
2022	\$1,253,870	\$2,503,732	50.1 %	Medium	3.00 %	\$298,219	\$0	\$13,958	\$27,053
2023	\$1,538,994	\$2,745,445	56.1 %	Medium	3.00 %	\$307,166	\$0	\$16,081	\$183,633
2024	\$1,678,608	\$2,867,515	58.5 %	Medium	3.00 %	\$316,381	\$0	\$17,583	\$173,160
2025	\$1,839,412	\$3,010,901	61.1 %	Medium	3.00 %	\$325,872	\$0	\$10,423	\$1,929,670
2026	\$246,037	\$1,356,454	18.1 %	High	3.00 %	\$335,648	\$0	\$3,223	\$186,033
2027	\$398,875	\$1,455,603	27.4 %	High	3.00 %	\$345,718	\$0	\$5,744	\$0
2028	\$750,336	\$1,756,842	42.7 %	Medium	3.00 %	\$356,089	\$0	\$9,121	\$40,917
2029	\$1,074,629	\$2,032,702	52.9 %	Medium	3.00 %	\$366,772	\$0	\$12,016	\$123,888
2030	\$1,329,529	\$2,239,336	59.4 %	Medium	3.00 %	\$377,775	\$0	\$14,690	\$112,284
2031	\$1,609,709	\$2,472,319	65.1 %	Medium	3.00 %	\$389,108	\$0	\$17,755	\$73,710
2032	\$1,942,862	\$2,760,466	70.4 %	Low	3.00 %	\$400,781	\$0	\$20,723	\$160,826
2033	\$2,203,541	\$2,976,225	74.0 %	Low	3.00 %	\$412,805	\$0	\$23,712	\$99,126
2034	\$2,540,932	\$3,270,966	77.7 %	Low	3.00 %	\$425,189	\$0	\$26,374	\$256,460
2035	\$2,736,035	\$3,421,722	80.0 %	Low	3.00 %	\$437,945	\$0	\$28,011	\$333,405
2036	\$2,868,586	\$3,507,251	81.8 %	Low	3.00 %	\$451,083	\$0	\$29,546	\$306,178
2037	\$3,043,036	\$3,633,177	83.8 %	Low	3.00 %	\$464,615	\$0	\$32,792	\$22,313
2038	\$3,518,130	\$4,065,344	86.5 %	Low	3.00 %	\$478,554	\$0	\$36,470	\$254,258
2039	\$3,778,896	\$4,281,958	88.3 %	Low	3.00 %	\$492,911	\$0	\$38,719	\$342,284
2040	\$3,968,241	\$4,425,099	89.7 %	Low	3.00 %	\$507,698	\$0	\$38,934	\$693,005
2041	\$3,821,868	\$4,222,310	90.5 %	Low	3.00 %	\$522,929	\$0	\$40,430	\$117,757
2042	\$4,267,470	\$4,617,290	92.4 %	Low	3.00 %	\$538,617	\$0	\$45,290	\$57,004
2043	\$4,794,372	\$5,098,382	94.0 %	Low	3.00 %	\$554,775	\$0	\$49,871	\$214,924
2044	\$5,184,095	\$5,443,289	95.2 %	Low	3.00 %	\$571,418	\$0	\$52,754	\$437,152
2045	\$5,371,115	\$5,582,048	96.2 %	Low	3.00 %	\$588,561	\$0	\$52,792	\$820,761
2046	\$5,191,706	\$5,342,624	97.2 %	Low	3.00 %	\$606,218	\$0	\$54,708	\$98,125
2047	\$5,754,507	\$5,853,487	98.3 %	Low	3.00 %	\$624,404	\$0	\$59,936	\$201,138
2048	\$6,237,709	\$6,287,123	99.2 %	Low	3.00 %	\$643,136	\$0	\$64,772	\$223,416
2049	\$6,722,202	\$6,724,777	100.0 %	Low	3.00 %	\$662,431	\$0	\$67,793	\$610,233

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

38899-0  
Full

Fiscal Year Start: 2020

Interest:

1.00 %

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	\$744,562	\$4,096,183	18.2 %	High	-4.70 %	\$244,176	\$2,088,000	\$8,467	\$2,135,700
2021	\$949,505	\$2,241,790	42.4 %	Medium	3.00 %	\$251,501	\$0	\$10,634	\$33,475
2022	\$1,178,165	\$2,503,732	47.1 %	Medium	3.00 %	\$259,046	\$0	\$13,001	\$27,053
2023	\$1,423,159	\$2,745,445	51.8 %	Medium	3.00 %	\$266,818	\$0	\$14,715	\$183,633
2024	\$1,521,059	\$2,867,515	53.0 %	Medium	3.00 %	\$274,822	\$0	\$15,791	\$173,160
2025	\$1,638,513	\$3,010,901	54.4 %	Medium	3.00 %	\$283,067	\$0	\$8,190	\$1,929,670
2026	\$100	\$1,356,454	0.0 %	High	3.00 %	\$291,559	\$0	\$531	\$186,033
2027	\$106,156	\$1,455,603	7.3 %	High	3.00 %	\$300,306	\$0	\$2,575	\$0
2028	\$409,037	\$1,756,842	23.3 %	High	3.00 %	\$309,315	\$0	\$5,457	\$40,917
2029	\$682,892	\$2,032,702	33.6 %	Medium	3.00 %	\$318,594	\$0	\$7,838	\$123,888
2030	\$885,437	\$2,239,336	39.5 %	Medium	3.00 %	\$328,152	\$0	\$9,979	\$112,284
2031	\$1,111,284	\$2,472,319	44.9 %	Medium	3.00 %	\$337,997	\$0	\$12,491	\$73,710
2032	\$1,388,062	\$2,760,466	50.3 %	Medium	3.00 %	\$348,137	\$0	\$14,885	\$160,826
2033	\$1,590,258	\$2,976,225	53.4 %	Medium	3.00 %	\$358,581	\$0	\$17,279	\$99,126
2034	\$1,866,991	\$3,270,966	57.1 %	Medium	3.00 %	\$369,338	\$0	\$19,323	\$256,460
2035	\$1,999,192	\$3,421,722	58.4 %	Medium	3.00 %	\$380,418	\$0	\$20,320	\$333,405
2036	\$2,066,526	\$3,507,251	58.9 %	Medium	3.00 %	\$391,831	\$0	\$21,190	\$306,178
2037	\$2,173,369	\$3,633,177	59.8 %	Medium	3.00 %	\$403,586	\$0	\$23,749	\$22,313
2038	\$2,578,390	\$4,065,344	63.4 %	Medium	3.00 %	\$415,693	\$0	\$26,713	\$254,258
2039	\$2,766,538	\$4,281,958	64.6 %	Medium	3.00 %	\$428,164	\$0	\$28,224	\$342,284
2040	\$2,880,642	\$4,425,099	65.1 %	Medium	3.00 %	\$441,009	\$0	\$27,673	\$693,005
2041	\$2,656,319	\$4,222,310	62.9 %	Medium	3.00 %	\$454,239	\$0	\$28,375	\$117,757
2042	\$3,021,177	\$4,617,290	65.4 %	Medium	3.00 %	\$467,866	\$0	\$32,414	\$57,004
2043	\$3,464,454	\$5,098,382	68.0 %	Medium	3.00 %	\$481,902	\$0	\$36,145	\$214,924
2044	\$3,767,577	\$5,443,289	69.2 %	Medium	3.00 %	\$496,360	\$0	\$38,146	\$437,152
2045	\$3,864,931	\$5,582,048	69.2 %	Medium	3.00 %	\$511,250	\$0	\$37,272	\$820,761
2046	\$3,592,693	\$5,342,624	67.2 %	Medium	3.00 %	\$526,588	\$0	\$38,244	\$98,125
2047	\$4,059,400	\$5,853,487	69.4 %	Medium	3.00 %	\$542,385	\$0	\$42,495	\$201,138
2048	\$4,443,142	\$6,287,123	70.7 %	Low	3.00 %	\$558,657	\$0	\$46,320	\$223,416
2049	\$4,824,703	\$6,724,777	71.7 %	Low	3.00 %	\$575,417	\$0	\$48,294	\$610,233

# 30-Year Income/Expense Detail

38899-0  
Full

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$744,562	\$986,614	\$1,253,870	\$1,538,994	\$1,678,608
Annual Reserve Contribution	\$281,100	\$289,533	\$298,219	\$307,166	\$316,381
Recommended Special Assessments	\$2,088,000	\$0	\$0	\$0	\$0
Interest Earnings	\$8,652	\$11,198	\$13,958	\$16,081	\$17,583
<b>Total Income</b>	<b>\$3,122,314</b>	<b>\$1,287,345</b>	<b>\$1,566,047</b>	<b>\$1,862,241</b>	<b>\$2,012,571</b>
<b># Component</b>					
<b>General Site / Grounds</b>					
120 Asphalt Parking Lot/Path- Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt Parking Lot/Path- Seal Coat	\$7,800	\$0	\$0	\$8,523	\$0
140 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
190 Ponds Refurbish-Village Pond Dredge	\$0	\$0	\$0	\$0	\$56,275
192 Aerators/Fountain - Repair/Replace	\$0	\$0	\$12,200	\$0	\$0
195 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
<b>Village Pool / Spa</b>					
200 Pool Deck - Repair/Replace	\$62,500	\$0	\$0	\$0	\$0
205 Pool - Resurface	\$200,000	\$0	\$0	\$0	\$0
207 Pool - Retile	\$11,150	\$0	\$0	\$0	\$0
210 Spa - Resurface	\$17,500	\$0	\$0	\$0	\$0
212 Spa - Retile	\$2,400	\$0	\$0	\$0	\$0
215 Pool Fence - Replace	\$41,000	\$0	\$0	\$0	\$0
216 Golf Net - Replace	\$7,000	\$0	\$0	\$0	\$0
217 Pool Furniture - Replace	\$7,000	\$0	\$0	\$0	\$0
218 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$9,848
225 Pool/Spa Covers - Replace	\$18,000	\$0	\$0	\$0	\$0
230 Spa Pumps/Filters - Replace	\$11,500	\$0	\$0	\$0	\$0
235 Pool Pump - Replace	\$10,000	\$0	\$0	\$0	\$0
237 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
238 Pool/Spa - Periodic Renovation	\$1,050,000	\$0	\$0	\$0	\$0
240 Boilers - Replace	\$30,000	\$0	\$0	\$0	\$0
242 Water Softener - Replace	\$6,500	\$0	\$0	\$0	\$0
250 Clubhouse Interior Ceiling - Seal	\$0	\$7,725	\$0	\$0	\$0
255 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
260 Clubhouse Locker Rooms - Remodel	\$0	\$0	\$0	\$32,782	\$0
265 Clubhouse - General Remodel	\$0	\$0	\$0	\$21,855	\$0
275 Steam Room - Repair/Replace	\$32,300	\$0	\$0	\$0	\$0
280 Commercial Laundry Machines-Replace	\$0	\$18,540	\$0	\$0	\$0
285 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
287 Clubhouse Low Slope Roof - Replace	\$9,350	\$0	\$0	\$0	\$0
290 Clubhouse Metal Siding - Replace	\$0	\$0	\$0	\$0	\$0
292 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$0	\$0
295 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
<b>Village Tennis / Pickleball</b>					
300 Pickleball Courts - Clean/Seal	\$0	\$0	\$0	\$0	\$0
312 Pickleball Sound Barrier - Replace	\$0	\$0	\$0	\$0	\$0
325 Tennis Ct Laser Level-Har-Tru 1 & 2	\$0	\$0	\$0	\$0	\$0
325 Tennis Ct Laser Level-Har-Tru 3 & 4	\$0	\$0	\$0	\$0	\$14,632
330 Tennis/Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
332 Tennis Court Wind Screens - Replace	\$0	\$0	\$0	\$0	\$0
340 Clubhouse Interior - Paint	\$0	\$0	\$0	\$0	\$0
345 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
350 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
352 Clubhouse Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
357 Fire Alarm Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
375 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
380 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
<b>Harker Pool / Spa</b>					
400 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
405 Main & Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
407 Main & Wading Pool - Retile	\$0	\$0	\$0	\$0	\$0
410 Acrylic Spa Shell - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
415 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
417 Pool Furniture - Replace	\$0	\$7,210	\$0	\$0	\$0
418 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$10,130
420 Guard Stand - Replace	\$0	\$0	\$0	\$0	\$0
425 Diving Board - Replace	\$0	\$0	\$0	\$0	\$0
427 Pool/Spa Covers - Replace	\$0	\$0	\$0	\$19,669	\$0
432 Spa/Wading Heaters - Replace	\$0	\$0	\$0	\$13,113	\$0
435 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
437 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
438 Pool Chem Control - Replace	\$0	\$0	\$0	\$0	\$0
439 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
440 Pool/Spa - Periodic Renovation	\$0	\$0	\$0	\$0	\$0
450 Pool Storage Building - Repl Roof	\$0	\$0	\$0	\$0	\$0
450 Pool Storage Building - Repl Siding	\$0	\$0	\$0	\$0	\$0
<b>Harker Park</b>					
500 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
507 Wood Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
510 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
515 Site Furniture - Replace	\$0	\$0	\$0	\$13,113	\$0
520 BBQ Station - Replace	\$0	\$0	\$0	\$5,464	\$0
521 Outdoor Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
525 Sports Court - Resurface	\$0	\$0	\$0	\$0	\$0
530 Bocce Ball Court - Resurface	\$0	\$0	\$0	\$8,742	\$0
<b>Harker Tennis</b>					
600 Tennis Courts - Clean/Seal	\$0	\$0	\$0	\$0	\$0
605 Tennis Courts - Resurface	\$608,800	\$0	\$0	\$0	\$0
610 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
612 Tennis Court Wind Screens - Replace	\$0	\$0	\$0	\$0	\$0
650 Clubhouse Interior - Paint	\$2,900	\$0	\$0	\$0	\$0
655 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
660 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
662 Clubhouse Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
670 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
675 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
680 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$0	\$0
685 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
692 Clubhouse Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Harker Center Building</b>					
730 Interior Walls & Ceilings - Paint	\$0	\$0	\$0	\$0	\$14,913
735 Carpet - Replace	\$0	\$0	\$0	\$0	\$17,783
737 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$6,809
740 Pool Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
745 Office & Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
747 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
750 Pool Lobby - General Remodel	\$0	\$0	\$0	\$0	\$9,004
755 Office - General Remodel	\$0	\$0	\$0	\$0	\$15,757
757 Lounge - General Remodel	\$0	\$0	\$0	\$0	\$11,255
763 Software - Upgrade	\$0	\$0	\$0	\$0	\$0
765 Copy Machines - Replace	\$0	\$0	\$14,853	\$0	\$0
770 Water Heaters - Replace	\$0	\$0	\$0	\$26,225	\$0
772 Water Softener - Replace	\$0	\$0	\$0	\$7,103	\$0
780 Steep Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
785 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
787 Building Exterior - Paint/Stain	\$0	\$0	\$0	\$0	\$0
788 Wood Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems / Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$0	\$6,753
930 Tennis Court Roller - Replace	\$0	\$0	\$0	\$0	\$0
935 Ticket Scanners - Replace	\$0	\$0	\$0	\$0	\$0
937 AED Devices - Replace	\$0	\$0	\$0	\$4,098	\$0
940 Security Systems - Replace	\$0	\$0	\$0	\$9,288	\$0
945 Wifi System - Replace	\$0	\$0	\$0	\$0	\$0
950 Telephone System - Replace	\$0	\$0	\$0	\$13,659	\$0
Total Expenses	\$2,135,700	\$33,475	\$27,053	\$183,633	\$173,160
Ending Reserve Balance	\$986,614	\$1,253,870	\$1,538,994	\$1,678,608	\$1,839,412

<b>Fiscal Year</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Starting Reserve Balance	\$1,839,412	\$246,037	\$398,875	\$750,336	\$1,074,629
Annual Reserve Contribution	\$325,872	\$335,648	\$345,718	\$356,089	\$366,772
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,423	\$3,223	\$5,744	\$9,121	\$12,016
<b>Total Income</b>	<b>\$2,175,707</b>	<b>\$584,908</b>	<b>\$750,336</b>	<b>\$1,115,546</b>	<b>\$1,453,417</b>
<b># Component</b>					
<b>General Site / Grounds</b>					
120 Asphalt Parking Lot/Path- Resurface	\$74,889	\$0	\$0	\$0	\$0
121 Asphalt Parking Lot/Path- Seal Coat	\$0	\$9,314	\$0	\$0	\$10,177
140 Split Rail Fence - Replace	\$172,152	\$0	\$0	\$0	\$0
160 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$7,535	\$0	\$0	\$0	\$0
190 Ponds Refurbish-Village Pond Dredge	\$0	\$0	\$0	\$0	\$0
192 Aerators/Fountain - Repair/Replace	\$0	\$0	\$0	\$0	\$0
195 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
<b>Village Pool / Spa</b>					
200 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
205 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
207 Pool - Retile	\$0	\$0	\$0	\$0	\$0
210 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
212 Spa - Retile	\$0	\$0	\$0	\$0	\$0
215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
216 Golf Net - Replace	\$0	\$0	\$0	\$0	\$0
217 Pool Furniture - Replace	\$8,115	\$0	\$0	\$0	\$0
218 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
225 Pool/Spa Covers - Replace	\$0	\$21,493	\$0	\$0	\$0
230 Spa Pumps/Filters - Replace	\$0	\$0	\$0	\$0	\$0
235 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
237 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
238 Pool/Spa - Periodic Renovation	\$0	\$0	\$0	\$0	\$0
240 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
242 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
250 Clubhouse Interior Ceiling - Seal	\$0	\$8,955	\$0	\$0	\$0
255 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
260 Clubhouse Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
265 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
275 Steam Room - Repair/Replace	\$0	\$0	\$0	\$0	\$0
280 Commercial Laundry Machines-Replace	\$0	\$0	\$0	\$0	\$0
285 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$19,065	\$0
287 Clubhouse Low Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
290 Clubhouse Metal Siding - Replace	\$0	\$0	\$0	\$0	\$0
292 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$2,850	\$0
295 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
<b>Village Tennis / Pickleball</b>					
300 Pickleball Courts - Clean/Seal	\$0	\$29,851	\$0	\$0	\$0
312 Pickleball Sound Barrier - Replace	\$0	\$0	\$0	\$0	\$0
325 Tennis Ct Laser Level-Har-Tru 1 & 2	\$0	\$0	\$0	\$0	\$16,962
325 Tennis Ct Laser Level-Har-Tru 3 & 4	\$0	\$0	\$0	\$0	\$0
330 Tennis/Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
332 Tennis Court Wind Screens - Replace	\$0	\$5,970	\$0	\$0	\$0
340 Clubhouse Interior - Paint	\$0	\$0	\$0	\$0	\$4,110
345 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
350 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
352 Clubhouse Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
357 Fire Alarm Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
375 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
380 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
<b>Harker Pool / Spa</b>					
400 Pool Deck - Resurface	\$74,541	\$0	\$0	\$0	\$0
405 Main & Wading Pool - Resurface	\$144,909	\$0	\$0	\$0	\$0
407 Main & Wading Pool - Retile	\$12,926	\$0	\$0	\$0	\$0
410 Acrylic Spa Shell - Replace	\$34,778	\$0	\$0	\$0	\$0
415 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
417 Pool Furniture - Replace	\$0	\$8,358	\$0	\$0	\$0
418 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
420 Guard Stand - Replace	\$5,796	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
425 Diving Board - Replace	\$0	\$0	\$0	\$0	\$29,096
427 Pool/Spa Covers - Replace	\$0	\$0	\$0	\$0	\$23,486
432 Spa/Wading Heaters - Replace	\$0	\$0	\$0	\$0	\$0
435 Pool Pumps - Replace	\$23,185	\$0	\$0	\$0	\$0
437 Pool Filters - Replace	\$115,927	\$0	\$0	\$0	\$0
438 Pool Chem Control - Replace	\$5,796	\$0	\$0	\$0	\$0
439 Pool Heater - Replace	\$28,982	\$0	\$0	\$0	\$0
440 Pool/Spa - Periodic Renovation	\$1,159,274	\$0	\$0	\$0	\$0
450 Pool Storage Building - Repl Roof	\$0	\$0	\$0	\$0	\$0
450 Pool Storage Building - Repl Siding	\$0	\$0	\$0	\$0	\$0
<b>Harker Park</b>					
500 Chain Link Fence - Replace	\$12,752	\$0	\$0	\$0	\$0
507 Wood Gazebo - Replace	\$0	\$0	\$0	\$0	\$9,133
510 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
515 Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
520 BBQ Station - Replace	\$0	\$0	\$0	\$0	\$0
521 Outdoor Kitchen - Remodel	\$0	\$0	\$0	\$12,668	\$0
525 Sports Court - Resurface	\$0	\$0	\$0	\$0	\$0
530 Bocce Ball Court - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Harker Tennis</b>					
600 Tennis Courts - Clean/Seal	\$0	\$85,972	\$0	\$0	\$0
605 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
610 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
612 Tennis Court Wind Screens - Replace	\$0	\$0	\$0	\$6,334	\$0
650 Clubhouse Interior - Paint	\$0	\$0	\$0	\$0	\$0
655 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
660 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
662 Clubhouse Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
670 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
675 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
680 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$0	\$3,523
685 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
692 Clubhouse Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$10,438
<b>Harker Center Building</b>					
730 Interior Walls & Ceilings - Paint	\$0	\$0	\$0	\$0	\$0
735 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
737 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
740 Pool Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
745 Office & Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$9,133
747 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
750 Pool Lobby - General Remodel	\$0	\$0	\$0	\$0	\$0
755 Office - General Remodel	\$0	\$0	\$0	\$0	\$0
757 Lounge - General Remodel	\$0	\$0	\$0	\$0	\$0
763 Software - Upgrade	\$28,982	\$0	\$0	\$0	\$0
765 Copy Machines - Replace	\$0	\$0	\$0	\$0	\$0
770 Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
772 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
780 Steep Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
785 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
787 Building Exterior - Paint/Stain	\$0	\$16,120	\$0	\$0	\$0
788 Wood Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems / Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$0	\$7,829
930 Tennis Court Roller - Replace	\$9,274	\$0	\$0	\$0	\$0
935 Ticket Scanners - Replace	\$5,796	\$0	\$0	\$0	\$0
937 AED Devices - Replace	\$0	\$0	\$0	\$0	\$0
940 Security Systems - Replace	\$0	\$0	\$0	\$0	\$0
945 Wifi System - Replace	\$4,057	\$0	\$0	\$0	\$0
950 Telephone System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,929,670	\$186,033	\$0	\$40,917	\$123,888
Ending Reserve Balance	\$246,037	\$398,875	\$750,336	\$1,074,629	\$1,329,529



