

Serving the Pacific Northwest

10900 NE 4th St, Suite 2300
Bellevue, WA 98004

Tel: (253) 661-5437
www.reservestudy.com



**ASSOCIATION
RESERVES®**

Planning For The Inevitable

Regional Offices

Arizona	Nevada
California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington



Sun Valley Elkhorn Association
Sun Valley, ID



Report #: 38899-1
Beginning: November 1, 2024
Expires: October 31, 2025

RESERVE STUDY
Update "With-Site-Visit"

August 26, 2024

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



www.reservestudy.com

The logo used within this report is the registered trademark of Association Reserves, Inc., All rights reserved.

Table of Contents

Executive Summary	4
Executive Summary (Component List)	5
Introduction, Objectives, and Methodology	8
Which Physical Assets are Funded by Reserves?	9
How do we establish Useful Life and Remaining Useful Life estimates?	9
How do we establish Current Repair/Replacement Cost Estimates?	9
How much Reserves are enough?	10
How much should we transfer to Reserves?	11
What is our Recommended Funding Goal?	11
Site Inspection Notes	12
Projected Expenses	13
Annual Reserve Expenses Graph	13
Reserve Fund Status & Recommended Funding Plan	14
Annual Reserve Funding Graph	14
30-Yr Cash Flow Graph	15
Percent Funded Graph	15
Table Descriptions	16
Reserve Component List Detail	17
Fully Funded Balance	