<b>Fiscal Year</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
Starting Reserve Balance	\$1,329,529	\$1,609,709	\$1,942,862	\$2,203,541	\$2,540,932
Annual Reserve Contribution	\$377,775	\$389,108	\$400,781	\$412,805	\$425,189
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,690	\$17,755	\$20,723	\$23,712	\$26,374
<b>Total Income</b>	<b>\$1,721,993</b>	<b>\$2,016,573</b>	<b>\$2,364,367</b>	<b>\$2,640,058</b>	<b>\$2,992,495</b>
<b># Component</b>					
<b>General Site / Grounds</b>					
120 Asphalt Parking Lot/Path- Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt Parking Lot/Path- Seal Coat	\$0	\$0	\$11,121	\$0	\$0
140 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace	\$8,063	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
190 Ponds Refurbish-Village Pond Dredge	\$0	\$0	\$0	\$0	\$75,629
192 Aerators/Fountain - Repair/Replace	\$0	\$0	\$16,396	\$0	\$0
195 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
<b>Village Pool / Spa</b>					
200 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
205 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
207 Pool - Retile	\$0	\$0	\$0	\$0	\$0
210 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
212 Spa - Retile	\$0	\$0	\$0	\$0	\$0
215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
216 Golf Net - Replace	\$0	\$0	\$0	\$0	\$0
217 Pool Furniture - Replace	\$9,407	\$0	\$0	\$0	\$0
218 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$13,235
225 Pool/Spa Covers - Replace	\$0	\$0	\$25,664	\$0	\$0
230 Spa Pumps/Filters - Replace	\$0	\$0	\$0	\$0	\$0
235 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
237 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
238 Pool/Spa - Periodic Renovation	\$0	\$0	\$0	\$0	\$0
240 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
242 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
250 Clubhouse Interior Ceiling - Seal	\$0	\$10,382	\$0	\$0	\$0
255 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
260 Clubhouse Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
265 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
275 Steam Room - Repair/Replace	\$0	\$0	\$0	\$0	\$0
280 Commercial Laundry Machines-Replace	\$0	\$24,916	\$0	\$0	\$0
285 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
287 Clubhouse Low Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
290 Clubhouse Metal Siding - Replace	\$0	\$0	\$0	\$0	\$0
292 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$0	\$0
295 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
<b>Village Tennis / Pickleball</b>					
300 Pickleball Courts - Clean/Seal	\$0	\$0	\$0	\$36,713	\$0
312 Pickleball Sound Barrier - Replace	\$0	\$0	\$0	\$0	\$72,302
325 Tennis Ct Laser Level-Har-Tru 1 & 2	\$0	\$0	\$0	\$0	\$0
325 Tennis Ct Laser Level-Har-Tru 3 & 4	\$0	\$0	\$0	\$0	\$19,664
330 Tennis/Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
332 Tennis Court Wind Screens - Replace	\$0	\$0	\$0	\$0	\$7,563
340 Clubhouse Interior - Paint	\$0	\$0	\$0	\$0	\$0
345 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
350 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
352 Clubhouse Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
357 Fire Alarm Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
375 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
380 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
<b>Harker Pool / Spa</b>					
400 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
405 Main & Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
407 Main & Wading Pool - Retile	\$0	\$0	\$0	\$0	\$0
410 Acrylic Spa Shell - Replace	\$0	\$0	\$0	\$0	\$0
415 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
417 Pool Furniture - Replace	\$0	\$9,690	\$0	\$0	\$0
418 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$13,613
420 Guard Stand - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
425 Diving Board - Replace	\$0	\$0	\$0	\$0	\$0
427 Pool/Spa Covers - Replace	\$0	\$0	\$0	\$0	\$0
432 Spa/Wading Heaters - Replace	\$0	\$0	\$0	\$17,622	\$0
435 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
437 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
438 Pool Chem Control - Replace	\$0	\$0	\$0	\$7,343	\$0
439 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
440 Pool/Spa - Periodic Renovation	\$0	\$0	\$0	\$0	\$0
450 Pool Storage Building - Repl Roof	\$0	\$0	\$0	\$0	\$0
450 Pool Storage Building - Repl Siding	\$0	\$0	\$0	\$0	\$0
<b>Harker Park</b>					
500 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
507 Wood Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
510 Play Equipment - Replace	\$40,317	\$0	\$0	\$0	\$0
515 Site Furniture - Replace	\$0	\$16,611	\$0	\$0	\$0
520 BBQ Station - Replace	\$0	\$0	\$0	\$7,343	\$0
521 Outdoor Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
525 Sports Court - Resurface	\$0	\$0	\$0	\$0	\$0
530 Bocce Ball Court - Resurface	\$0	\$0	\$0	\$11,748	\$0
<b>Harker Tennis</b>					
600 Tennis Courts - Clean/Seal	\$0	\$0	\$102,655	\$0	\$0
605 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
610 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
612 Tennis Court Wind Screens - Replace	\$0	\$0	\$0	\$0	\$0
650 Clubhouse Interior - Paint	\$3,897	\$0	\$0	\$0	\$0
655 Clubhouse Flooring - Replace	\$6,921	\$0	\$0	\$0	\$0
660 Clubhouse - General Remodel	\$6,720	\$0	\$0	\$0	\$0
662 Clubhouse Restrooms - Remodel	\$6,720	\$0	\$0	\$0	\$0
670 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
675 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
680 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$0	\$0
685 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
692 Clubhouse Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Harker Center Building</b>					
730 Interior Walls & Ceilings - Paint	\$0	\$0	\$0	\$0	\$0
735 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
737 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
740 Pool Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$45,378
745 Office & Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
747 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
750 Pool Lobby - General Remodel	\$0	\$0	\$0	\$0	\$0
755 Office - General Remodel	\$0	\$0	\$0	\$0	\$0
757 Lounge - General Remodel	\$0	\$0	\$0	\$0	\$0
763 Software - Upgrade	\$0	\$0	\$0	\$0	\$0
765 Copy Machines - Replace	\$18,815	\$0	\$0	\$0	\$0
770 Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
772 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
780 Steep Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
785 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
787 Building Exterior - Paint/Stain	\$0	\$0	\$0	\$0	\$0
788 Wood Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems / Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$0	\$9,076
930 Tennis Court Roller - Replace	\$0	\$0	\$0	\$0	\$0
935 Ticket Scanners - Replace	\$0	\$6,921	\$0	\$0	\$0
937 AED Devices - Replace	\$0	\$5,191	\$0	\$0	\$0
940 Security Systems - Replace	\$11,423	\$0	\$0	\$0	\$0
945 Wifi System - Replace	\$0	\$0	\$4,990	\$0	\$0
950 Telephone System - Replace	\$0	\$0	\$0	\$18,357	\$0
Total Expenses	\$112,284	\$73,710	\$160,826	\$99,126	\$256,460
Ending Reserve Balance	\$1,609,709	\$1,942,862	\$2,203,541	\$2,540,932	\$2,736,035

<b>Fiscal Year</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
Starting Reserve Balance	\$2,736,035	\$2,868,586	\$3,043,036	\$3,518,130	\$3,778,896
Annual Reserve Contribution	\$437,945	\$451,083	\$464,615	\$478,554	\$492,911
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,011	\$29,546	\$32,792	\$36,470	\$38,719
<b>Total Income</b>	<b>\$3,201,991</b>	<b>\$3,349,214</b>	<b>\$3,540,444</b>	<b>\$4,033,154</b>	<b>\$4,310,525</b>
<b># Component</b>					
<b>General Site / Grounds</b>					
120 Asphalt Parking Lot/Path- Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt Parking Lot/Path- Seal Coat	\$12,152	\$0	\$0	\$13,279	\$0
140 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$10,127	\$0	\$0	\$0	\$0
190 Ponds Refurbish-Village Pond Dredge	\$0	\$0	\$0	\$0	\$0
192 Aerators/Fountain - Repair/Replace	\$0	\$0	\$0	\$0	\$0
195 Monument Signs - Replace	\$65,435	\$0	\$0	\$0	\$0
<b>Village Pool / Spa</b>					
200 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
205 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
207 Pool - Retile	\$0	\$0	\$0	\$0	\$0
210 Spa - Resurface	\$27,264	\$0	\$0	\$0	\$0
212 Spa - Retile	\$3,739	\$0	\$0	\$0	\$0
215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
216 Golf Net - Replace	\$10,906	\$0	\$0	\$0	\$0
217 Pool Furniture - Replace	\$10,906	\$0	\$0	\$0	\$0
218 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
225 Pool/Spa Covers - Replace	\$0	\$0	\$0	\$30,644	\$0
230 Spa Pumps/Filters - Replace	\$0	\$0	\$0	\$0	\$0
235 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
237 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
238 Pool/Spa - Periodic Renovation	\$0	\$0	\$0	\$0	\$0
240 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
242 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
250 Clubhouse Interior Ceiling - Seal	\$0	\$12,035	\$0	\$0	\$0
255 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$50,903	\$0
260 Clubhouse Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
265 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
275 Steam Room - Repair/Replace	\$0	\$0	\$0	\$0	\$0
280 Commercial Laundry Machines-Replace	\$0	\$0	\$0	\$0	\$0
285 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
287 Clubhouse Low Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
290 Clubhouse Metal Siding - Replace	\$0	\$0	\$0	\$0	\$0
292 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$3,830	\$0
295 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
<b>Village Tennis / Pickleball</b>					
300 Pickleball Courts - Clean/Seal	\$0	\$0	\$0	\$0	\$0
312 Pickleball Sound Barrier - Replace	\$0	\$0	\$0	\$0	\$0
325 Tennis Ct Laser Level-Har-Tru 1 & 2	\$0	\$0	\$0	\$0	\$22,796
325 Tennis Ct Laser Level-Har-Tru 3 & 4	\$0	\$0	\$0	\$0	\$0
330 Tennis/Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
332 Tennis Court Wind Screens - Replace	\$0	\$0	\$0	\$0	\$0
340 Clubhouse Interior - Paint	\$0	\$0	\$0	\$0	\$5,524
345 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$10,959
350 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$8,768
352 Clubhouse Restrooms - Remodel	\$0	\$0	\$0	\$0	\$8,768
357 Fire Alarm Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$6,137
370 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
375 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
380 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
<b>Harker Pool / Spa</b>					
400 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
405 Main & Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
407 Main & Wading Pool - Retile	\$0	\$0	\$0	\$0	\$0
410 Acrylic Spa Shell - Replace	\$0	\$0	\$0	\$0	\$0
415 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
417 Pool Furniture - Replace	\$0	\$11,233	\$0	\$0	\$0
418 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
420 Guard Stand - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
425 Diving Board - Replace	\$0	\$0	\$0	\$0	\$39,103
427 Pool/Spa Covers - Replace	\$28,043	\$0	\$0	\$0	\$0
432 Spa/Wading Heaters - Replace	\$0	\$0	\$0	\$0	\$0
435 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
437 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
438 Pool Chem Control - Replace	\$0	\$0	\$0	\$0	\$0
439 Pool Heater - Replace	\$38,949	\$0	\$0	\$0	\$0
440 Pool/Spa - Periodic Renovation	\$0	\$0	\$0	\$0	\$0
450 Pool Storage Building - Repl Roof	\$0	\$0	\$0	\$0	\$5,348
450 Pool Storage Building - Repl Siding	\$0	\$0	\$0	\$0	\$0
<b>Harker Park</b>					
500 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
507 Wood Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
510 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
515 Site Furniture - Replace	\$0	\$0	\$0	\$0	\$21,042
520 BBQ Station - Replace	\$0	\$0	\$0	\$0	\$0
521 Outdoor Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
525 Sports Court - Resurface	\$0	\$0	\$0	\$0	\$0
530 Bocce Ball Court - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Harker Tennis</b>					
600 Tennis Courts - Clean/Seal	\$0	\$0	\$0	\$122,575	\$0
605 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
610 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
612 Tennis Court Wind Screens - Replace	\$0	\$8,024	\$0	\$0	\$0
650 Clubhouse Interior - Paint	\$0	\$0	\$0	\$0	\$0
655 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
660 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
662 Clubhouse Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
670 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$9,193	\$0
675 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
680 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$0	\$4,734
685 Clubhouse Windows/Doors - Replace	\$10,594	\$0	\$0	\$0	\$0
692 Clubhouse Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Harker Center Building</b>					
730 Interior Walls & Ceilings - Paint	\$0	\$0	\$0	\$0	\$23,234
735 Carpet - Replace	\$0	\$0	\$0	\$0	\$27,705
737 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$10,609
740 Pool Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
745 Office & Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
747 Kitchen - Remodel	\$38,949	\$0	\$0	\$0	\$0
750 Pool Lobby - General Remodel	\$0	\$0	\$0	\$0	\$14,028
755 Office - General Remodel	\$0	\$0	\$0	\$0	\$24,549
757 Lounge - General Remodel	\$0	\$0	\$0	\$0	\$17,535
763 Software - Upgrade	\$38,949	\$0	\$0	\$0	\$0
765 Copy Machines - Replace	\$0	\$0	\$0	\$23,834	\$0
770 Water Heaters - Replace	\$37,391	\$0	\$0	\$0	\$0
772 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
780 Steep Slope Roof - Replace	\$0	\$0	\$0	\$0	\$68,211
785 Wood Siding - Replace	\$0	\$148,034	\$0	\$0	\$0
787 Building Exterior - Paint/Stain	\$0	\$21,664	\$0	\$0	\$0
788 Wood Windows - Repair/Replace	\$0	\$105,189	\$0	\$0	\$0
<b>Systems / Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$0	\$10,521
930 Tennis Court Roller - Replace	\$0	\$0	\$0	\$0	\$0
935 Ticket Scanners - Replace	\$0	\$0	\$8,264	\$0	\$0
937 AED Devices - Replace	\$0	\$0	\$0	\$0	\$6,576
940 Security Systems - Replace	\$0	\$0	\$14,049	\$0	\$0
945 Wifi System - Replace	\$0	\$0	\$0	\$0	\$6,137
950 Telephone System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$333,405	\$306,178	\$22,313	\$254,258	\$342,284
Ending Reserve Balance	\$2,868,586	\$3,043,036	\$3,518,130	\$3,778,896	\$3,968,241

<b>Fiscal Year</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
Starting Reserve Balance	\$3,968,241	\$3,821,868	\$4,267,470	\$4,794,372	\$5,184,095
Annual Reserve Contribution	\$507,698	\$522,929	\$538,617	\$554,775	\$571,418
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,934	\$40,430	\$45,290	\$49,871	\$52,754
<b>Total Income</b>	<b>\$4,514,873</b>	<b>\$4,385,226</b>	<b>\$4,851,376</b>	<b>\$5,399,018</b>	<b>\$5,808,267</b>
<b># Component</b>					
<b>General Site / Grounds</b>					
120 Asphalt Parking Lot/Path- Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt Parking Lot/Path- Seal Coat	\$0	\$14,510	\$0	\$0	\$15,856
140 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
190 Ponds Refurbish-Village Pond Dredge	\$0	\$0	\$0	\$0	\$101,640
192 Aerators/Fountain - Repair/Replace	\$0	\$0	\$22,035	\$0	\$0
195 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
<b>Village Pool / Spa</b>					
200 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
205 Pool - Resurface	\$361,222	\$0	\$0	\$0	\$0
207 Pool - Retile	\$20,138	\$0	\$0	\$0	\$0
210 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
212 Spa - Retile	\$0	\$0	\$0	\$0	\$0
215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
216 Golf Net - Replace	\$0	\$0	\$0	\$0	\$0
217 Pool Furniture - Replace	\$12,643	\$0	\$0	\$0	\$0
218 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$17,787
225 Pool/Spa Covers - Replace	\$0	\$0	\$0	\$0	\$36,590
230 Spa Pumps/Filters - Replace	\$20,770	\$0	\$0	\$0	\$0
235 Pool Pump - Replace	\$18,061	\$0	\$0	\$0	\$0
237 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
238 Pool/Spa - Periodic Renovation	\$0	\$0	\$0	\$0	\$0
240 Boilers - Replace	\$54,183	\$0	\$0	\$0	\$0
242 Water Softener - Replace	\$11,740	\$0	\$0	\$0	\$0
250 Clubhouse Interior Ceiling - Seal	\$0	\$13,952	\$0	\$0	\$0
255 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
260 Clubhouse Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
265 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
275 Steam Room - Repair/Replace	\$58,337	\$0	\$0	\$0	\$0
280 Commercial Laundry Machines-Replace	\$0	\$33,485	\$0	\$0	\$0
285 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
287 Clubhouse Low Slope Roof - Replace	\$16,887	\$0	\$0	\$0	\$0
290 Clubhouse Metal Siding - Replace	\$0	\$0	\$0	\$0	\$0
292 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$0	\$0
295 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
<b>Village Tennis / Pickleball</b>					
300 Pickleball Courts - Clean/Seal	\$45,153	\$0	\$0	\$0	\$0
312 Pickleball Sound Barrier - Replace	\$0	\$0	\$0	\$0	\$0
325 Tennis Ct Laser Level-Har-Tru 1 & 2	\$0	\$0	\$0	\$0	\$0
325 Tennis Ct Laser Level-Har-Tru 3 & 4	\$0	\$0	\$0	\$0	\$26,426
330 Tennis/Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
332 Tennis Court Wind Screens - Replace	\$0	\$0	\$9,581	\$0	\$0
340 Clubhouse Interior - Paint	\$0	\$0	\$0	\$0	\$0
345 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
350 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
352 Clubhouse Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
357 Fire Alarm Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
375 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
380 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
<b>Harker Pool / Spa</b>					
400 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
405 Main & Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
407 Main & Wading Pool - Retile	\$0	\$0	\$0	\$0	\$0
410 Acrylic Spa Shell - Replace	\$54,183	\$0	\$0	\$0	\$0
415 Pool Fence - Replace	\$0	\$0	\$0	\$118,218	\$0
417 Pool Furniture - Replace	\$0	\$13,022	\$0	\$0	\$0
418 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$18,295
420 Guard Stand - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
425 Diving Board - Replace	\$0	\$0	\$0	\$0	\$0
427 Pool/Spa Covers - Replace	\$0	\$33,485	\$0	\$0	\$0
432 Spa/Wading Heaters - Replace	\$0	\$0	\$0	\$23,683	\$0
435 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
437 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
438 Pool Chem Control - Replace	\$0	\$9,301	\$0	\$0	\$0
439 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
440 Pool/Spa - Periodic Renovation	\$0	\$0	\$0	\$0	\$0
450 Pool Storage Building - Repl Roof	\$0	\$0	\$0	\$0	\$0
450 Pool Storage Building - Repl Siding	\$0	\$0	\$0	\$0	\$0
<b>Harker Park</b>					
500 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
507 Wood Gazebo - Replace	\$0	\$0	\$0	\$0	\$14,230
510 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
515 Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
520 BBQ Station - Replace	\$0	\$0	\$0	\$9,868	\$0
521 Outdoor Kitchen - Remodel	\$0	\$0	\$0	\$0	\$20,328
525 Sports Court - Resurface	\$0	\$0	\$25,388	\$0	\$0
530 Bocce Ball Court - Resurface	\$0	\$0	\$0	\$15,789	\$0
<b>Harker Tennis</b>					
600 Tennis Courts - Clean/Seal	\$0	\$0	\$0	\$0	\$146,361
605 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
610 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
612 Tennis Court Wind Screens - Replace	\$0	\$0	\$0	\$0	\$10,164
650 Clubhouse Interior - Paint	\$5,238	\$0	\$0	\$0	\$0
655 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
660 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
662 Clubhouse Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
670 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
675 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
680 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$0	\$0
685 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
692 Clubhouse Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Harker Center Building</b>					
730 Interior Walls & Ceilings - Paint	\$0	\$0	\$0	\$0	\$0
735 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
737 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
740 Pool Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
745 Office & Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
747 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
750 Pool Lobby - General Remodel	\$0	\$0	\$0	\$0	\$0
755 Office - General Remodel	\$0	\$0	\$0	\$0	\$0
757 Lounge - General Remodel	\$0	\$0	\$0	\$0	\$0
763 Software - Upgrade	\$0	\$0	\$0	\$0	\$0
765 Copy Machines - Replace	\$0	\$0	\$0	\$0	\$0
770 Water Heaters - Replace	\$0	\$0	\$0	\$0	\$0
772 Water Softener - Replace	\$0	\$0	\$0	\$12,828	\$0
780 Steep Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
785 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
787 Building Exterior - Paint/Stain	\$0	\$0	\$0	\$0	\$0
788 Wood Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems / Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$0	\$12,197
930 Tennis Court Roller - Replace	\$14,449	\$0	\$0	\$0	\$0
935 Ticket Scanners - Replace	\$0	\$0	\$0	\$9,868	\$0
937 AED Devices - Replace	\$0	\$0	\$0	\$0	\$0
940 Security Systems - Replace	\$0	\$0	\$0	\$0	\$17,279
945 Wifi System - Replace	\$0	\$0	\$0	\$0	\$0
950 Telephone System - Replace	\$0	\$0	\$0	\$24,670	\$0
Total Expenses	\$693,005	\$117,757	\$57,004	\$214,924	\$437,152
Ending Reserve Balance	\$3,821,868	\$4,267,470	\$4,794,372	\$5,184,095	\$5,371,115



<b>Fiscal Year</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
Starting Reserve Balance	\$5,371,115	\$5,191,706	\$5,754,507	\$6,237,709	\$6,722,202
Annual Reserve Contribution	\$588,561	\$606,218	\$624,404	\$643,136	\$662,431
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$52,792	\$54,708	\$59,936	\$64,772	\$67,793
<b>Total Income</b>	<b>\$6,012,467</b>	<b>\$5,852,632</b>	<b>\$6,438,847</b>	<b>\$6,945,618</b>	<b>\$7,452,425</b>
# Component					
<b>General Site / Grounds</b>					
120 Asphalt Parking Lot/Path- Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt Parking Lot/Path- Seal Coat	\$0	\$0	\$17,326	\$0	\$0
140 Split Rail Fence - Replace	\$310,926	\$0	\$0	\$0	\$0
160 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
170 Landscape - Refurbish	\$13,610	\$0	\$0	\$0	\$0
190 Ponds Refurbish-Village Pond Dredge	\$0	\$0	\$0	\$0	\$0
192 Aerators/Fountain - Repair/Replace	\$0	\$0	\$0	\$0	\$0
195 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
<b>Village Pool / Spa</b>					
200 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
205 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
207 Pool - Retile	\$0	\$0	\$0	\$0	\$0
210 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
212 Spa - Retile	\$0	\$0	\$0	\$0	\$0
215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
216 Golf Net - Replace	\$0	\$0	\$0	\$0	\$0
217 Pool Furniture - Replace	\$14,656	\$0	\$0	\$0	\$0
218 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
225 Pool/Spa Covers - Replace	\$0	\$0	\$0	\$0	\$0
230 Spa Pumps/Filters - Replace	\$0	\$0	\$0	\$0	\$0
235 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
237 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
238 Pool/Spa - Periodic Renovation	\$0	\$0	\$0	\$0	\$0
240 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
242 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
250 Clubhouse Interior Ceiling - Seal	\$0	\$16,174	\$0	\$0	\$0
255 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
260 Clubhouse Locker Rooms - Remodel	\$0	\$0	\$0	\$68,638	\$0
265 Clubhouse - General Remodel	\$0	\$0	\$0	\$45,759	\$0
275 Steam Room - Repair/Replace	\$0	\$0	\$0	\$0	\$0
280 Commercial Laundry Machines-Replace	\$0	\$0	\$0	\$0	\$0
285 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
287 Clubhouse Low Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
290 Clubhouse Metal Siding - Replace	\$0	\$0	\$0	\$48,618	\$0
292 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$5,148	\$0
295 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$55,253	\$0
<b>Village Tennis / Pickleball</b>					
300 Pickleball Courts - Clean/Seal	\$0	\$0	\$55,532	\$0	\$0
312 Pickleball Sound Barrier - Replace	\$0	\$0	\$0	\$0	\$112,644
325 Tennis Ct Laser Level-Har-Tru 1 & 2	\$0	\$0	\$0	\$0	\$30,635
325 Tennis Ct Laser Level-Har-Tru 3 & 4	\$0	\$0	\$0	\$0	\$0
330 Tennis/Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$327,563
332 Tennis Court Wind Screens - Replace	\$0	\$0	\$0	\$0	\$0
340 Clubhouse Interior - Paint	\$0	\$0	\$0	\$0	\$7,423
345 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
350 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
352 Clubhouse Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
357 Fire Alarm Panel - Repair/Replace	\$0	\$0	\$0	\$0	\$0
370 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
375 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
380 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
<b>Harker Pool / Spa</b>					
400 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
405 Main & Wading Pool - Resurface	\$261,722	\$0	\$0	\$0	\$0
407 Main & Wading Pool - Retile	\$0	\$0	\$0	\$0	\$0
410 Acrylic Spa Shell - Replace	\$0	\$0	\$0	\$0	\$0
415 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
417 Pool Furniture - Replace	\$0	\$15,096	\$0	\$0	\$0
418 Pool Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
420 Guard Stand - Replace	\$10,469	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
425 Diving Board - Replace	\$0	\$0	\$0	\$0	\$52,551
427 Pool/Spa Covers - Replace	\$0	\$0	\$39,983	\$0	\$0
432 Spa/Wading Heaters - Replace	\$0	\$0	\$0	\$0	\$0
435 Pool Pumps - Replace	\$41,876	\$0	\$0	\$0	\$0
437 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
438 Pool Chem Control - Replace	\$0	\$0	\$0	\$0	\$11,783
439 Pool Heater - Replace	\$52,344	\$0	\$0	\$0	\$0
440 Pool/Spa - Periodic Renovation	\$0	\$0	\$0	\$0	\$0
450 Pool Storage Building - Repl Roof	\$0	\$0	\$0	\$0	\$0
450 Pool Storage Building - Repl Siding	\$0	\$0	\$0	\$0	\$0
<b>Harker Park</b>					
500 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
507 Wood Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
510 Play Equipment - Replace	\$62,813	\$0	\$0	\$0	\$0
515 Site Furniture - Replace	\$0	\$0	\$26,655	\$0	\$0
520 BBQ Station - Replace	\$0	\$0	\$0	\$0	\$0
521 Outdoor Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
525 Sports Court - Resurface	\$0	\$0	\$0	\$0	\$0
530 Bocce Ball Court - Resurface	\$0	\$0	\$0	\$0	\$0
<b>Harker Tennis</b>					
600 Tennis Courts - Clean/Seal	\$0	\$0	\$0	\$0	\$0
605 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
610 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
612 Tennis Court Wind Screens - Replace	\$0	\$0	\$0	\$0	\$0
650 Clubhouse Interior - Paint	\$0	\$0	\$0	\$0	\$0
655 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
660 Clubhouse - General Remodel	\$0	\$0	\$0	\$0	\$0
662 Clubhouse Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
670 Clubhouse Steep Slope Roof -Replace	\$0	\$0	\$0	\$0	\$0
675 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
680 Clubhouse Exterior - Paint	\$0	\$0	\$0	\$0	\$6,363
685 Clubhouse Windows/Doors - Replace	\$0	\$0	\$0	\$0	\$0
692 Clubhouse Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$18,853
<b>Harker Center Building</b>					
730 Interior Walls & Ceilings - Paint	\$0	\$0	\$0	\$0	\$0
735 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
737 Laminate Flooring - Replace	\$0	\$0	\$0	\$0	\$0
740 Pool Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
745 Office & Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$16,496
747 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
750 Pool Lobby - General Remodel	\$0	\$0	\$0	\$0	\$0
755 Office - General Remodel	\$0	\$0	\$0	\$0	\$0
757 Lounge - General Remodel	\$0	\$0	\$0	\$0	\$0
763 Software - Upgrade	\$52,344	\$0	\$0	\$0	\$0
765 Copy Machines - Replace	\$0	\$30,192	\$0	\$0	\$0
770 Water Heaters - Replace	\$0	\$0	\$53,311	\$0	\$0
772 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
780 Steep Slope Roof - Replace	\$0	\$0	\$0	\$0	\$0
785 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
787 Building Exterior - Paint/Stain	\$0	\$29,114	\$0	\$0	\$0
788 Wood Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems / Equipment</b>					
910 HVAC - Repair/Replace	\$0	\$0	\$0	\$0	\$14,139
930 Tennis Court Roller - Replace	\$0	\$0	\$0	\$0	\$0
935 Ticket Scanners - Replace	\$0	\$0	\$0	\$0	\$11,783
937 AED Devices - Replace	\$0	\$0	\$8,330	\$0	\$0
940 Security Systems - Replace	\$0	\$0	\$0	\$0	\$0
945 Wifi System - Replace	\$0	\$7,548	\$0	\$0	\$0
950 Telephone System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$820,761	\$98,125	\$201,138	\$223,416	\$610,233
Ending Reserve Balance	\$5,191,706	\$5,754,507	\$6,237,709	\$6,722,202	\$6,842,193



## Accuracy, Limitations, and Disclosures

"The reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC 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.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	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 Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our research and analysis. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

# General Site / Grounds

**Comp #: 100 Concrete - Repair/Replace**

**Quantity: Curbs, walkways, etc.**

Location: Curbs, walkways, patio at Harker Center, etc. at common areas

Funded?: No. Useful life not predictable

History: Harker parking curbs replaced 2018 \$26,123.50

Comments: The sample concrete areas viewed appeared generally intact. Association records indicated that curbs at the Harker Center parking lot were replaced in 2018 at a cost of \$26,123.50.

Annual repair needs below the reserve funding threshold (1% or more of total annual expenses) should be factored in the operating budget. In our experience, larger repair/replacement expenses may emerge as the community ages that cannot be comfortably absorbed in the operating budget. Currently, it is difficult to predict timing, scope and costs of larger repairs. Monitor concrete annually and if conditions deteriorate leading to larger repair needs, funding can be included within a reserve study update.

As routine maintenance, inspect regularly and pressure wash for appearance. Repair any trip hazards (1/2" difference in height) immediately to ensure safety. Repair promptly as needed to prevent water penetrating into the base, which can cause further damage. Factors affecting the quality, service life of the concrete include; the preparation of the underlying soil and drainage, thickness and strength of concrete used, steel reinforcement (none likely), amount and weight of vehicle traffic, if any and tree roots nearby.

Additional Resources:

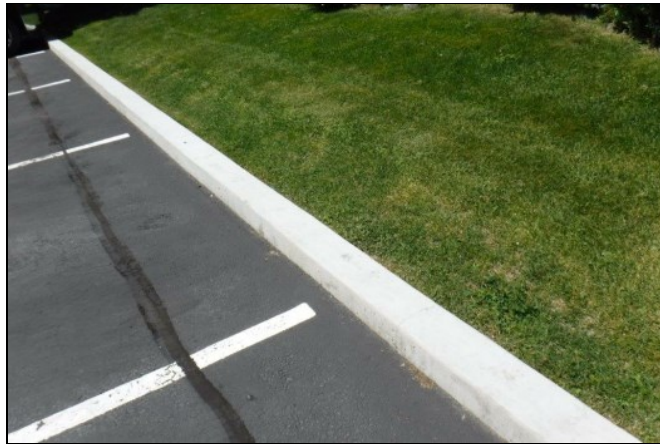
<http://www.mrsc.org/subjects/pubworks/sidew.aspx>

[http://www.sakrete.com/media-center/blog-detail.cfm/bp\\_alias/Placing-Concrete-in-hot-or-cold-weather](http://www.sakrete.com/media-center/blog-detail.cfm/bp_alias/Placing-Concrete-in-hot-or-cold-weather)

<http://www.concretenetwork.com/cold-weather-concrete/weather.html>

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 106 Trail Areas - Refurbish**

**Quantity: Extensive LF**

Location: Scattered common area locations

Funded?: No. Annual cost; best handled as operating expense

History: 2014 \$1,490, 2015 \$1,768.22, smaller annual expenses subsequently

Comments: Property features extensive trail system throughout common area open space. Trails are best maintained on an annual basis through the operating budget; no basis to expect cyclical expenses affecting reserves.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 120 Asphalt Parking Lot/Path- Resurface**

**Quantity: ~ 28,700 GSF asphalt**

Location: Harker Center parking area and driveway, Sagehill Path

Funded?: Yes.

History: Installed ~ 2000

Comments: Asphalt appeared generally intact, with evidence of prior crack fill. Association records indicate that current asphalt was installed in 2000. Our source reported that the association is only responsible for the parking area at the Harker Center; the association is not responsible for asphalt at the Village pool and tennis areas.

Useful life below assumes regular seal coating and repairs (see component #702). 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.

Useful Life:  
30 years

Remaining Life:  
5 years



Best Case: \$ 57,400

Worst Case: \$ 71,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 121 Asphalt Parking Lot/Path- Seal Coat**

**Quantity: ~ 28,700 GSF asphalt**

Location: Harker Center parking area and driveway, Sagehill Path

Funded?: Yes.

History: 2011 \$961, 2013 \$6,573.94, 2015 \$1,365, 2016 \$6,378.94, crack seal 2017 \$270, 2019 \$9,256.72, 2020 \$1,669 (including asphalt path)

Comments: Asphalt seal coat appeared intact at the time of our site visit. Association records indicate nearly annual history of asphalt seal coat and repairs.

Cost to seal coat this relatively small area of asphalt is projected to be too small to qualify for reserve funding, therefore combine with other larger asphalt projects or handle through operating budget.

Regular cycles of seal coating, along with needed repairs is a best practice for the long term care of lower traffic asphalt areas to extend the useful life.

Many asphalt professionals recommend regular cycles of seal coating for the long-term care of asphalt paving with low traffic and low speed. 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, and this causes the pavement to become increasingly brittle. As a result, the pavement will become more likely to crack, as it is unable to bend and flex when subjected to traffic (weight) and temperature changes (thermal expansion and contraction). A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process, but also helps the pavement shed water. Seal coating also provides uniform appearance, and conceals the inevitable patching and repairs which accumulate over time, ultimately extending the useful life of asphalt before more costly resurfacing is needed (see component #700).

Repairing asphalt before seal coating is imperative. Surface preparation and dry weather during and following application is key to lasting performance.

For further resources:

Best Practices Handbook on Asphalt Pavement Maintenance: <http://www.cee.mtu.edu/~balkire/CE5403/AsphaltPaveMaint.pdf>

Other references: <http://www.pavementinteractive.org/article/bituminous-surface-treatments/>

Useful Life:  
3 years

Remaining Life:  
0 years



Best Case: \$ 6,800

Worst Case: \$ 8,800

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client



**Comp #: 140 Split Rail Fence - Replace**

**Quantity: ~ 9,000 LF wood\*\***

Location: Scattered common area locations, primarily along trails and Elkhorn Rd monument

Funded?: Yes.

History: Repairs 2010 \$5,480, 2011 \$11,320, 2013 \$4,980, 2014 \$4,170, 2016 \$4,750, 2017 \$10,270, 2018 \$8,371, 2019 \$3,354.90, 2020 \$3,157

Comments: Wood split rail fencing appeared generally intact in the sample areas viewed. Evidence of prior repairs was noted in areas. Fence did not appear to be stained.

Plan to replace it at roughly the time frame below. While we understand that association repairs fencing annually, eventually fencing will deteriorate due to constant exposure to the elements and replacement will be a more economical option than increasing repairs.

As routine maintenance, inspect regularly for any damage and repair locally as needed using maintenance funds. Avoid unnecessary contact with ground, sprinkler patterns and surrounding vegetation. Typically split rail fences are left to weather naturally, but can be stained for appearance and protection.

\*\*Quantity is as provided by client.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 135,000

Worst Case: \$ 162,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 156 Rockeries - Repair/Replace**

**Quantity: Moderate GSF**

Location: Scattered common area locations

Funded?: No. Useful life not predictable

History: None known

Comments: Our visual observations of rockery walls were limited, but no widespread deterioration was observed. There were no signs of recent large scale movement, and none reported. Analysis of a rockery wall beyond visual observation is not within the scope of a reserve study. No information regarding its construction was available to us, which could include how it was installed, including if drainage (critical) was provided, and if the drainage is still fully functioning.

At this time, no large-scale repairs or replacements are predictable. Funding can be added to future reserve studies if conditions dictate.

Inspect regularly, including drainage, and repair as needed. If movement or other problems are suspected, consult with an engineer (geo-technical) for evaluation and repair recommendations.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



**Comp #: 160 Pole Lights - Replace**

**Quantity: ~ (2) metal assemblies**

Location: Within parking area at Harker Center

Funded?: Yes.

History: None known

Comments: Pole lights appeared in intact condition with no obvious damage or other problems noted. Observed during daylight hours therefore unable to confirm functional operating condition.

Our recommendation is to plan for a large scale replacement at roughly the time frame below, for both cost efficiency and consistent quality/appearance throughout the association. There are a variety of materials and styles available and a general mid-range funding allowance is projected below. Cost can vary significantly depending on the quality of the light pole chosen.

As routine maintenance, inspect, repair, and change bulbs as needed. Where possible, take precautions to limit damage from landscaping equipment.

Useful Life:  
30 years

Remaining Life:  
10 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 162 Bollard Lights - Replace**

**Quantity: ~ (4) wood assemblies**

Location: Scattered at Harker Center grounds

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: None known

Comments: Harker Center grounds feature four wood bollard light assemblies. Observed during daylight hours, therefore unable to confirm functional operating condition.

Cost to replace this small quantity of assemblies is projected to be too small to qualify for reserve funding, therefore repair/replace as operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 170 Landscape - Refurbish**

**Quantity: Tree, shrubs, turf**

Location: Common area landscape

Funded?: Yes.

History: Major landscape/irrigation renovation 2016 \$29,727.26

Comments: Extensive common area landscape, however majority of common areas are open space with natural vegetation. Some groomed vegetation within Village and Harker Center areas. Association records indicated that a large landscape/irrigation renovation project occurred in 2016 at a cost of \$29,727.26.

Currently, landscaping maintenance is funded out of the operating budget however we have included an allowance for periodic landscape improvements which cannot be easily absorbed within the operating budget. As associations age, many find the need or desire for larger scale refurbish projects not covered within the maintenance contract, and they allocate funds within reserves. These types of projects can include: bed renovations, major replanting, large scale bark or mulch replacements, turf renovations, drainage improvements, irrigation system extensions/replacement, etc.

Walk area each year with landscape contractor, and perhaps a landscape architect, to assess the overall health, function, and future needs of maintenance and refurbish to determine if supplemental reserve funding should be planned for.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 5,000

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 175 Irrigation System - Repair/Replace**

**Quantity: Extensive system**

Location: Throughout common area landscaping

Funded?: No. Useful life not predictable

History: None known

Comments: Our visual observation of the irrigation system was limited as the majority of system components are below grade. No reports of recent large scale repairs or problems. At the time of this study, no information (plans and/or specifications) was provided to us regarding the extent of the irrigation system.

No predictable large-scale costs at this time. Have your landscaper or irrigation specialist periodically unearth sections to check lines for any damage or deterioration. PVC can eventually become brittle and leak (typically not before the 40 year mark of life).

As routine maintenance, inspect, test, and repair the system as needed from the operating budget. Follow proper winterization and spring startup procedures. If properly installed and bedded without defect, the lines could last for many years. Controls for the system can vary greatly in number, cost, and life expectancy - typically each controller is less than \$500. Other elements (i.e. sprinkler heads, valves) within this system are generally lower cost, and have a failure rate that is difficult to predict. These elements are better suited to be handled through the maintenance and operating budget, not reserves.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 182 Drainage/Stormwater Sys - Maintain**

**Quantity: Catch basins, etc.**

Location: Common area drainage

Funded?: No. Useful life not predictable

History: None known

Comments: Analysis of the drainage system is beyond the scope of a reserve study as the vast majority of the drainage systems are located below ground. Observations were very limited to catch basin areas, in particular lawn drains within community park. No problems were reported to us.

No predictable large-scale repairs/replacement at this time. Local repairs should be performed as part of general maintenance. If problems become known from professional evaluation, funding can be included in future reserve studies.

As routine maintenance, inspect regularly, and keep drains/grates free of debris to ensure water drains as intended. Maintenance schedules on stormwater systems depend on the condition of the system itself, and the amount of sediment and debris moving around on site. Stormwater inspections usually consist of inspecting the catch basins and manholes, ensuring vaults and control structures are properly functioning. Evaluation of drainage can include the visual review of interior drain lines by use of a miniature remote camera. Clean out drain lines and basins as often as needed in order to prevent decreased drainage capacity. Repair as needed. The responsibility of keeping the stormwater system in good working order falls on the association.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 190 Ponds Refurbish-Village Pond Dredge**

**Quantity: ~ (6) ponds**

Location: Scattered common area locations, and adjacent to Village pool

Funded?: Yes.

History: Pond cleaning 2007 \$15,881.88, Twin Creeks pond debris removal/cleaning 2009 \$7,420

Comments: At the time of our site visit it was reported that the association is responsible for a centrally located 5 Twin Creek pond system, and a 6th pond which is adjacent to the Village pool. Pond liner material is unknown, however our source reported that at least of the ponds in the Twin Creek pond system has a leak and the association is currently investigating this matter. No additional information was available at the time of this report.

Other than the Village pond which contains a fountain and two sub-surface aerators (see next component), none of the ponds feature any mechanical equipment (pumps, etc.).

The association requested that an allowance for periodic dredging of the Village pond be included within this report. There are reportedly no plans to dredge the Twin Creek pond system and these ponds will reportedly continue to be maintained annually through the operating budget. Funding for dredging of the Village pond only included accordingly.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client



**Comp #: 192 Aerators/Fountain - Repair/Replace**

**Quantity: ~ (1) fountain (2) aerator**

Location: Within the Village pond

Funded?: Yes.

History: Aerators replaced 2013 \$734, Quatro Blaster 2016 \$2,129

Comments: Fountain within the Village pond was operational at the time of our site visit. Our source reported that pond also features two sub-surface aerators. Our source reported that aerators were last replaced in 2013.

This component factors periodic replacement of fountain and aerator equipment.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 9,000

Worst Case: \$ 14,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 195 Monument Signs - Replace**

**Quantity: ~ (3) assorted**

Location: Large signs at Elkhorn Road and Dollar Side, smaller sign at Harker Center

Funded?: Yes.

History: Signage work 2015 \$69,598.41 (sign cost \$42,142.80), planned for paint 2020

Comments: Monument signs appeared generally intact and legible. Our source reported that signs were planned for paint in 2020.

Reserve funding recommended for regular intervals of replacement to maintain a consistent, quality appearance.

Inspect periodically, repair, clean, and touch up for appearance as needed using general maintenance funds.

Useful Life:  
25 years

Remaining Life:  
15 years



Best Case: \$ 40,000

Worst Case: \$ 44,000

Lower allowance

Higher allowance

Cost Source: Client Cost History

## Village Pool / Spa

**Comp #: 200 Pool Deck - Repair/Replace**

**Quantity: ~ 8,000 GSF concrete**

Location: Perimeter of pool and spa at Village Pool

Funded?: Yes.

History: Pavers 2014 \$7,703.25, planned for full replacement 2021 \$62,500

Comments: Our source reported that pool deck is planned for replacement with concrete in 2021 at a cost of \$62,500. Deck will feature snow melt system from locker rooms to spa, and around spa perimeter.

Plan for total replacement as shown below based upon our experience with similar communities. There are a variety of topical resurface products that may be of lower cost if the base is solid and coating is feasible. Research options thoroughly prior to anticipated replacement. Total slab replacement is factored below for financial planning purposes.

Inspect periodically, and repair as needed through the operating budget.

Useful Life:  
40 years

Remaining Life:  
0 years



Best Case: \$ 60,000

Worst Case: \$ 65,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client; Kolman Concrete, Inc.



**Comp #: 205 Pool - Resurface**

**Quantity: ~ 6,870 GSF plaster**

Location: Within Village pool area

Funded?: Yes.

History: 2014 \$122,019 Planned for complete replacement of plaster 2021

Comments: Our source reported that pool was planned for complete replacement of plaster in 2021, including additional renovations which included removal of the deep end. Total project cost including pool resurfacing, pool deck, spa resurfacing and equipment is projected at \$1,422,189. Association vendor advises that a Pebble Sheen White Diamond product would be used which carries a 5 year warranty, but should last 15-20 years before resurfacing is required.

Plan to resurface at the time frame below.

Proactive cleaning, proper chemical balance, and the use of a cover when possible are keys to maximum service life of plaster. There are a variety of pool surface types - plan in advance as cost and life cycle can vary.

Resources:

<https://www.nationalplastererscouncil.com/pool-resurfacing/>

<https://www.apsp.org/#/>

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 190,000

Worst Case: \$ 210,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 207 Pool - Retile**

**Quantity: ~ 370 LF tile**

Location: Waterline tile within Village pool

Funded?: Yes.

History: Planned for replacement 2021

Comments: Our source reported that waterline tile was planned for replacement in 2021 at the time of pool renovation.

Best to plan for regular intervals of replacement. We have timed tile work to coincide with pool resurface project for cost efficiency and consistency, see component #205.

Inspect regularly, clean, and repair as part of routine maintenance.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 9,300

Worst Case: \$ 13,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

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**Comp #: 210 Spa - Resurface**

**Quantity: ~ 600 GSF plaster**

Location: Spa within Village pool area

Funded?: Yes.

History: Planned for resurfacing 2021

Comments: Our source reported that spa was planned for resurfacing in 2021 at part of major Village pool renovation project. A Pebble Sheen White Diamond product with a 5 year warranty was reportedly planned for use, and association vendor advises that plaster should last 10-15 years before requiring resurfacing.

Plan to resurface at the time frame below.

Proactive cleaning, proper chemical balance, and the use of a cover when possible are keys to maximum service life of plaster. Spas typically require resurfacing more frequently than pools due to the high concentration of chemicals and heat. There are a variety of spa surface types - plan in advance as cost and life cycle can vary.

Resources:

<https://www.nationalplastererscouncil.com/pool-resurfacing/>

<https://www.apsp.org/#/>

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 15,000

Worst Case: \$ 20,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 212 Spa - Retile**

**Quantity: ~ 80 LF tile**

Location: Waterline tile at Village spa

Funded?: Yes.

History: Planned for replacement 2021

Comments: Our source reported that waterline tile was planned for replacement in 2021 at the time of spa renovation.

Best to plan for regular intervals of replacement. We have timed tile work to coincide with spa resurface project for cost efficiency and consistency, see component #210.

Inspect regularly, clean, and repair as part of routine maintenance.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 2,000

Worst Case: \$ 2,800

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 215 Pool Fence - Replace**

**Quantity: ~ 415 LF metal**

Location: Perimeter of Village pool

Funded?: Yes.

History: Planned for replacement 2020 \$41k

Comments: Our source reported that pool fence is planned for replacement in 2021 at a cost of \$41k. A steel product by Ameristar was planned to be used.

Metal fencing is typically durable, but will eventually need to be replaced due to constant exposure to weather elements. Plan for regular replacement intervals to ensure safety, and to maintain appearance, conform with health department regulations. Inspect regularly, perform any repairs which may be necessary promptly to ensure safety; funded from operating budget. Periodically clean with an appropriate cleaner, and touch up paint as needed in between regular paint cycles.

Useful Life:  
40 years

Remaining Life:  
0 years



Best Case: \$ 39,000

Worst Case: \$ 43,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client; Sawtooth Wood Products & Equip.

**Comp #: 216 Golf Net - Replace**

**Quantity: ~ 155 LF netting**

Location: Adjacent to pool, along golf course

Funded?: Yes.

History: None known

Comments: Our source reported that golf course netting adjacent to the Village pool is the responsibility of the association to maintain, repair and replace. Association may reduce the amount of netting at the time of the upcoming 2021 pool renovation as changes in the play areas of the golf course no longer require this amount of netting, however a firm decision was not available at the time of this report.

There is no predictable basis to expect complete replacement of netting support posts within the scope of this report, therefore this component represents periodic replacement of netting only.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 217 Pool Furniture - Replace**

**Quantity: ~ (40) assorted**

Location: Within Village pool area

Funded?: Yes.

History: Replacements 2011 \$7,979.35, 2012 \$9,849.24, 2013 \$5,000

Comments: Pool furniture was in storage at the time of our site visit, however our source reported that the Village pool features approximately 40 assorted pieces. We presume that furniture will be replaced at the time of pool renovation. See next component for pool umbrellas.

This component factors periodic replacement of furniture at roughly 5 year intervals. Cost can vary widely based on quantity and quality purchased. Track actual expenses and update future reserve studies as needed.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 218 Pool Umbrellas - Replace**

**Quantity: ~ (7) ground mount**

Location: Within Village pool area

Funded?: Yes.

History: 2 umbrellas replaced 2014 \$2,122.20, misc. parts 2014 \$4,028.80, 2015 \$2,903.20, reportedly replaced ~ 2018 \$7,358.16

Comments: Association records indicated that Village pool umbrellas were replaced in 2018 at a cost of \$7,358.16. No problems were reported at the time of our site visit and it was reported that umbrellas were not planned for replacement as part of the 2021 pool renovation project.

This component factors periodic replacement of umbrellas to maintain function and aesthetics.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 7,000

Worst Case: \$ 10,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 222 ADA Lift - Replace**

**Quantity: ~ (1) ADA lift**

Location: Within Village pool area

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: None known

Comments: ADA lift was in storage at the time of our site visit, however no problems reported.

Cost to replace lift is projected to be too small to qualify for reserve funding, therefore best handled as operating expense on an as-needed basis.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 225 Pool/Spa Covers - Replace**

**Quantity: ~ (2) covers**

Location: Within Village pool and spa area

Funded?: Yes.

History: Planned for replacement 2021

Comments: Research with association vendor found that pool and spa covers were planned for replacement during the 2021 pool renovation project.

Plan to replace at roughly the time frame below to maintain function. Inspect regularly, repair locally if needed, and properly store when not in use. Cover can provide cost savings for temperature differentials, reduce cleaning costs, and provide safety.

Useful Life:  
6 years

Remaining Life:  
0 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 230 Spa Pumps/Filters - Replace**

**Quantity: ~ (3) pumps (1) filter**

Location: Within Village pool equipment room

Funded?: Yes.

History: Spa pump replacement 2013 \$1,012.15, filter repair 2017 \$2,118.21, pumps planned for replacement 2021, filter being retained

Comments: Our source reported that spa equipment is planned for replacement in 2021. New equipment will include two aerator pumps, one circulation pump and the existing filter will be retained.

Cost to replace filter equipment is projected to be too small to qualify for reserve funding, however we have included funding for future replacement of pumps as a group. Individually, smaller pumps may not qualify for reserve funding as they are projected to be too small in cost. Often times, pumps can be rebuilt rather than replaced.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 10,000

Worst Case: \$ 13,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 235 Pool Pump - Replace**

**Quantity: ~ (1) pump**

Location: Within Village pool equipment room

Funded?: Yes.

History: Planned for replacement 2021

Comments: Our source reported that pool pump is planned for replacement during the 2021 pool renovation project.

This component factors periodic replacement of pump, Often times, pump can be rebuilt rather than completely replaced.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 237 Pool Filters - Replace**

**Quantity: ~ (2) filters**

Location: Within Village pool equipment room

Funded?: Yes.

History: Backwash valves rebuilt 2015 \$4,532

Comments: Our source reported that pool filters are not planned for replacement as part of the 2021 Village pool renovation project and should have a prolonged remaining useful life absent any unforeseen issues such as cracking.

Plan to replace at roughly the time frame below. Cost is as provided by vendor and includes installation.

Useful Life:  
40 years

Remaining Life:  
30 years



Best Case: \$ 95,000

Worst Case: \$ 105,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 238 Pool/Spa - Periodic Renovation**

**Quantity: Pool, spa, etc.**

Location: Village pool area

Funded?: Yes.

History: Complete renovation planned for 2021 \$1,422,189

Comments: Our source reported that complete renovation of the Village pool area was planned for 2021. Scope includes complete removal and replacement of pool and spa plaster, alterations to pool footprint, removal and replacement of concrete deck, new pool and spa equipment (except pool filters), new boilers, etc.

Components # 200-240 represent future replacement cycles for individual components, however this component factors additional costs associated with periodic major renovations to pool area. Cost allowances here are calculated as the difference between the total projected 2021 costs and the cumulative costs of the individual components.

Useful Life:  
40 years

Remaining Life:  
0 years



Best Case: \$ 1,025,000

Worst Case: \$ 1,075,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client; Infinity Pools

**Comp #: 240 Boilers - Replace**

**Quantity: ~ (2) Lochinvar**

Location: Within pool equipment room at Village pool

Funded?: Yes.

History: Repairs 2011 \$22,867.44, 2013 \$1,947.90, 2017 \$2,951.87, 2018 \$7,338.36, planned for replacement with 3 high efficiency boilers 2021

Comments: Research with association vendor found that two existing boilers were planned for replacement with three high efficiency units during the 2021 renovation project. Boilers reportedly service pool and spa heating, snow melt systems, clubhouse, etc.

Plan to replace at roughly the time frame below to maintain function. Provide regular maintenance by qualified technician to obtain longest useful life.

Some utility companies offer rebates or other programs to assist with boiler replacement if doing so will conserve energy. We recommend that you check with your local utility provider prior to replacement to confirm whether such a program exists for your association. When considering new equipment which is covered by a rebate, we recommend the association perform an annualized cost analysis by comparing the upfront installation cost, total useful life of the product, and annual energy savings when making a decision.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 242 Water Softener - Replace**

**Quantity: ~ (1) MacClean system**

Location: Within pool equipment room

Funded?: Yes.

History: Repaired 2018 \$940.95

Comments: Clubhouse features MacClean water softener system. No problems reported at the time of our site visit. We presume that system will be replaced at the time of the 2021 pool renovation project as pump room will reportedly be reworked at this time.

Water softener systems can vary in price depending on a number of factors, including salt storage capacity. Funding allowances assume replacement with similar sized system.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 5,000

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 243 Water Storage Tanks - Replace**

**Quantity: ~ (2) storage tanks**

Location: Within Village pool equipment room

Funded?: No. Cost projected to be too small to qualify for reserve funding

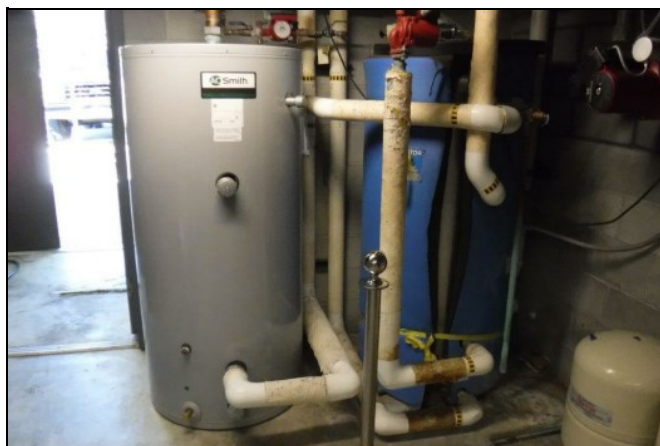
History: 1 tank replaced 2020 \$3,117.68

Comments: Association records reflected that one water storage tank was replaced in 2020 at a cost of \$3,117.68.

Due to the differing ages of tanks, there is no predictable basis for expenses affecting reserves as individually tanks are too small in cost to qualify for reserve funding. Replace as needed utilizing general maintenance reserve funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



**Comp #: 250 Clubhouse Interior Ceiling - Seal**

**Quantity: ~ 2,990 GSF wood**

Location: Ceiling within Village pool clubhouse

Funded?: Yes.

History: None known

Comments: Village pool clubhouse interior features wood tongue and groove ceiling.

Regular cycles of sealant application are necessary to protect ceiling from moisture associated with locker rooms, sauna, etc.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 255 Clubhouse Flooring - Replace**

**Quantity: ~ 2,990 GSF tile**

Location: Interior of Village pool clubhouse

Funded?: Yes.

History: Locker room shower tile replaced ~ 2018, other assumed original to ~ 1999 construction

Comments: Village pool clubhouse features tile flooring. Tile appeared generally intact, with no major damage or deterioration. Our source reported that tile within locker room showers was replaced around 2018.

With ordinary care and maintenance, tile can last for an extended period of time. However, tile may eventually need to be replaced due to grouting issues or appearance considerations.

As part of ongoing maintenance, inspect periodically, replace any damaged tiles, clean, repair, and seal grout using general maintenance funds.

The Ceramic Tile Institute of America (CTIOA) endorses the use of specific product(s) for tile and stone flooring to enhance their slip resistance, particularly when wet. The CTIOA website is [www.ctioa.org](http://www.ctioa.org)

Useful Life:  
40 years

Remaining Life:  
18 years



Best Case: \$ 23,900

Worst Case: \$ 35,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 260 Clubhouse Locker Rooms - Remodel**

**Quantity: ~ (2) locker rooms**

Location: Within Village pool clubhouse

Funded?: Yes.

History: Primarily original to ~ 1999 construction, shower tile replaced ~ 2018

Comments: Village pool clubhouse locker rooms featured basic fixtures within shower stalls, toilet area and changing room. Fixtures and finishes are assumed to be primarily original to ~ 1999 construction, however our source reported that tile within showers was replaced around 2018.

Clean and maintain as needed to extend useful life. Simple, durable materials typically have an extended useful life, however, many communities choose to refurbish the locker rooms periodically for aesthetic updating, and/or function. Doing so may include tile work (including removal or replacement of tile on walls), sinks, toilets and other plumbing fixtures, counter tops, lighting, ventilation, stall dividers, benches, lockers, etc. Cost can vary widely based on scope and quality of materials chosen; a mid range funding allowance is factored below.

Useful Life:  
25 years

Remaining Life:  
3 years



Best Case: \$ 20,000

Worst Case: \$ 40,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 265 Clubhouse - General Remodel**

**Quantity: ~ (1) clubhouse interior**

Location: Interior of Village pool clubhouse

Funded?: Yes.

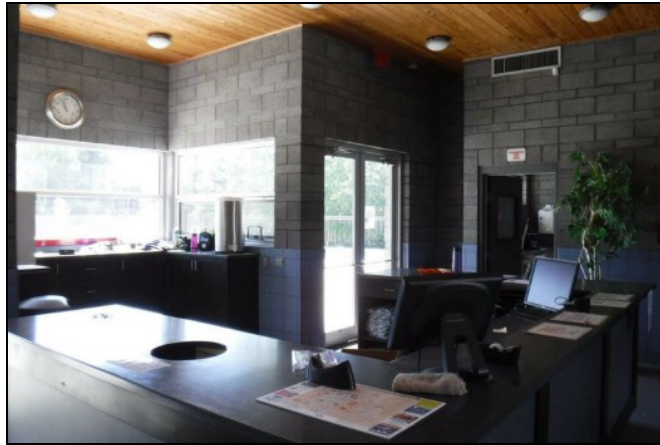
History: Primarily original to ~ 1999 construction

Comments: Interior of Village pool clubhouse featured welcome/reception area and kitchen/breakroom space (see prior component for locker rooms). Finishes within these areas are assumed to be primarily original to ~ 1999 construction of pool clubhouse.

This component factors periodic updating of these areas. Projects may include decor/furniture, countertops, tile work (including removal or replacement of tile on walls), lighting, ventilation, kitchen/breakroom updates, etc. Cost can vary widely based on scope and quality of materials chosen; a mid range funding allowance is factored below.

Useful Life:  
25 years

Remaining Life:  
3 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 270 Sauna - Repair/Replace**

**Quantity: ~ (1) medium sauna**

Location: Within Village pool clubhouse

Funded?: No. Useful life not predictable

History: Heater replaced 2016 \$1,497.34

Comments: Generally, the cedar wood interior of the sauna appeared to be in intact condition.

We do not anticipate any predictable projects with costs large enough to require reserve funding.

Repair as needed using general maintenance funds. Clean saunas periodically as needed. Light sanding can refresh the appearance of cedar interior. Inspect the heater regularly and test for performance, repair promptly to ensure safety. Heater element replacement cost should be less than \$1,000. If larger-scale repair becomes known, funding can be added to a future reserve study.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 275 Steam Room - Repair/Replace**

**Quantity: ~ Am-Finn steam room**

Location: Within Village pool clubhouse

Funded?: Yes.

History: Planned for replacement 2020/2021 ~ \$32,265

Comments: Our source reported plans to replace existing steam room in 2020/2021 with an Am-Finn model. Cost was projected at \$32,265 for the steam room unit and an additional \$10k in flooring, electrical and plumbing work for a total project cost of approximately \$32,265.

This component factors periodic replacement of steam room based on estimate provided by client. Cost can vary widely based on unit chosen.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 30,300

Worst Case: \$ 34,300

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 280 Commercial Laundry Machines-Replace**

**Quantity: ~ (2) SpeedQueen units**

Location: Within kitchen area of Village pool clubhouse

Funded?: Yes.

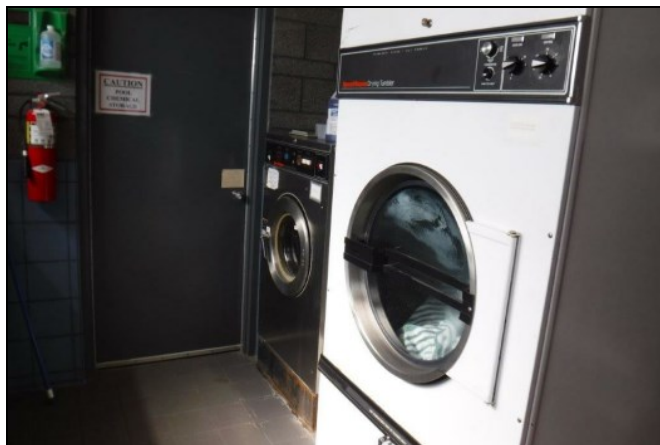
History: None known

Comments: Laundry machines within Village pool clubhouse are dated SpeedQueen models. Our source reported that units are due for replacement, however the association has been able to keep units operational through periodic repairs.

This component factors periodic replacement of equipment to maintain function.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 285 Clubhouse Steep Slope Roof -Replace**

**Quantity: ~ 3,340 GSF comp shingle**

Location: Rooftop of Village pool clubhouse

Funded?: Yes.

History: Original to ~ 1999 construction

Comments: Composition shingle steep slope roof at Village pool clubhouse is reportedly original to ~ 1999 construction. No problems were reported at the time of our site visit. Our view of the roof was limited to ground level viewing, however no obvious damage, missing shingles, etc. observed. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any).

As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season, and again in the spring), and after large storm events. Promptly replace any damaged/missing sections, or any other repair needed to ensure waterproof integrity of the roof. Keep the roof surface, gutters, and downspouts clear and free of moss or debris.

At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof, specify the new roof materials/design, and provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including; roof, walls, windows, decks, exterior painting, and caulking/sealant.

There is a wealth of information available through Roofing Organizations such as:  
National Roofing Contractors Association (NRCA) <http://www.nrca.net>.  
Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>  
Roof Consultant Institute (RCI) <http://www.rci-online.org>  
Western States Roofing Contractors Association (WSRCA) <http://www.wsrca.com/>  
Roofing Contractors Association of Washington: <https://rcaw.com/Homeowners>

Additional Resource:

<https://www.buildings.com/article-details/articleid/4937/title/the-basics-of-roof-maintenance>

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 13,400

Worst Case: \$ 16,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 287 Clubhouse Low Slope Roof - Replace**

**Quantity: ~ 720 GSF low slope**

Location: Pool equipment room and storage area of Village pool clubhouse

Funded?: Yes.

History: None known

Comments: Pool equipment room and storage area of Village pool clubhouse feature a ballasted low slope roof. We were unable to view membrane to determine exact material. Our source reported that membrane is original to ~ 1999 construction of clubhouse and pool equipment room has active leak.

Evaluate the roof frequently, and adjust remaining useful life accordingly. Typical useful life of a low slope roof is 15-20 years depending on the quality of the roof system installed, and the maintenance it receives throughout its life. Limit access to the roof to essential persons only. Roof membranes are delicate and can be damaged easily.

At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof, and specify the new roof materials/design. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproof) components including; roof, walls, windows, decks, exterior painting, and caulking/sealant.

**Additional Resources:**

The National Roofing Contractors Association (NRCA): <http://www.nrca.net/>

Roofing Contractors Association of Washington: <https://rcaw.com/Homeowners>

<https://www.buildings.com/article-details/articleid/4937/title/the-basics-of-roof-maintenance>

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 7,200

Worst Case: \$ 11,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 290 Clubhouse Metal Siding - Replace**

**Quantity: ~ 1,250 GSF metal**

Location: Partial exterior of Village pool clubhouse

Funded?: Yes.

History: Reportedly original to ~ 1999 construction

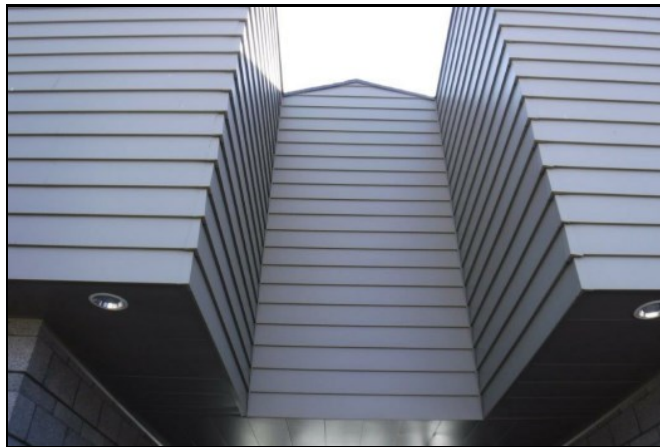
Comments: While the majority of the Village pool clubhouse exterior is constructed of concrete masonry units (CMU) for which there is no predictable basis to expect complete replacement, portions of the upper exterior feature metal lap siding. No view of the critical underlying waterproofing was available as part of our limited visual review. It was reported that siding is original to ~ 1999 construction of clubhouse.

Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust the remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies, and building envelope integrity when practical. Inspect annually, and repair locally as needed using general maintenance funds.

Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the board conduct research well in advance in order to define scope, timing and costs, including plan for some margin of contingency.

Useful Life:  
50 years

Remaining Life:  
28 years



Best Case: \$ 17,500

Worst Case: \$ 25,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 292 Clubhouse Exterior - Paint**

**Quantity: ~ 1,250 GSF metal**

Location: Partial exterior of Village pool clubhouse

Funded?: Yes.

History: Painted 2012 \$1,800, 2019 \$2,240

Comments: Association records indicate that metal siding at Village pool clubhouse was cleaned and painted in 2019 at a cost of \$2,240.

This component factors periodic painting of metal siding. Typical Northwest paint cycles vary greatly depending upon many factors including type of material painted, surface preparation, quality of primer/paint/stain, application methods, weather conditions during application, moisture beneath surface, and exposure to weather conditions. Repair areas as needed prior to painting/caulking. As routine maintenance, inspect regularly (including sealants), repair locally, and touch-up paint as needed using operating funds.

Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. Incorrect installations of sealant are very common, and can greatly decrease its useful life. Inspect sealant (more frequently as it ages) to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials, and tearing/splitting of the sealant itself. As sealants age, and due to exposure to ultraviolet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace all sealant at the time sealant failure begins to appear. Proper cleaning, prep work, and installation technique (shape, size, tooling of joint) are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding (e.g. at head flashings).

Additional information on painting is available through:

American Coatings Association at <http://www.paint.org> and Master Paint Institute at <http://www.paintinfo.com/>

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 2,000

Worst Case: \$ 2,500

Lower allowance

Higher allowance

Cost Source: Client Cost History

**Comp #: 295 Clubhouse Windows/Doors - Replace**

**Quantity: ~ (13) windows (7) doors**

Location: Village pool clubhouse exterior walls

Funded?: Yes.

History: Reportedly original to ~ 1999 construction

Comments: Village pool clubhouse features approximately 13 aluminum framed windows, 3 aluminum glass door assemblies, a metal roll-up door and a handful of metal utility doors. No observation of the critical underlying waterproofing details and flashing was part of our limited visual review. The underlying details and flashing are critical to maintaining the waterproofing of the building envelope and preventing structural damage as a result of water infiltration.

Many factors affect useful life, including quality of window (design pressure rating), waterproofing and flashing details, building movement, and exposure to the elements, including wind driven rain. Those same variables, along with glazing and frame materials, can also greatly affect the appropriate choice and replacement costs. You can learn more about window design here: <http://rci-online.org/wp-content/uploads/2010-04-hinjosa.pdf>

Inspect regularly, including sealant, if any, and repair as needed. Typical sealant failures include a lack of adhesion to adjacent materials, tearing/splitting of the sealant itself, and loss of elastic ability. Loss of elastic ability can be caused by exposure to ultraviolet light, and general aging. Remove and replace all sealants as signs of failure begin to appear. Proper cleaning, prep work, and installation of specified joint design are critical for lasting performance. Keep weep holes free and clear to allow proper drainage of water that gets into the window frame. Do not block (caulk or seal) gap at top of head flashing, as this allows water that gets behind the siding to drain out.

We recommend the board conduct research well in advance of this project to help better define timing and costs (scope of work, material specifications, etc.). Further, we recommend that you hire a professional consultant (architect, engineer, building envelope consultant) to evaluate the existing windows, design and specify new installation requirements, assist with bid process, and observe construction to increase the likelihood of proper installation. We recommend all associations hire qualified consultants whenever they are considering having work performed on any high-risk building envelope components (roof, walls, windows, decks, exterior painting and caulking/sealant).

Useful Life:  
50 years

Remaining Life:  
28 years



Best Case: \$ 20,400

Worst Case: \$ 27,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

## Village Tennis / Pickleball

**Comp #: 300 Pickleball Courts - Clean/Seal**

**Quantity: ~ (8) regulation courts**

Location: Within Village tennis/pickleball center

Funded?: Yes.

History: Installed 2020

Comments: Our source reported that pickleball courts were installed in 2020.

Plan for regular cycles of repair, seal and restripe at intervals shown here. Research with association vendor found that court base is post tension concrete which they advise has no predictable useful life and should last beyond the scope of this report.

Inspect regularly and locally repair as needed within the annual operating budget. As with any asphalt or concrete surface preventing water from entering to base is critical, so repair cracks promptly.

Useful Life:  
7 years

Remaining Life:  
6 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 312 Pickleball Sound Barrier - Replace**

**Quantity: ~ (28) units Echo Barrier**

Location: Attached to pickleball fence at Village courts

Funded?: Yes.

History: Installed 2020 \$46,844.43

Comments: Our source reported that pickleball court sound barrier was installed in 2020 at a cost of \$46,844.43.

Plan to replace at roughly the time frame below to maintain function and aesthetics. Manufacturer recommends periodic rinsing with hose as needed for cleaning, and advises that product should last 15-20 years in this application.

Useful Life:  
15 years

Remaining Life:  
14 years



Best Case: \$ 44,800

Worst Case: \$ 50,800

Lower allowance

Higher allowance

Cost Source: Client Cost History

**Comp #: 315 Pickleball Paver Courtyard -Replace**

**Quantity: ~ 3,535 GSF pavers**

Location: Adjacent to Village pickleball courts

Funded?: No.

History: Installed 2020 \$30,047.50

Comments: Association records indicate that pickleball court paver courtyard was installed in 2020 at a cost of \$30,047.50. Courtyard appeared clean and intact at the time of our site visit, with no damage, missing pavers or uneven areas observed.

There is no predictable basis to expect complete replacement of pavers within the scope of this report, therefore no reserve funding included. Most common cause for paver failure is failure of paver base. Typically, pavers can be removed, the base repaired, and pavers reinstalled.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



**Comp #: 320 Tennis Courts - Replenish Clay**

**Quantity: ~ (4) courts**

Location: Within Village tennis/pickleball area

Funded?: No.

History: Annual history of clay replacement

Comments: Research with association vendor found that tennis courts are clay courts. Clay must be replenished annually. Quantity of clay required for annual replenishment will vary based on play, weather conditions, etc.

Clay replenishment is best handled as an operating expense since this is performed annually. See next component for periodic resurfacing of courts.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 325 Tennis Ct Laser Level-Har-Tru 1 & 2**

**Quantity: ~ (2) standard courts**

Location: Within Village tennis/pickleball area

Funded?: Yes.

History: Complete replacement 2019 \$545,103 including fencing + \$198,025 for HydroCourt surface

Comments: Association records indicate that two of the Village tennis courts were replaced with clay courts in 2013 at a cost of \$206,405.35. No history of resurfacing reported.

Research with association vendor found that periodic resurfacing of courts will be required to remove the top "dead" layer of clay and replace lines. See component # 320 for annual clay replenishment needs. Cycles of resurfacing depend on weather conditions and amount of play; we have used 5 year intervals for planning purposes.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 12,000

Worst Case: \$ 14,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 325 Tennis Ct Laser Level-Har-Tru 3 & 4**

**Quantity: ~ (2) standard courts**

Location: Within Village tennis/pickleball area

Funded?: Yes.

History: Replaced 2013 \$206,405.35

Comments: Our source reported that two of the tennis courts were completely replaced in 2019 with a HydroCourt clay surface at a cost of \$743,128.

Research with association vendor found that periodic resurfacing of courts will be required to remove the top "dead" layer of clay and replace lines. See component # 320 for annual clay replenishment needs. Cycles of resurfacing depend on weather conditions and amount of play; we have used 5 year intervals for planning purposes.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 12,000

Worst Case: \$ 14,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 330 Tennis/Pickleball Fence - Replace**

**Quantity: ~ 2,595 LF 10', 1,270 4'**

Location: Adjacent to tennis and pickleball courts

Funded?: Yes.

History: Replaced 2020

Comments: Our source reported that pickleball and tennis court fences at Village courts were new in 2020.

With ordinary care and maintenance, if not damaged or abused, fencing should have an extended useful life. Inspect regularly; clean and repair locally if needed as part of general maintenance, operating budget.

Useful Life:  
30 years

Remaining Life:  
29 years



Best Case: \$ 122,800

Worst Case: \$ 155,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 332 Tennis Court Wind Screens - Replace**

**Quantity: ~ 1,800 LF 9' tall**

Location: Mounted to tennis court fence

Funded?: Yes.

History: Replaced 2019

Comments: Association records indicate that tennis court wind screens were replaced in 2019 at the time of the Village court renovation project.

Plan to replace at roughly the time frame below to maintain function and aesthetics.

Useful Life:  
8 years

Remaining Life:  
6 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 340 Clubhouse Interior - Paint**

**Quantity: ~ 2,870 GSF**

Location: Interior walls and ceilings of Village tennis clubhouse

Funded?: Yes.

History: New construction 2020

Comments: The Village tennis clubhouse was new at the time of our site visit. Interior paint appeared generally clean and intact.

Regular cycles of professional painting are recommended to maintain appearance; best timed prior to any flooring replacement.

Keep touch-up paint on site for in between cycle maintenance projects.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 2,800

Worst Case: \$ 3,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 345 Clubhouse Flooring - Replace**

**Quantity: ~ 570 GSF assorted**

Location: Interior of Village tennis clubhouse

Funded?: Yes.

History: New construction 2020

Comments: Village tennis clubhouse featured laminate within the main lobby and tile flooring in restrooms. Flooring was new at the time of our site visit as clubhouse was new construction in 2020.

A wide variety of type and quality of laminate and tile flooring is available; a mid-range funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, clean regularly and professionally clean as needed. Replacement best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 5,700

Worst Case: \$ 6,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 350 Clubhouse - General Remodel**

**Quantity: Clubhouse interior**

Location: Interior of Village tennis clubhouse

Funded?: Yes.

History: New construction 2020

Comments: Village tennis clubhouse was new at the time of our site visit.

This component factors periodic updating of clubhouse interior to maintain function and aesthetics. Projects may include lobby counter/cabinets, lighting, ventilation, window treatments, decor, etc.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 352 Clubhouse Restrooms - Remodel**

**Quantity: ~ (2) restrooms**

Location: One accessed within main lobby, one accessed from exterior of building

Funded?: Yes.

History: New construction 2020

Comments: Village court clubhouse restrooms were new at the time of our site visit. Restrooms featured tile flooring and basic toilet and sink plumbing fixtures.

Clean and maintain as needed to extend useful life. Simple, durable materials typically have an extended useful life, however, many communities choose to refurbish restrooms periodically for aesthetic updating, and/or function. Doing so may include sinks, toilets and other plumbing fixtures, counter tops, lighting, ventilation, etc.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 355 Water Fountain - Replace**

**Quantity: ~ (1) Elkay**

Location: Within Village courts clubhouse

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: Original to 2020 construction

Comments: No problems reported of Elkay water fountain at the time of our site visit.

Cost to replace water fountain is projected to be too small to qualify for reserve funding, therefore best handled on an as-needed basis through operating budget.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 357 Fire Alarm Panel - Repair/Replace**

**Quantity: ~ (1) Bosch panel**

Location: Mounted to wall within Village courts clubhouse

Funded?: Yes.

History: Original to 2020 construction

Comments: Fire panel is a Bosch model which is original to 2020 construction of Village courts clubhouse. No problems were reported to us at the time of our site visit.

Our experience suggests that an approximate useful life for the panel for budget planning purposes is in the 20 year range. Discuss this component with your fire panel vendor or consultant to better determine the timing of panel repair or replacement needs, and to assess the overall system in relation to the current codes, and parts & technician availability to determine if upgrades or replacement will be required.

Fire alarm panels are required to be inspected annually, and the company performing the inspection is required to log/note it at the panel so that the fire department can view it. Fire departments can issue a fine if inspections are not performed. Fire panels are a critical life safety item that needs to be well maintained, following all requirements of the National Fire Protection Association (N.F.P.A.) 25.

Scope of work at time of repairs can vary greatly based on the amount of work needed to bring the existing fire system to the level required by the fire/building codes in place at that time. Evaluating the entire fire prevention system is beyond the scope of a reserve study. Replace panel as needed, and perform additional upgrade as required by code. Costs below are for repair and/or replacement of only the panel.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 370 Clubhouse Steep Slope Roof -Replace**

**Quantity: ~ 1,033 GSF metal**

Location: Rooftop of Village courts clubhouse

Funded?: Yes.

History: New construction 2020

Comments: Metal roofing was new at the time of our site visit as clubhouse was reportedly constructed in 2020. No damage or deterioration was visible from our ground level view.

As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season and again in the spring), and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of the roof. Keep roof surface, gutters, and downspouts clear and free of moss or debris.

The National Roofing Contractors Association (NRCA) has additional information available on their web site:

<http://www.nrca.net/>

Additional Resources:

<https://www.buildings.com/article-details/articleid/4937/title/the-basics-of-roof-maintenance>

Useful Life:  
50 years

Remaining Life:  
49 years



Best Case: \$ 8,200

Worst Case: \$ 12,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 375 Clubhouse Siding - Repair/Replace**

**Quantity: ~ 1,100 GSF metal/comp**

Location: Exterior walls of Village courts clubhouse

Funded?: Yes.

History: Original to 2020 construction

Comments: Village courts clubhouse featured a combination of metal and composite siding products which were new at the time of our site visit. No view of the critical underlying waterproofing was available as part of our limited visual review.

Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust the remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies, and building envelope integrity when practical. Inspect annually, and repair locally as needed using general maintenance funds.

Metal panels can have a finish that is either field applied or factory applied. Most have factory applied finish, which can last much longer than a field-applied finish. We assume that it is a long lasting factory finish.

Many factors influence the useful life, including exposure to (or protection from) wind driven rain, quality of the siding material, and quality of the waterproofing and flashing beneath the siding. Almost all waterproofing systems will degrade over time (years or decades) as it ages.

Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define scope, timing and costs, including plan for some margin of contingency.

Useful Life:  
50 years

Remaining Life:  
49 years



Best Case: \$ 15,400

Worst Case: \$ 22,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 380 Clubhouse Windows/Doors - Replace**

**Quantity: ~ (4) windows (5) doors**

Location: Village courts clubhouse exterior walls

Funded?: Yes.

History: Original to 2020 construction

Comments: Village courts clubhouse featured approximately 4 vinyl windows, two metal/glass door assemblies, and 3 metal utility doors. Doors and windows were new at the time of our site visit. No observation of the critical underlying waterproofing details and flashing was part of our limited visual review. The underlying details and flashing are critical to maintaining the waterproofing of the building envelope and preventing structural damage as a result of water infiltration.

Many factors affect useful life, including quality of window (design pressure rating), waterproofing and flashing details, building movement, and exposure to the elements, including wind driven rain. Those same variables, along with glazing and frame materials, can also greatly affect the appropriate choice and replacement costs. You can learn more about window design here: <http://rci-online.org/wp-content/uploads/2010-04-hinjosa.pdf>

Inspect regularly, including sealant, if any, and repair as needed. Typical sealant failures include a lack of adhesion to adjacent materials, tearing/splitting of the sealant itself, and loss of elastic ability. Loss of elastic ability can be caused by exposure to ultraviolet light, and general aging. Remove and replace all sealants as signs of failure begin to appear. Proper cleaning, prep work, and installation of specified joint design are critical for lasting performance. Keep weep holes free and clear to allow proper drainage of water that gets into the window frame. Do not block (caulk or seal) gap at top of head flashing, as this allows water that gets behind the siding to drain out.

We recommend the board conduct research well in advance of this project to help better define timing and costs (scope of work, material specifications, etc.). Further, we recommend that you hire a professional consultant (architect, engineer, building envelope consultant) to evaluate the existing windows, design and specify new installation requirements, assist with bid process, and observe construction to increase the likelihood of proper installation. We recommend all associations hire qualified consultants whenever they are considering having work performed on any high-risk building envelope components (roof, walls, windows, decks, exterior painting and caulking/sealant).

Useful Life:  
50 years

Remaining Life:  
49 years



Best Case: \$ 8,700

Worst Case: \$ 11,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 385 Clubhouse Roll Up Door - Replace**

**Quantity: ~ (1) metal**

Location: Adjacent to Village courts clubhouse garage

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: Original to 2020 construction

Comments: Village courts clubhouse features one metal roll-up garage door. Door was new at the time of our site visit.

Cost to replace this single item is projected to be too small to qualify for reserve funding, therefore replace as needed through operating budget or combine with larger project (siding replacement, etc.).

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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## Harker Pool / Spa

**Comp #: 400 Pool Deck - Resurface**

**Quantity: ~8,240 GSF  
concrete/paver**

Location: Perimeter of Harker Center pool

Funded?: Yes.

History: Presumed original to ~ 1981 construction, coping replaced 2011 \$39,031, repairs 2012 \$10,410, 2015 \$3,457

Comments: Harker Center pool deck consisted of concrete and pavers. Portions of deck had been previously coated and coating was observed to be peeling. Association records indicated that deck was repaired in 2012 at a cost of \$10,410 and 2015 at a cost of \$3,457.38. Coping was reportedly replaced in 2011 at a cost of \$39,031.50.

Plan for total replacement as shown below based upon our experience with similar communities. There are a variety of topical resurface products that may be of lower cost if the base is solid and coating is feasible. Research options thoroughly prior to anticipated replacement. Total slab replacement is factored below for financial planning purposes.

Inspect periodically, and repair as needed through the operating budget.

Useful Life:  
40 years

Remaining Life:  
5 years



Best Case: \$ 61,800

Worst Case: \$ 66,800

Lower allowance

Higher allowance

Cost Source: Extrapolated SF Cost From Village Pool Estimate

**Comp #: 405 Main & Wading Pool - Resurface**

**Quantity: Extensive GSF**

Location: Within Harker Center pool area, including wading pool

Funded?: Yes.

History: Resurfaced 2010 \$35,154, repairs 2015 \$14,094

Comments: No widespread pitting, discoloration or other damage/deterioration noted. Our source reported that pool has leak, however scope of repairs was not available as of this report.

Plan to resurface at the time frame below; incorporate tile every other resurface cycle; see separate component.

Proactive cleaning, proper chemical balance, and the use of a cover when possible are keys to maximum service life of plaster. There are a variety of pool surface types - plan in advance as cost and life cycle can vary.

Resources:

<https://www.nationalplastererscouncil.com/pool-resurfacing/>

<https://www.apsp.org/#/>

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 100,000

Worst Case: \$ 150,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 407 Main & Wading Pool - Retile**

**Quantity: ~ 370 LF tile**

Location: Perimeter of main and wading pools at Harker Center

Funded?: Yes.

History: None known

Comments: Waterline tile at Harker Center main and wading pools appeared generally intact at the time of our site visit.

Best to plan for regular intervals of replacement. We have timed tile work to coincide with every other pool resurface project for cost efficiency and consistency, see component #405.

Inspect regularly, clean, and repair as part of routine maintenance.

Useful Life:  
40 years

Remaining Life:  
5 years



Best Case: \$ 9,300

Worst Case: \$ 13,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 410 Acrylic Spa Shell - Replace**

**Quantity: ~ (1) 15' x 8' acrylic**

Location: Within Harker Center pool area

Funded?: Yes.

History: None known

Comments: Acrylic spa was covered at the time of our site visit, therefore we were unable to determine condition of shell. No problems reported.

Plan to replace spa shell at roughly time frame below. Have vendor evaluate as useful life approaches zero to determine exact timeline for replacement. Maintain proper water chemistry to prolong useful life.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database; Similar Project Cost History

**Comp #: 415 Pool Fence - Replace**

**Quantity: ~ 605 LF chain link**

Location: Perimeter of Harker Center pool area

Funded?: Yes.

History: Repairs 2015 \$13,456

Comments: Harker Center pool featured chain link fencing. Fence appeared generally intact with no significant damage or deterioration to note.

Chain link fencing is typically durable, but will eventually need to be replaced due to constant exposure to weather elements. Plan for regular replacement intervals to ensure safety, and to maintain appearance, conform with health department regulations. Inspect regularly, perform any repairs which may be necessary promptly to ensure safety; funded from operating budget. Periodically clean with an appropriate cleaner, and touch up paint as needed in between regular paint cycles.

Useful Life:  
30 years

Remaining Life:  
23 years



Best Case: \$ 56,900

Worst Case: \$ 62,900

Lower allowance

Higher allowance

Cost Source: Extrapolated SF Cost From Village Pool Estimate



**Comp #: 417 Pool Furniture - Replace**

**Quantity: Moderate quantity**

Location: Within Harker pool area

Funded?: Yes.

History: None known

Comments: Majority of Harker pool furniture appeared to be older vinyl strap style. No problems or recent widescale replacement history reported.

This component factors periodic replacement of furniture at roughly 5 year intervals. Cost can vary widely based on quantity and quality purchased. Track actual expenses and update future reserve studies as needed.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 418 Pool Umbrellas - Replace**

**Quantity: ~ (9) ground mount**

Location: Within Harker pool area

Funded?: Yes.

History: 2014 \$6,698.14, 2016 \$3,115.86, 4 replaced 2018 \$5,107.24

Comments: Association records indicated that approximately 4 umbrellas were replaced in 2018 at a cost of \$5,107.24. No problems were reported at the time of our site visit.

This component factors periodic replacement of umbrellas to maintain function and aesthetics.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 7,200

Worst Case: \$ 10,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 420 Guard Stand - Replace**

**Quantity: ~ (1) guard stand**

Location: Adjacent to Harker pool, mounted to deck  
Funded?: Yes.  
History: None known  
Comments: Harker pool features one lifeguard stand.

This component factors periodic future cycles of replacement, aligned with next major pool renovation project for cost efficiencies. As routine maintenance, inspect and repair as needed. Ensure stand is tightly secured to pool deck.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 422 ADA Lift - Replace**

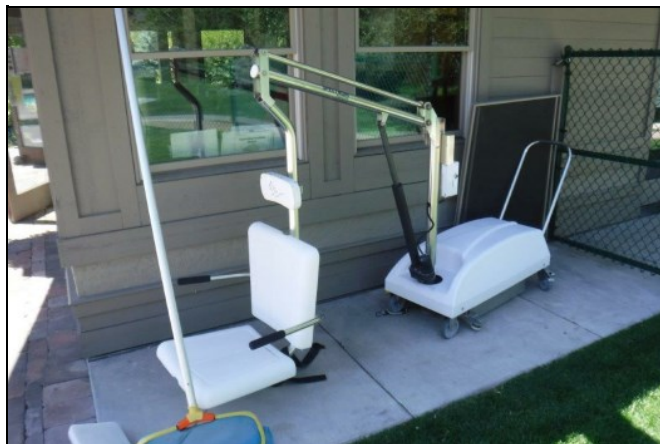
**Quantity: ~ (1) ADA lift**

Location: Within Harker pool area  
Funded?: No. Cost projected to be too small to qualify for reserve funding  
History: Replaced 2015 \$6,850.43  
Comments: No problems reported of ADA lift at the time of our site visit. Association records indicated that lift was replaced in 2015 at a cost of \$6,850.43.

Cost to replace lift is projected to be too small to qualify for reserve funding, therefore best handled as operating expense on an as-needed basis.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 425 Diving Board - Replace**

**Quantity: ~ (1) diving board**

Location: Mounted to deck at Harker pool

Funded?: Yes.

History: Replaced 2019 \$22,317

Comments: Association records indicated that diving board was replaced in 2019 at a cost of \$22,317.89.

This component factors periodic cycles of replacement, with the next cycle timed to coincide with major pool renovations for cost efficiencies.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 21,300

Worst Case: \$ 23,300

Lower allowance

Higher allowance

Cost Source: Client Cost History

**Comp #: 427 Pool/Spa Covers - Replace**

**Quantity: ~ (2) covers**

Location: Within Harker pool and spa area

Funded?: Yes.

History: Pool cover replaced 2018 \$14,754

Comments: Association records indicated that pool cover was last replaced in 2018 at a cost of \$14,754.86. Association has a history of relatively frequent replacement of blue plastic thermal cover; cost to replace this cover is projected to be too small to qualify for reserve funding so funding within this component represents winter covers only.

Plan to replace at roughly the time frame below to maintain function. Inspect regularly, repair locally if needed, and properly store when not in use. Cover can provide cost savings for temperature differentials, reduce cleaning costs, and provide safety.

Useful Life:  
6 years

Remaining Life:  
3 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 430 Spa/Wading Pumps/Filters - Replace**

**Quantity: ~ (3) pumps (2) filters**

Location: Within pool equipment room in basement of Harker Center  
Funded?: No. Cost projected to be too small to qualify for reserve funding  
History: Filter repair 2017 \$1,077  
Comments: Spa and wading pool equipment included three smaller pumps and two sand filters. No problems reported at the time of our site visit.

Equipment appears to vary in age. Cost to replace this equipment individually is projected to be too small to qualify for reserve funding, therefore best handled as operating expense. Often, pumps can be rebuilt rather than completely replaced.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 432 Spa/Wading Heaters - Replace**

**Quantity: ~ (2) Raypak gas**

Location: Within pool equipment room in basement of Harker Center  
Funded?: Yes.  
History: None known  
Comments: Spa and wading pool heaters were Raypak gas models. Age of heaters is unknown at the time of this report, however no problems reported.

Provide regular service, and maintain as recommended by the manufacturer.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 435 Pool Pumps - Replace**

**Quantity: ~ (2) pumps**

Location: Within pool equipment room in Harker Center basement

Funded?: Yes.

History: Repairs 2017 \$2,926 & \$4,996, pump repaired/replaced 2020 \$6,542

Comments: No problems reported of pool pumps at the time of our site visit. Association records indicate a history of repairs in 2017 and 2020.

This component factors periodic replacement of pumps, timed to coincide with major pool remodel for cost efficiencies, Often times, pump can be rebuilt rather than completely replaced.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 437 Pool Filters - Replace**

**Quantity: ~ (2) large filters**

Location: Within pool equipment room in basement of Harker Center

Funded?: Yes.

History: Replaced 2011 \$27,040

Comments: No problems reported of pool filters at the time of our site visit. Pool featured two large filters, association records indicate replacement in 2011 \$27,040.01.

Plan to replace at roughly the time frame below. Cost is as provided by vendor and includes installation.

Useful Life:  
40 years

Remaining Life:  
5 years



Best Case: \$ 95,000

Worst Case: \$ 105,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools



**Comp #: 438 Pool Chem Control - Replace**

**Quantity: ~ (1) Pool Pilot system**

Location: Within pool equipment room in basement of Harker Center

Funded?: Yes.

History: Installed 2009 \$39,342, repairs 2016 \$2,716, 2017 \$1,917

Comments: Association records indicate that salt chemical control system was installed in 2009 at a cost of \$39,342.79.

Association vendor recommends that at time of system replacement the association moves to a chlorine system due to the corrosive nature of salt on the association's equipment. Wading pool and spa reportedly do not have chemical control systems.

Inspect regularly, and repair components, as needed, using operating funds for full design life.

Useful Life:  
8 years

Remaining Life:  
5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: Research with Local Vendor; Infinity Pools

**Comp #: 439 Pool Heater - Replace**

**Quantity: ~ (1) Laars Mighty Therm**

Location: Within pool equipment room in Harker Center basement

Funded?: Yes.

History: None known

Comments: Pool heater is an older Laars Mighty Therm model. No problems reported at the time of our site visit.

Provide regular service, and maintain as recommended by the manufacturer.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 440 Pool/Spa - Periodic Renovation**

**Quantity: Pool, spa, etc.**

Location: Main pool, wading pool and spa at Harker Center

Funded?: Yes.

History: None known

Comments: Components # 400-439 represent future replacement cycles for individual components, however this component factors additional costs associated with periodic major renovations to pool area. Cost allowances here are based on Village pool renovation costs as we anticipate scope of large scale renovation to be similar at roughly the 40 year mark.

Useful Life:  
40 years

Remaining Life:  
5 years



Best Case: \$ 900,000

Worst Case: \$ 1,100,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Extrapolated

**Comp #: 450 Pool Storage Building - Repl Roof**

**Quantity: ~ 870 GSF composition**

Location: Within Harker Center pool area

Funded?: Yes.

History: Constructed 2009

Comments: Harker Center pool features a small storage building which contained the blue thermal cover and additional pool furniture at the time of our site visit. Building was constructed of wood frame with a composition roof and roll up door.

This component factors periodic replacement of composition building roof. While this cost falls below the reserve funding threshold, we have included funding as requested by client.

Useful Life:  
30 years

Remaining Life:  
19 years



Best Case: \$ 2,600

Worst Case: \$ 3,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 450 Pool Storage Building - Repl Siding**

**Quantity: ~ 1,090 GSF**

Location: Within Harker Center pool area

Funded?: Yes.

History: Constructed 2009, painted 2019 \$1,000

Comments: Harker Center pool features a small storage building which contained the blue thermal cover and additional pool furniture at the time of our site visit. Building was constructed of wood frame with a composition roof and roll up door. Association records indicated this building was painted in 2019 at a cost of \$1,000.

This component factors periodic replacement of siding. Cost to paint is projected to be too small to qualify for reserve funding, therefore best handled as operating expense.

Useful Life:  
50 years

Remaining Life:  
39 years



Best Case: \$ 10,900

Worst Case: \$ 16,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 455 Electric Hoist - Repair/Replace**

**Quantity: ~ (1) ElectroLift**

Location: Serves ground floor to basement of Harker Center

Funded?: No. Useful life not predictable

History: None known

Comments: No problems reported of Electrolift electric hoist at the time of our site visit. Hoist is intended to deliver materials and equipment to Harker Center pool equipment room.

This hoist is expected to receive relatively little use and there is no basis to expect complete replacement of entire unit. Motor may require repair or rebuild, however frequency and extent is difficult to predict. No reserve funding included at this time due to unpredictable nature of this component. Handle repairs through the operating budget.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



# Harker Park

**Comp #: 500 Chain Link Fence - Replace**

**Quantity: ~ 500 LF chain link**

Location: West, North and East perimeter of park (does not include fencing along pool)

Funded?: Yes.

History: None known

Comments: Fencing at park appeared to be older chain link with galvanized rails. Our source reported plans to replace the chain link infill in the near future.

For financial planning purposes, plan on replacing at roughly the time frame shown below. Evaluate fence as remaining useful life approaches zero years, and adjust life accordingly.

Chain link fencing is generally a low maintenance item. Inspect periodically, and repair as needed. If corrosion is observed, apply rust inhibitor to prevent corrosion from decreasing the useful life.

Useful Life:  
40 years

Remaining Life:  
5 years



Best Case: \$ 9,000

Worst Case: \$ 13,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 507 Wood Gazebo - Replace**

**Quantity: ~ (1) 21'x17'**

Location: Within community park

Funded?: Yes.

History: Installed 2014 \$9,991

Comments: Community park features wood gazebo. Gazebo appeared generally intact and association records indicate that structure was installed in 2014 at a cost of \$9,991.18.

This component factors periodic replacement of wood components. Future replacement is anticipated to be smaller in cost than initial install due to a less intensive scope of work. As routine maintenance, inspect, repair and paint/stain as needed. Cost to paint/stain this relatively small structure is projected to be too small to qualify for reserve funding, therefore best handled as operating expense.

Useful Life:  
15 years

Remaining Life:  
9 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 510 Play Equipment - Replace**

**Quantity: ~ (6) assorted pieces**

Location: Within community park

Funded?: Yes.

History: Replaced 2015 \$25,348

Comments: Play equipment consisted of one medium metal structure with four smaller metal pieces and one spring toy. Equipment appeared generally intact, with the medium metal structure appearing newer. Finish was faded on smaller metal pieces.

Association records indicate that equipment replacement occurred in 2015 at a cost of \$25,348.94. Fall zone featured sand/gravel.

Replacement cycles vary depending on the amount of use/abuse, however, expect extensive park area renovation at roughly the time frame listed below. Inspect for stability, damage and excessive wear, and utilize maintenance funds for any repairs needed between replacement cycles.

Note: Code and/or insurance regulations may necessitate "commercial grade" equipment.

Resources:

<https://www.cpsc.gov/s3fs-public/325.pdf>

<https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

<https://www.cpsc.gov/s3fs-public/324.pdf>

<https://apps.leg.wa.gov/WAC/default.aspx?cite=110-305-4950>

Useful Life:  
15 years

Remaining Life:  
10 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 515 Site Furniture - Replace**

**Quantity: ~ (20) assorted**

Location: Within park area

Funded?: Yes.

History: Replacements 2015 \$5,578

Comments: Furniture within community park varied in age and style. Some pieces appeared newer and community records indicated that some replacements occurred in 2015 at a cost of \$5,578.24.

Due to the association's history of partial replacement and the apparent age of some pieces, we have included a rotating allowance for replacement of approximately 1/2 of the furniture every 8 years for a total useful life of 16 years per piece.

Inspect regularly, and repair as needed. Clean with an appropriate cleaner (refinish if desired) using general maintenance funds.

Useful Life:  
8 years

Remaining Life:  
3 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 520 BBQ Station - Replace**

**Quantity: ~ (1) BBQ**

Location: Adjacent to pool storage shed, within community park

Funded?: Yes.

History: Installed 2013 \$23,328 (BBQ cost \$4,074)

Comments: We did not have direct access to community BBQ at the time of our site visit, however association records indicate that kitchen area was installed in 2013 at a cost of \$23,328.99 of which \$4,074 was for the BBQ itself.

This component factors periodic replacement of BBQ. Cost can vary widely based on quality purchased. As routine maintenance, inspect, clean and repair as needed utilizing general maintenance operating funds. See next component for periodic renovation of kitchen area.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 521 Outdoor Kitchen - Remodel**

**Quantity: ~ (1) outdoor kitchen**

Location: Adjacent to pool storage shed, within community park

Funded?: Yes.

History: Installed 2013 \$23,328 (BBQ cost \$4,074), renovations 2016 \$843

Comments: We did not have direct access to outdoor kitchen at the time of our site visit, however association records indicate that kitchen area was installed in 2013 at a cost of \$23,328.99 of which \$4,074 was for the BBQ itself. Renovations/repairs were made to the kitchen area in 2016 at a cost of \$843.88.

This component factors periodic remodeling/updating of community kitchen area. Cost can vary widely based on scope and quality of materials used, therefore update future studies as additional information becomes available as to scope of project.

Useful Life:  
16 years

Remaining Life:  
8 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 525 Sports Court - Resurface**

**Quantity: ~ 5,905 GSF asphalt**

Location: Within community park

Funded?: Yes.

History: Installed 2012 \$16,816

Comments: Association records indicate that sports court was installed in 2012 at a cost of \$16,816.41. Court was asphalt and cracks were observed in areas.

Useful life below assumes regular seal coating and repairs (see component #527). The lack of seal coating and repairs can greatly decrease the asphalt's useful life. 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 promptly. Assuming proactive maintenance, plan to resurface at roughly the time frame below.

Further resources:

Pavement Surface Condition Field Rating Manual for Asphalt Pavement:

<https://www.wsdot.wa.gov/publications/manuals/fulltext/m0000/AsphaltPavements.pdf>

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 11,800

Worst Case: \$ 14,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 526 Basketball Assembly - Replace**

**Quantity: ~ (1) metal assembly**

Location: Adjacent to sports court within community park

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: None known

Comments: Basketball assembly appeared generally intact at the time of our site visit.

Cost to replace this single assembly is projected to be too small to qualify for reserve funding, therefore best handled as operating expense. As routine maintenance, inspect and repair/replace backboard and net as needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 527 Sports Court - Seal/Stripe**

**Quantity: ~ 5,905 GSF asphalt**

Location: Within community park

Funded?: No.

History: None known

Comments: No evidence of recent seal coat application was noted at sports court.

Cost to seal coat this relatively small area of asphalt is projected to be too small to qualify for reserve funding, therefore combine with other larger asphalt projects or handle through operating budget.

Regular cycles of seal coating, along with needed repairs is a best practice for the long term care of lower traffic asphalt areas to extend the useful life.

Many asphalt professionals recommend regular cycles of seal coating for the long-term care of asphalt paving with low traffic and low speed. 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, and this causes the pavement to become increasingly brittle. As a result, the pavement will become more likely to crack, as it is unable to bend and flex when subjected to traffic (weight) and temperature changes (thermal expansion and contraction). A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process, but also helps the pavement shed water. Seal coating also provides uniform appearance, and conceals the inevitable patching and repairs which accumulate over time, ultimately extending the useful life of asphalt before more costly resurfacing is needed (see component #525).

Repairing asphalt before seal coating is imperative. Surface preparation and dry weather during and following application is key to lasting performance.

For further resources:

Best Practices Handbook on Asphalt Pavement Maintenance: <http://www.cee.mtu.edu/~balkire/CE5403/AsphaltPaveMaint.pdf>

Other references: <http://www.pavementinteractive.org/article/bituminous-surface-treatments/>

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 530 Bocce Ball Court - Resurface**

**Quantity: ~ (1) standard court**

Location: Within community park area

Funded?: Yes.

History: Installed 2013 \$9,394

Comments: Association records indicate that bocce ball court was installed in 2013 at a cost of \$9,394.60. Wood border appeared weathered.

As routine maintenance, inspect regularly and repair wood border as needed. Plan to replace playing surface at roughly the time frame below. Cost allowances also provide for partial wood border repair/replacement.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 535 Volleyball/Horse Shoes - Replace**

**Quantity: Vball, horse shoes, etc.**

Location: Within community park area

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: None known

Comments: Community park featured volleyball and horseshoe pits. No widespread damage or deterioration observed.

Cost to replace these assets is projected to be too small to qualify for reserve funding, therefore best handled on an as-needed basis through the general maintenance operating budget. Replenish sand as needed annually through operating.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

## Harker Tennis

**Comp #: 600 Tennis Courts - Clean/Seal**

**Quantity: ~ (9) standard courts**

Location: Adjacent to Harker Center parking area

Funded?: Yes.

History: Planned for replacement 2021

Comments: Our source reported that Harker Center tennis courts were planned for replacement in 2020 with post tension concrete (see next component). Court surface was to be a California products epoxy 5 coat Plexipave surface.

Plan for regular cycles of repair, seal, and restripe at intervals shown here.

Inspect regularly, and locally repair as needed within the annual operating budget. As with any asphalt or concrete surface, preventing water from entering the base is critical, so repair cracks promptly.

Useful Life:  
6 years

Remaining Life:  
6 years



Best Case: \$ 63,000

Worst Case: \$ 81,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 605 Tennis Courts - Resurface**

**Quantity: ~ (9) standard courts**

Location: Adjacent to Harker Center parking area

Funded?: Yes.

History: Planned for replacement 2021 \$613,816

Comments: Cracks were noted at the time of our site visit and our source reported that Harker Center tennis courts are planned for full replacement in 2021. Scope includes post tension concrete with California products epoxy 5 coat Plexipave surface, paver walkways, new fencing and new wind screens and is expected to cost \$613,816.35.

This component factors the full project planned for 2021; see other components within this Chapter for future court clean/seal cycles, fence replacement, etc. Vendor advises there is no expectation for future complete replacement of post tension concrete courts, therefore this replacement component is not expected to reoccur in future.

Useful Life:  
48 years

Remaining Life:  
0 years



Best Case: \$ 600,800

Worst Case: \$ 616,800

Lower allowance

Higher allowance

Cost Source: Estimates Provided by Client

**Comp #: 610 Tennis Court Fence - Replace**

**Quantity: ~ 2,160 10', 360 4' tall**

Location: Perimeter and in between courts

Funded?: Yes.

History: Planned for replacement 2021 as part of court replacement project

Comments: Our source reported that tennis court fencing was planned for replacement in 2021 as part of court replacement project. Black vinyl coated chain link fencing was planned for use.

With ordinary care and maintenance, if not damaged or abused, fencing should have an extended useful life. Inspect regularly; clean and repair locally if needed as part of general maintenance, operating budget.

Useful Life:  
30 years

Remaining Life:  
30 years



Best Case: \$ 92,900

Worst Case: \$ 117,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 612 Tennis Court Wind Screens - Replace**

**Quantity: ~ 1,800 LF 9' tall**

Location: Mounted to tennis court fencing

Funded?: Yes.

History: Planned for replacement 2021

Comments: Our source reported that tennis court wind screens were planned for replacement in 2021 as part of court replacement project.

Plan to replace at roughly the time frame below to maintain function and aesthetics.

Useful Life:  
8 years

Remaining Life:  
8 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 615 Tennis Court Paver Walkways - Rpl**

**Quantity: ~ 2,500 GSF pavers**

Location: Within tennis courts

Funded?: No. Useful life not predictable

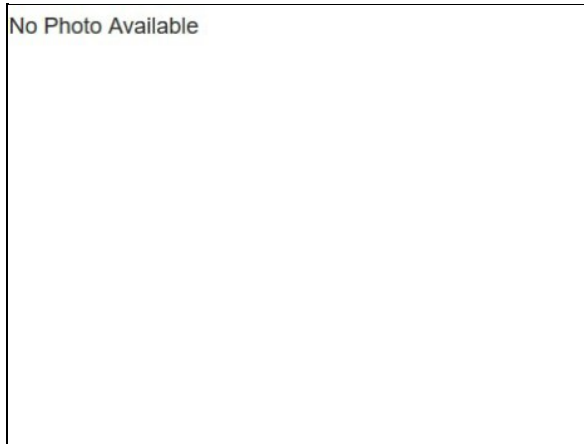
History: Pavers planned for install 2021 during court replacement project

Comments: Our source reported that paver walkways were planned for installation during the 2021 tennis court replacement project at a cost of \$28,317.

There is no predictable basis to expect complete replacement of pavers within the scope of this report, therefore no reserve funding included. Most common cause for paver failure is failure of paver base. Typically, pavers can be removed, the base repaired, and pavers reinstalled.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 650 Clubhouse Interior - Paint**

**Quantity: ~ 2,565 GSF**

Location: Interior walls and ceiling of Harker golf clubhouse (not including storage room which has unpainted drywall)

Funded?: Yes.

History: Constructed 2008

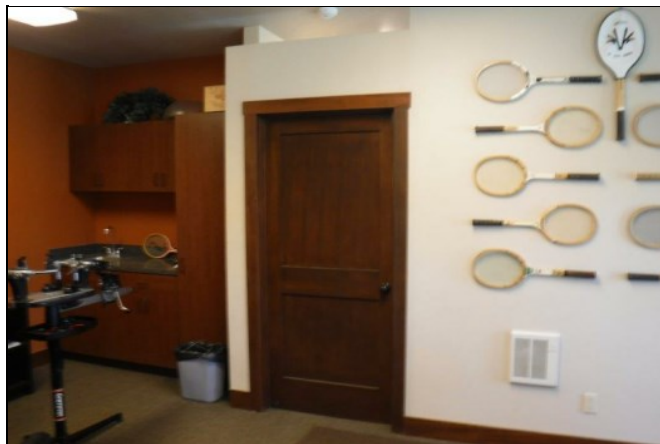
Comments: Interior paint appeared generally clean and intact at the time of our site visit.

Regular cycles of professional painting are recommended to maintain appearance; best timed prior to any flooring replacement.

Keep touch-up paint on site for in between cycle maintenance projects.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 2,600

Worst Case: \$ 3,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 655 Clubhouse Flooring - Replace**

**Quantity: ~ 115 SY vinyl, carpet**

Location: Interior of Harker Tennis clubhouse (not including storage room)

Funded?: Yes.

History: Assumed original to ~ 2008 construction

Comments: Harker tennis clubhouse featured both carpet and vinyl flooring. Flooring appeared generally intact at the time of our site visit. We assume carpet is original to ~ 2008 construction

Actual replacement cost can vary greatly based on carpet, pad material and vinyl product chosen. A wide variety of type and quality is available; a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, vacuum/mop regularly, and professionally clean as needed. Replacement best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 4,000

Worst Case: \$ 6,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 660 Clubhouse - General Remodel**

**Quantity: Furniture, decor, etc.**

Location: Interior of Harker tennis clubhouse

Funded?: Yes.

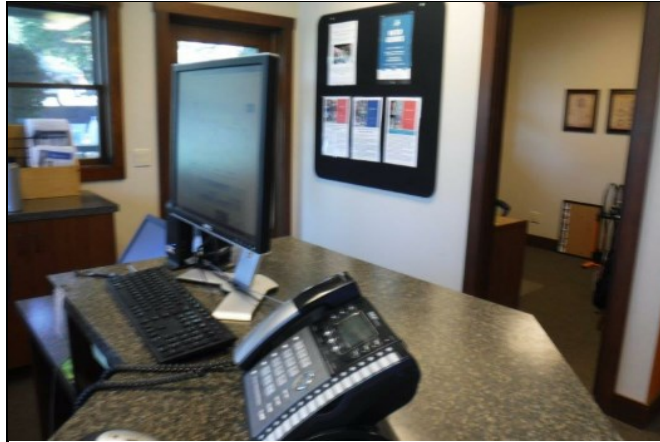
History: Partial furniture replacement 2017 \$719

Comments: Association records indicated that partial furniture replacement occurred in 2017 at a cost of \$719.81, however we presume that majority of furniture and finishings are original to 2008 construction of clubhouse.

This component factors periodic updating of clubhouse interior to maintain function and aesthetics. Projects may include lobby counter/cabinets, lighting, ventilation, window treatments, decor, etc.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 662 Clubhouse Restrooms - Remodel**

**Quantity: ~ (2) restrooms**

Location: Within Harker tennis clubhouse

Funded?: Yes.

History: Presumed original to 2008 construction

Comments: Restrooms featured basic finishes and appeared generally intact. We presume finishes are generally original to 2008 construction of clubhouse.

Clean and maintain as needed to extend useful life. Simple, durable materials typically have an extended useful life, however, many communities choose to refurbish restrooms periodically for aesthetic updating, and/or function. Doing so may include sinks, toilets and other plumbing fixtures, counter tops, lighting, ventilation, etc.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 670 Clubhouse Steep Slope Roof -Replace**

**Quantity: ~ 1,210 GSF composition**

Location: Rooftop of Harker Tennis clubhouse

Funded?: Yes.

History: Presumed original to 2008 construction

Comments: Harker tennis clubhouse featured steep slope composition shingle roofing. Roofing appeared clean and no missing shingles were observed from our limited ground level view. A reserve study conducts a limited visual review for budget purposes, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any).

As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season, and again in the spring), and after large storm events. Promptly replace any damaged/missing sections, or any other repair needed to ensure waterproof integrity of the roof. Keep the roof surface, gutters, and downspouts clear and free of moss or debris.

At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof, specify the new roof materials/design, and provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including; roof, walls, windows, decks, exterior painting, and caulking/sealant.

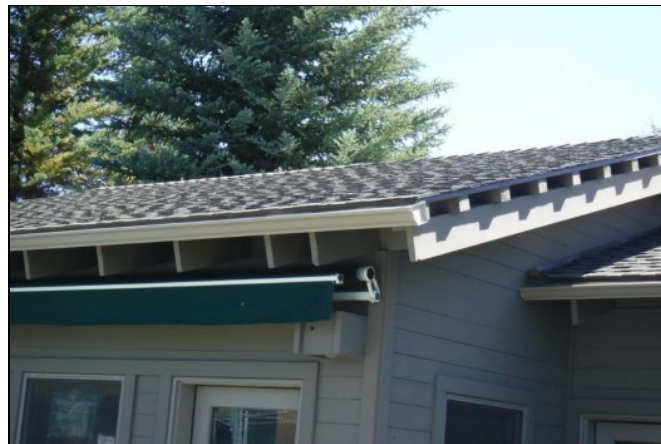
There is a wealth of information available through Roofing Organizations such as:  
National Roofing Contractors Association (NRCA) <http://www.nrca.net>.  
Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>  
Roof Consultant Institute (RCI) <http://www.rci-online.org>  
Western States Roofing Contractors Association (WSRCA) <http://www.wsrca.com/>  
Roofing Contractors Association of Washington: <https://rcaw.com/Homeowners>

Additional Resource:

<https://www.buildings.com/article-details/articleid/4937/title/the-basics-of-roof-maintenance>

Useful Life:  
30 years

Remaining Life:  
18 years



Best Case: \$ 4,800

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 675 Clubhouse Siding - Replace**

**Quantity: ~ 1,350 GSF wood**

Location: Exterior walls of Harker tennis clubhouse

Funded?: Yes.

History: Presumed original to 2008 construction

Comments: Harker tennis clubhouse featured wood lap siding. Surface was painted. No view of the critical underlying waterproofing was available as part of our limited visual review.

Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust the remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies, and building envelope integrity when practical. Inspect annually, and repair locally as needed using general maintenance funds. Keep the wood siding painted to protect the wood from decay caused by water, see component #680.

Another item that greatly influences useful life is the thoroughness of the original painting. Wood siding will last longer if each piece was painted on all six sides. Typically, wood siding is painted on the two sides that are exposed, and not on the back, ends, or top. Since we perform only a visual review, we were unable to confirm the extent of the painting. It is reasonable to presume that not all six sides are painted. If the siding is not painted on all sides, water can infiltrate, and be absorbed into the wood on the unpainted sides, which over time will lead to cupping, warping, and decay, limiting its useful life.

Project costs can vary depending upon materials chosen, and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define the scope, timing, and costs, including plan for some margin of contingency.

Useful Life:  
50 years

Remaining Life:  
40 years



Best Case: \$ 20,200

Worst Case: \$ 27,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 680 Clubhouse Exterior - Paint**

**Quantity: ~ 1,350 GSF**

Location: Exterior walls of Harker tennis clubhouse

Funded?: Yes.

History: Painted 2019

Comments: Our source reported that Harker tennis clubhouse was painted in 2019. Paint appeared generally intact, however we presume original to 2008 construction.

Typical Northwest paint cycles vary greatly depending upon many factors including type of material painted, surface preparation, quality of primer/paint/stain, application methods, weather conditions during application, moisture beneath surface, and exposure to weather conditions. Repair areas as needed prior to painting/caulking. As routine maintenance, inspect regularly (including sealants), repair locally, and touch-up paint as needed using operating funds.

Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. Incorrect installations of sealant are very common, and can greatly decrease its useful life. Inspect sealant (more frequently as it ages) to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials, and tearing/splitting of the sealant itself. As sealants age, and due to exposure to ultraviolet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace all sealant at the time sealant failure begins to appear. Proper cleaning, prep work, and installation technique (shape, size, tooling of joint) are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding (e.g. at head flashings).

Additional information on painting is available through:

American Coatings Association at <http://www.paint.org> and Master Paint Institute at <http://www.paintinfo.com/>

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 2,000

Worst Case: \$ 3,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 685 Clubhouse Windows/Doors - Replace**

**Quantity: ~ (8) vinyl**

Location: Exterior buildings walls of Harker tennis clubhouse

Funded?: Yes.

History: Presumed original to 2008 construction

Comments: Harker tennis clubhouse featured vinyl windows which we presume are original to 2008 construction of the clubhouse. No observation of the critical underlying waterproofing details and flashing was part of our limited visual review. The underlying details and flashing are critical to maintaining the waterproofing of the building envelope and preventing structural damage as a result of water infiltration.

Many factors affect useful life, including quality of window (design pressure rating), waterproofing and flashing details, building movement, and exposure to the elements, including wind driven rain. Those same variables, along with glazing and frame materials, can also greatly affect the appropriate choice and replacement costs. You can learn more about window design here: <http://rci-online.org/wp-content/uploads/2010-04-hinjosa.pdf>

Inspect regularly, including sealant, if any, and repair as needed. Typical sealant failures include a lack of adhesion to adjacent materials, tearing/splitting of the sealant itself, and loss of elastic ability. Loss of elastic ability can be caused by exposure to ultraviolet light, and general aging. Remove and replace all sealants as signs of failure begin to appear. Proper cleaning, prep work, and installation of specified joint design are critical for lasting performance. Keep weep holes free and clear to allow proper drainage of water that gets into the window frame. Do not block (caulk or seal) gap at top of head flashing, as this allows water that gets behind the siding to drain out.

We recommend the board conduct research well in advance of this project to help better define timing and costs (scope of work, material specifications, etc.). Further, we recommend that you hire a professional consultant (architect, engineer, building envelope consultant) to evaluate the existing windows, design and specify new installation requirements, assist with bid process, and observe construction to increase the likelihood of proper installation. We recommend all associations hire qualified consultants whenever they are considering having work performed on any high-risk building envelope components (roof, walls, windows, decks, exterior painting and caulking/sealant).

Useful Life:  
25 years

Remaining Life:  
15 years



Best Case: \$ 5,600

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 690 Clubhouse Roll Up Door - Replace**

**Quantity: ~ (1) metal door**

Location: Front of Harker tennis clubhouse

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: Presumed original to 2008 construction

Comments: Roll up door was in the open position at the time of our site visit, however no problems reported. We presume door is original to 2008 construction of clubhouse.

Cost to replace this single item is projected to be too small to qualify for reserve funding, therefore replace as needed through operating budget or combine with larger project (siding replacement, etc.).

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 692 Clubhouse Pavers - Repair/Replace**

**Quantity: Minimal GSF**

Location: Patio/walkway area of Harker tennis clubhouse

Funded?: Yes.

History: None known

Comments: Harker tennis clubhouse paver patio/walkway area appeared clean and intact at the time of our site visit, with no damage, missing pavers or uneven areas observed.

There is no predictable basis to expect complete replacement of pavers within the scope of this report, therefore no reserve funding included. Most common cause for paver failure is failure of paver base. Typically, pavers can be removed, the base repaired, and pavers reinstalled.

Useful Life:  
20 years

Remaining Life:  
9 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 699 Clubhouse Site Furniture - Replace**

**Quantity: ~ (11) assorted**

Location: Patio area of Harker tennis clubhouse

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: Replaced 2017 \$1,000 & \$325 & \$500

Comments: Harker tennis furniture appeared generally intact at the time of our site visit. Association records indicate that furniture was replaced in 2017.

Cost to replace this small quantity of furniture is projected to be too small to qualify for reserve funding, therefore best handled as operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

# Harker Center Building

**Comp #: 710 Paver Walkways - Replace**

**Quantity: Extensive GSF**

Location: Walkways, stairs, etc. at Harker Center

Funded?: No. Useful life not predictable

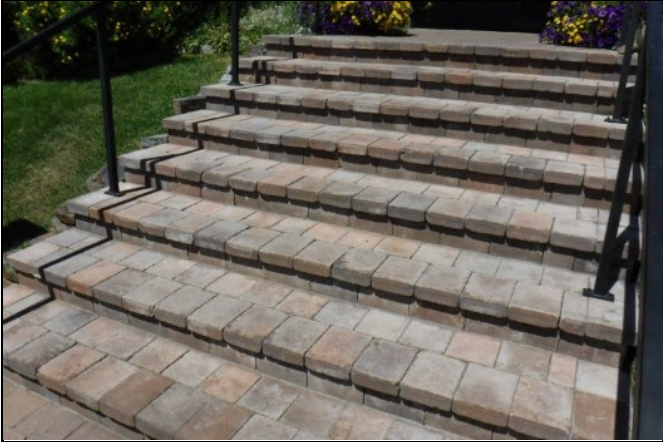
History: Walkway/stair work 2015 \$9,801.88 including railings

Comments: Harker Center features paver walkways and stair areas. Association records indicate that walkway/stair work in 2015 at a cost of \$9,801.88 which also included railing work.

There is no predictable basis to expect complete replacement of pavers within the scope of this report, therefore no reserve funding included. Most common cause for paver failure is failure of paver base. Typically, pavers can be removed, the base repaired, and pavers reinstalled.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 712 Metal Site Rail - Replace**

**Quantity: Minimal LF metal**

Location: Adjacent to stairs at Harker Center

Funded?: No. Useful life not predictable / cost projected to be too low to qualify for reserve funding

History: Railing work 2015

Comments: The Harker Center featured basic metal railing at stairs. Railing appeared generally intact and association records indicated that railing work occurred in 2015 with paver project.

With regular cycles of paint (best handled as operating expense as low in cost to paint this small quantity of railing) railing should have an extended useful life, and if replacement is required we anticipate the cost to be too small to qualify for reserve funding as this is a relatively small quantity. Therefore, inspect, repair and replace as needed utilizing general maintenance operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 730 Interior Walls & Ceilings - Paint**

**Quantity: ~ 11,780 GSF**

Location: Interior walls and ceilings of Harker Center including restrooms, locker rooms, kitchen, pool lobby, offices, etc.

Funded?: Yes.

History: 2005 \$3,300

Comments: Painted surfaces were noted to be in generally clean, intact condition.

Regular cycles of professional painting are recommended to maintain appearance; best timed prior to any flooring replacement.

Keep touch-up paint on site for in between cycle maintenance projects.

Useful Life:  
15 years

Remaining Life:  
4 years



Best Case: \$ 11,800

Worst Case: \$ 14,700

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 735 Carpet - Replace**

**Quantity: ~ 316 GSY carpet**

Location: Within offices, conference room, lounge, hallway, etc.

Funded?: Yes.

History: None known

Comments: Carpet appeared generally clean and intact at the time of our site visit.

Actual replacement cost can vary greatly based on carpet and pad material chosen. A wide variety of type and quality is available; a funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program, vacuum regularly, and professionally clean as needed. Replacement best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Useful Life:  
15 years

Remaining Life:  
4 years



Best Case: \$ 12,600

Worst Case: \$ 19,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 737 Laminate Flooring - Replace**

**Quantity: ~ 715 GSF laminate**

Location: Within pool lobby and hallway to office

Funded?: Yes.

History: Assumed installed ~ 2008/2009

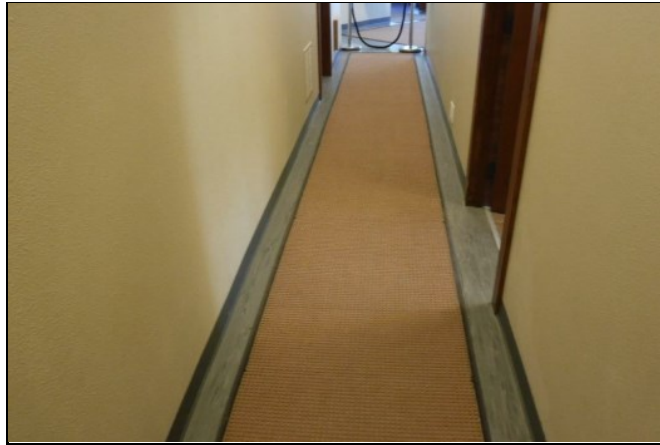
Comments: Pool lobby and hallway area laminate appeared generally clean and intact. We presume that laminate was installed around 2008/2009 when Harker Center was remodeled. Flooring for individual areas such as restrooms and kitchen is included within separate remodel components for these areas.

Actual replacement cost can vary greatly based on quality of material chosen. A wide variety of type and quality is available; a mid-range funding allowance is factored below for financial planning purposes.

As part of an ongoing maintenance program clean regularly. Replacement best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Useful Life:  
15 years

Remaining Life:  
4 years



Best Case: \$ 5,000

Worst Case: \$ 7,100

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 739 Sauna - Repair/Replace**

**Quantity: ~ (1) sauna**

Location: Adjacent to Harker Center pool lobby

Funded?: No. Useful life not predictable

History: None known

Comments: Generally, the cedar wood interior of the sauna appeared to be in intact condition.

We do not anticipate any predictable projects with costs large enough to require reserve funding.

Repair as needed using general maintenance funds. Clean saunas periodically as needed. Light sanding can refresh the appearance of cedar interior. Inspect the heater regularly and test for performance, repair promptly to ensure safety. Heater element replacement cost should be less than \$1,000. If larger-scale repair becomes known, funding can be added to a future reserve study.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 740 Pool Locker Rooms - Remodel**

**Quantity: ~ (2) locker rooms**

Location: Adjacent to pool lobby, within Harker Center

Funded?: Yes.

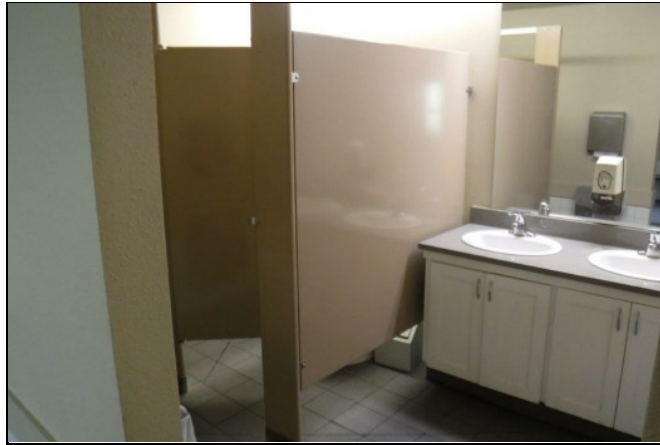
History: None known

Comments: Harker Center pool clubhouse locker rooms featured basic fixtures within shower stalls, toilet area and changing room. Flooring was tile. We assume these areas were renovated around 2008/2009 with other areas of the Harker Center.

Clean and maintain as needed to extend useful life. Simple, durable materials typically have an extended useful life, however, many communities choose to refurbish the locker rooms periodically for aesthetic updating, and/or function. Doing so may include tile work, sinks, toilets and other plumbing fixtures, counter tops, lighting, ventilation, stall dividers, benches, lockers, etc. Cost can vary widely based on scope and quality of materials chosen; a mid range funding allowance is factored below.

Useful Life:  
25 years

Remaining Life:  
14 years



Best Case: \$ 20,000

Worst Case: \$ 40,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 745 Office & Pool Restrooms - Remodel**

**Quantity: ~ (2) 5'x10', (1) 10'x10'**

Location: Within office area of Harker Center adjacent to Kitchen (2) and adjacent to pool lobby (1)

Funded?: Yes.

History: None known

Comments: Harker Center restrooms appeared generally clean and modern with basic finishings.

Clean and maintain as needed to extend useful life. Simple, durable materials typically have an extended useful life, however, many communities choose to refurbish restrooms periodically for aesthetic updating, and/or function. Doing so may include flooring, cabinets (reface or replace), sinks and other plumbing fixtures, counter tops, lighting, ventilation, etc.

Useful Life:  
20 years

Remaining Life:  
9 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 747 Kitchen - Remodel**

**Quantity: ~ (1) kitchen**

Location: Within Harker Center, adjacent to lounge

Funded?: Yes.

History: Renovated 2015 \$20,912

Comments: Association records indicate that Harker Center kitchen was remodeled in 2015 at a cost of \$20,912.16. Kitchen was reportedly not done as part of the 2008/2009 Harker Center remodel. Kitchen appeared generally clean and modern, with no major damage or deterioration observed. Appliances included chest freezer, Saturn fridge, dishwasher, stove and microwave. Finishings included laminate counters and wood cabinets.

Clean and maintain as needed to extend useful life. Simple, durable materials typically have an extended useful life, however, many communities choose to refurbish the kitchen periodically for aesthetic updating, and/or function. Doing so may include appliances, cabinets (reface or replace), sinks, counter tops, lighting, ventilation, etc.

Useful Life:  
20 years

Remaining Life:  
15 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 750 Pool Lobby - General Remodel**

**Quantity: Welcome area, etc.**

Location: Pool lobby within Harker Center

Funded?: Yes.

History: None known

Comments: Association records show large scale remodel occurred at Harker Center around 2008/2009. Costs also appeared to include Harker tennis clubhouse and Village pool clubhouse. Pool lobby appeared generally intact at the time of our site visit.

This component factors periodic remodel/refresh of this high visibility area. Projects may include reception/welcome area, lighting, window coverings, furniture, decor, etc. Cost can vary widely based on scope and quality of materials chosen, therefore a mid-range funding allowance is included here.

Useful Life:  
15 years

Remaining Life:  
4 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 755 Office - General Remodel**

**Quantity: Furniture, decor, etc.**

Location: Interior of Harker Center

Funded?: Yes.

History: Large scale remodel 2008/2009

Comments: Association records show large scale remodel occurred at Harker Center around 2008/2009. Costs also appeared to include Harker tennis clubhouse and Village pool clubhouse. Furniture appeared to vary in age and condition.

This component factors periodic remodel/refresh of office area. Projects may include reception/welcome area, lighting, window coverings, furniture, decor, etc. Cost can vary widely based on scope and quality of materials chosen, therefore a mid-range funding allowance is included here.

Useful Life:  
15 years

Remaining Life:  
4 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 757 Lounge - General Remodel**

**Quantity: Furniture, decor, etc.**

Location: Lounge within Harker Center

Funded?: Yes.

History: Furniture replaced 2009 \$15,942, painted 2009 \$6,574, carpet 2009 \$9,740

Comments: Association records indicate that large remodel project occurred at Harker Center in 2008 which included lounge. New furniture, paint and carpet was included with remodel (see component # 747 for kitchen).

This component factors periodic remodel/refresh of lounge area. Projects may include lighting, window coverings, furniture, decor, etc. Cost can vary widely based on scope and quality of materials chosen, therefore a mid-range funding allowance is included here.

Useful Life:  
15 years

Remaining Life:  
4 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 762 Computer Stations - Replace**

**Quantity: ~ (10) computer stations**

Location: Within Village pool, Village courts, Harker courts, Harker pool and Harker Center offices

Funded?: No. Cost projected to be too small to qualify for reserve funding

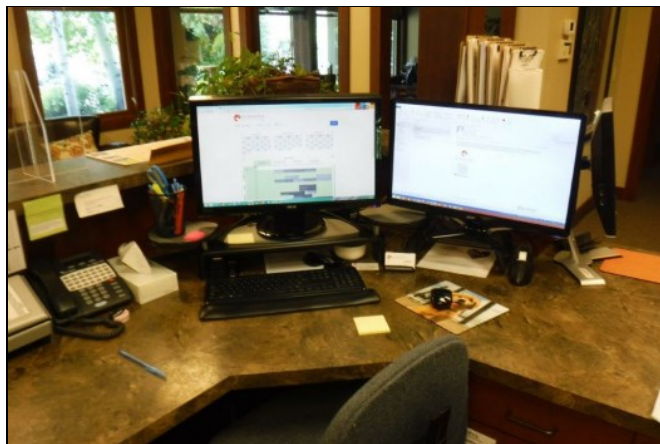
History: Multiple stations 2013 \$5,707, Tablet 2016 \$1,222, 2017 \$1,271, card printer 2018 \$1,890, Village pool computer 2018 \$476, workstation 2018 \$1,330 pool computer replaced 2020 \$548

Comments: Association features 10 computer stations within Village pool (2), Village courts (1), Harker courts (1), Harker pool (1) and Harker Center offices (5). Association has a varied history of primarily individual replacement as noted above. Work stations also feature miscellaneous smaller equipment.

Due to varying ages of equipment there is no predictable basis to expect wide scale replacement affecting reserves, therefore replace equipment as needed utilizing annual operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 763 Software - Upgrade**

**Quantity: Ally software**

Location: Within association computer system

Funded?: Yes.

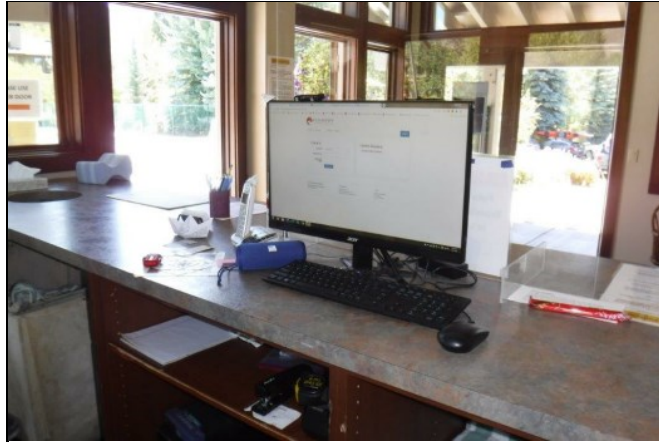
History: Annual history of periodic updates

Comments: Our source reported that the association uses a software system called Ally which was developed for the association. Association financials reflect annual history of periodic updates.

We have included funding here as requested by client for periodic larger software upgrades. Cost can vary widely based on scope, therefore we recommend researching this project well in advance and updating any future reserve studies as necessary.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 23,000

Worst Case: \$ 27,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 764 Audio Visual Equipment - Replace**

**Quantity: Projector, TV, etc.**

Location: Within Harker Center

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: None known

Comments: Harker Center features various audio/visual equipment including projector, TV in lounge, etc..

There is no basis to expect widescale replacement at a cost range affecting reserves, and individually equipment is projected to be too small in cost to qualify for reserve funding. Best replaced as needed utilizing general maintenance operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 765 Copy Machines - Replace**

**Quantity: ~ (2) copy machines**

Location: Within copy room at Harker Center

Funded?: Yes.

History: Color copier 2008 \$19,000, 2014 \$12,716

Comments: Two copy machines were on site at the time of our site visit, a Sharp black and white copier and a Xerox color copier. Our source reported that equipment is owned by the association and the black and white copier would not be replaced when it fails. Therefore, funding herein is for color copier only. Association records indicate that color copier was last replaced in 2014 at a cost of \$12,716.82.

Plan to replace at roughly the time frame below to maintain function. Cost can vary widely based on brands and functionality, therefore a mid-range funding allowance has been incorporated here.

Useful Life:  
8 years

Remaining Life:  
2 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 766 Postage Machine - Replace**

**Quantity: ~ (1) postage machine**

Location: Within copy room at Harker Center

Funded?: No. Reportedly leased equipment

History: None known

Comments: Our source reported that postage equipment is leased, therefore the association is not responsible for maintenance, repair and replacement of equipment. No reserve funding included.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 767 Computer Server - Replace**

**Quantity: ~ (1) server**

Location: Within server room at Harker Center

Funded?: No.

History: 2013 \$7,365

Comments: Our source reported that the association has moved to a cloud based system and no longer utilizes a physical server, therefore no reserve funding included.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 770 Water Heaters - Replace**

**Quantity: ~ (3) American**

Location: Within pool equipment room in basement of Harker Center

Funded?: Yes.

History: None known

Comments: The three American gas hot water heaters appeared older at the time of our site visit, however exact age unknown. No recent history of replacement reported. No reported problems at the time of our visit.

Plan to replace the water heater at the approximate time shown below. Due to the many variables that affect the useful life, we have used a relatively conservative projection.

Regular maintenance should include annual flushing and changing the sacrificial anode rod every few years. All water heater tanks fail. Failure is typically a leak in the tank's metal wall caused by corrosion, and results in an unchecked constant flow of water onto the floor until the leak is observed, and the water valve is shut off. If not observed quickly, this can allow a significant amount of water to damage the building/finishes adjacent to, and beneath the water heater tank.

Almost all water tanks should be replaced preemptively. Determining when they will fail is not an exact science, and it is best to err on the side of caution. Adjust useful life based on specific knowledge of your situation. Extending the useful life increases the risk of a flood event. Most locations require a permit when replacing your water heater. Contact the local building department to see if a permit is required at your location.

There are many ways to limit the water damage of a failed water tank. One option includes installing a pan underneath the water heater tank. The pan must have a drain line attached, which is sloped downhill from the pan to the exterior of the building. Water alarms are also available. The least expensive water alarm (similar to a smoke detector) operates on a 9-volt battery, and is placed on the floor next to the water heater tank. When water comes in contact, the alarm sounds. If someone hears it, and knows what to do, they can limit the damage. There are also more expensive options, such as alarms that will shut off the water supply. Ask your plumbing vendor for a list of options.

At the time of replacement, consider installing a tankless (or on-demand) heater since it is projected to have a lower life cycle cost. Tankless heaters typically use less energy and have a longer life, since their life is not limited by a leak in a corroded tank. Tankless heaters do cost more to buy and install, but the higher cost will be offset by their longer life and reduced energy use. The most common limitation which prevents installing a tankless heater is that they require more power (electric amperage). Check to see if you have enough electrical amps before replacing your water heater.

Some utility companies offer rebates or other programs to assist with hot water heater replacement if doing so will conserve energy. We recommend that you check with your local utility provider prior to replacement to confirm whether such a program exists for your association. When considering new equipment which is covered by a rebate, we recommend the association perform an annualized cost analysis by comparing the upfront installation cost, total useful life of the product, and annual energy savings when making a decision.

Some jurisdictions require a permit to replace existing water heaters. Verify if a permit is required by the building department.

A website with a lot of information on the maintenance of water heaters here: <http://www.waterheaterrescue.com/>

Useful Life:  
12 years

Remaining Life:  
3 years



Best Case: \$ 18,000

Worst Case: \$ 30,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 772 Water Softener - Replace**

**Quantity: ~ (1) MacClean system**

Location: Within basement pool equipment room

Funded?: Yes.

History: None known

Comments: Harker Center features MacClean water softener system. No problems reported at the time of our site visit, although equipment appeared dated.

Water softener systems can vary in price depending on a number of factors, including salt storage capacity. Funding allowances assume replacement with similar sized system.

Useful Life:  
20 years

Remaining Life:  
3 years



Best Case: \$ 5,000

Worst Case: \$ 8,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 780 Steep Slope Roof - Replace**

**Quantity: ~ 8,650 GSF composition**

Location: Rooftop of Harker Center

Funded?: Yes.

History: Reportedly replaced 2009

Comments: Generally stable condition of field observed during our limited visual review. Debris and moss was not observed on the roof surface. A reserve study conducts a limited visual review for budget purposes, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Our source reported that roof was last replaced in 2009.

As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season, and again in the spring), and after large storm events. Promptly replace any damaged/missing sections, or any other repair needed to ensure waterproof integrity of the roof. Keep the roof surface, gutters, and downspouts clear and free of moss or debris.

At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof, specify the new roof materials/design, and provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including; roof, walls, windows, decks, exterior painting, and caulking/sealant.

There is a wealth of information available through Roofing Organizations such as:  
National Roofing Contractors Association (NRCA) <http://www.nrca.net>.  
Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>  
Roof Consultant Institute (RCI) <http://www.rci-online.org>  
Western States Roofing Contractors Association (WSRCA) <http://www.wsrca.com/>  
Roofing Contractors Association of Washington: <https://rcaw.com/Homeowners>

Additional Resource:

<https://www.buildings.com/article-details/articleid/4937/title/the-basics-of-roof-maintenance>

Useful Life:  
30 years

Remaining Life:  
19 years



Best Case: \$ 34,600

Worst Case: \$ 43,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 782 Gutters/Downspouts - Repair/Replace**

**Quantity: ~ 370 LF metal**

Location: Primarily along front and rear of Harker Center

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: None known

Comments: Based on our limited visual inspection, metal gutters and downspouts appeared in generally intact condition. Gutters run primarily along front and rear of Harker Center.

We recommend planning for a total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Evaluate at the time of the project to determine if replacement or re-use is the better value.

As routine maintenance, inspect regularly, and keep gutters and downspouts free of debris.

Resource:

[https://projects.truevalue.com/maintenance\\_and\\_repair/roofs\\_and\\_gutters/maintain\\_gutters\\_and\\_downspouts.aspx](https://projects.truevalue.com/maintenance_and_repair/roofs_and_gutters/maintain_gutters_and_downspouts.aspx)

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 785 Wood Siding - Replace**

**Quantity: ~ 6.590 GSF wood**

Location: Exterior building walls at Harker Center

Funded?: Yes.

History: Reportedly original to ~ 1981 construction

Comments: Siding is wood horizontal clapboard. Surface was painted. No view of the critical underlying waterproofing was available as part of our limited visual review. Our source reported that wood siding is original to ~ 1981 construction of Harker Center. Majority is well protected from weather exposure by overhangs. Exposed beams featured metal caps.

Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust the remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies, and building envelope integrity when practical. Inspect annually, and repair locally as needed using general maintenance funds. Keep the wood siding painted to protect the wood from decay caused by water, see component #787.

Another item that greatly influences useful life is the thoroughness of the original painting. Wood siding will last longer if each piece was painted on all six sides. Typically, wood siding is painted on the two sides that are exposed, and not on the back, ends, or top. Since we perform only a visual review, we were unable to confirm the extent of the painting. It is reasonable to presume that not all six sides are painted. If the siding is not painted on all sides, water can infiltrate, and be absorbed into the wood on the unpainted sides, which over time will lead to cupping, warping, and decay, limiting its useful life.

Project costs can vary depending upon materials chosen, and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define the scope, timing, and costs, including plan for some margin of contingency.

Useful Life:  
50 years

Remaining Life:  
16 years



Best Case: \$ 79,100

Worst Case: \$ 105,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 787 Building Exterior - Paint/Stain**

**Quantity: ~ 6.590 GSF**

Location: Exterior building walls at Harker Center

Funded?: Yes.

History: Painted 2016 \$11,900

Comments: The painted surface of the siding and trim appeared in intact condition with no obvious peeling or blistering observed. Majority of siding is well protected by overhangs. Association records indicate building was painted in 2016 at a cost of \$11,900.

Typical Northwest paint cycles vary greatly depending upon many factors including type of material painted, surface preparation, quality of primer/paint/stain, application methods, weather conditions during application, moisture beneath surface, and exposure to weather conditions. Repair areas as needed prior to painting/caulking. As routine maintenance, inspect regularly (including sealants), repair locally, and touch-up paint as needed using operating funds.

Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. Incorrect installations of sealant are very common, and can greatly decrease its useful life. Inspect sealant (more frequently as it ages) to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials, and tearing/splitting of the sealant itself. As sealants age, and due to exposure to ultraviolet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace all sealant at the time sealant failure begins to appear. Proper cleaning, prep work, and installation technique (shape, size, tooling of joint) are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding (e.g. at head flashings).

Additional information on painting is available through:

American Coatings Association at <http://www.paint.org> and Master Paint Institute at <http://www.paintinfo.com/>

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 12,500

Worst Case: \$ 14,500

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 788 Wood Windows - Repair/Replace**

**Quantity: ~ (69) wood**

Location: Exterior walls at Harker Center

Funded?: Yes.

History: Presumed original to ~ 1981 construction

Comments: Harker Center windows were wood frame. No major damage or deterioration was observed. We assume that windows are original to 1981 construction of building. No observation of the critical underlying waterproofing details and flashing was part of our limited visual review. The underlying details and flashing are critical to maintaining the waterproofing of the building envelope and preventing structural damage as a result of water infiltration.

Inspect regularly, including sealant, if any, and repair as needed. Typical sealant failures include a lack of adhesion to adjacent materials, tearing/splitting of the sealant itself, and loss of elastic ability. Loss of elastic ability can be caused by exposure to ultraviolet light, and general aging. Remove and replace all sealants as signs of failure begin to appear. Proper cleaning, prep work, and installation of specified joint design are critical for lasting performance. Keep weep holes free and clear to allow proper drainage of water that gets into the window frame. Do not block (caulk or seal) gap at top of head flashing, as this allows water that gets behind the siding to drain out. Ensure that all wood components remain painted for weather protection.

We recommend the board conduct research well in advance of this project to help better define timing and costs (scope of work, material specifications, etc.). Further, we recommend that you hire a professional consultant (architect, engineer, building envelope consultant) to evaluate the existing windows, design and specify new installation requirements, assist with bid process, and observe construction to increase the likelihood of proper installation. We recommend all associations hire qualified consultants whenever they are considering having work performed on any high-risk building envelope components (roof, walls, windows, decks, exterior painting and caulking/sealant).

Note: Cost below factors professional architectural details, specifications and installation oversight. Any needed repair of underlying structural framing can add significantly to project cost. No observation of the critical underlying waterproofing details and flashing was part of our limited visual review.

Useful Life:  
50 years

Remaining Life:  
16 years



Best Case: \$ 48,300

Worst Case: \$ 82,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 790 Exterior Building Lights - Replace**

**Quantity: Minimal quantity**

Location: Exterior building walls at Harker Center

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: None known

Comments: Exterior lighting at Harker Center consisted of wood framed single bulb fixtures. Observed during daylight hours, therefore unable to confirm functional operating condition.

As routine maintenance, inspect, clean and change bulbs as needed. Cost to replace this relatively small quantity of fixtures is projected to be too small in cost to qualify for reserve funding, therefore replace as needed through operating budget or combine with larger projects such as paint cycles or siding replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 799 Site Furniture - Replace**

**Quantity: ~ (18) wood**

Location: Patio area adjacent to Lounge at Harker Center

Funded?: No. Cost projected to be too small to qualify for reserve funding

History: None known

Comments: Patio area adjacent to Harker Center featured wood patio furniture with umbrellas. Furniture appeared newer and intact.

Cost to replace this small quantity of furniture is projected to be too small to qualify for reserve funding, therefore replace as needed through operating budget.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

## Systems / Equipment

**Comp #: 900 Plumbing - Repair/Replace**

**Quantity: Supply, drain systems**

Location: Common area plumbing

Funded?: No. Useful life not predictable

History: None known

Comments: The vast majority of the plumbing system is hidden, and not visible for review. A reserve study conducts a limited visual review. No testing was conducted, and no problems were observed or reported. We highly recommend you have a qualified plumber or consultant provide an evaluation of your system to assess condition, material types, and note any deficiencies.

Typically, if installed per architectural specifications and local building codes without defect, there is no predictable time frame for large-scale repair/replacement expenses within the scope of our report. Current Washington state law requires plumbing to be considered in the reserve study. Patterns of significant repair expenses, leaks, poor flow, sediments in line should be evaluated promptly by a qualified plumber and/or engineer.

Some types of piping used historically are known to be life limited. Manufacturing defects become apparent from time to time, and certain site conditions (e.g. galvanic corrosion, certain minerals in contact with piping, chemical reactions, etc.) can contribute to premature deterioration of the plumbing system.

Treat minor repairs as ongoing maintenance expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 905 Electrical System - Maintain/Repair**

**Quantity: Main, branch systems**

Location: Common area electrical

Funded?: No. Useful life not predictable

History: None known

Comments: The majority of the electrical system was not visible for review. Analysis of the electrical system, beyond a limited visual review, is not within the scope of a reserve study. Singing of lighting covers in Village clubhouse kitchen area was noted.

Typically, if installed per architectural specifications and local building codes, there is no predictable time frame for large-scale repair/replacement expenses within the scope of our review. Some electrical system components are known to be life limited. Manufacturing defects become known from time to time, and certain site conditions can contribute to premature deterioration of electrical components. Periodic inspections and maintenance by a master electrician may become necessary. Some associations employ infrared, or other testing methodologies, to identify potential trouble spots.

A good resource book available for purchase is NFPA 70B Recommended Practices for Electrical Equipment Maintenance: <http://catalog.nfpa.org/NFPA-70B-Recommended-Practice-for-Electrical-Equipment-Maintenance-P1196.aspx>

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 910 HVAC - Repair/Replace**

**Quantity: Various systems**

Location: Throughout common area buildings

Funded?: Yes.

History: None known

Comments: Common area buildings featured an assortment of HVAC equipment ranging from wall mount air conditioning units to exterior compressors. Age of equipment varied by building. No problems were reported at the time of our site visit.

Due to differing ages, types and brands of equipment, we have included a rotating allowance for periodic partial HVAC equipment repair/replacement at 5 year intervals. The American Society of Heating, Refrigeration, and Air conditioning Engineers (ASHRAE) typically recommends that most HVAC equipment is replaced every 15 years. Track actual expenses and frequency and update future reserve studies based on actuals.

Proper maintenance throughout its life can extend the useful life. Provide regular service by a qualified technician as needed. Treat smaller costs repairs as general operating and maintenance expense.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 930 Tennis Court Roller - Replace**

**Quantity: ~ (1) Brutus roller**

Location: At tennis courts

Funded?: Yes.

History: Purchased used ~ 10 years ago

Comments: Tennis court roller was not available for viewing at the time of our site visit, however our source reported that roller is a Brutus model that was purchased used approximately 10 years ago.

This component factors periodic replacement of roller. Cost can vary widely based on whether new or used equipment is purchased; cost allowances are as provided by client.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 935 Ticket Scanners - Replace**

**Quantity: ~ (2) scanners**

Location: Adjacent to pickleball courts and tennis courts

Funded?: Yes.

History: Installed 2020

Comments: Both the Village and Harker pickleball/tennis court areas feature ticket scanners which were reportedly installed in 2020.

This component factors periodic replacement of scanners to maintain function.

Useful Life:  
6 years

Remaining Life:  
5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 937 AED Devices - Replace**

**Quantity: ~ (3) devices**

Location: Scattered common area locations

Funded?: Yes.

History: Purchased 2015 \$4,054

Comments: Association records indicate that AED devices were purchased in 2015 at a cost of \$4,054.10.

Professional medical organizations recommends that AED devices are replaced at 5-8 year intervals. Replace batteries as recommended by manufacturer Replacement factored herein.

Useful Life:  
8 years

Remaining Life:  
3 years



Best Case: \$ 3,000

Worst Case: \$ 4,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 940 Security Systems - Replace**

**Quantity: Cameras, alarms, etc.**

Location: Scattered common area locations

Funded?: Yes.

History: Camera system installed 2016 \$2,008

Comments: Common areas featured a variety of security systems including cameras and alarms. Association records indicate that camera system was installed in 2016 at a cost of \$2,008.49. Our source reported that security system equipment is owned and not leased.

Although difficult to predict timing, cost, and scope of future replacement, we suggest a general funding allowance for periodic upgrades and significant repair/replacements. Cost and timing can vary greatly depending on the choices made.

Expect some local repair/replacement funded from operating budget in between overhaul cycles. Costs can vary greatly due to the number and quality of the cameras selected. Another option is to set up a lease arrangement with the vendor. Typically, the lease covers hardware, maintenance, and operation costs for a given time period (usually 10 years). At end of the lease, the Owners have the option of purchasing the existing system for a nominal fee, or installing new hardware with either another lease option or outright purchase.

Useful Life:  
7 years

Remaining Life:  
3 years



Best Case: \$ 7,000

Worst Case: \$ 10,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 945 Wifi System - Replace**

**Quantity: ~ (1) wifi system**

Location: Throughout common areas

Funded?: Yes.

History: Installed 2018 \$2,908

Comments: Association records indicate that wifi system was installed in 2018 at a cost of \$2,908.75. No problems were reported at the time of our site visit.

This component factors periodic replacement of system to maintain function and technological advances.

Useful Life:  
7 years

Remaining Life:  
5 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 950 Telephone System - Replace**

**Quantity: Handsets, etc.**

Location: Throughout common areas

Funded?: Yes.

History: Replaced 2009 \$4,912

Comments: Association records indicate that telephone system was last replaced in 2009 at a cost of \$4,912.58.

Cost allowances can vary widely based on equipment chosen. Phone system cost can be much higher if rewiring is necessary. Research thoroughly and incorporate any funding changes within reserve study update.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History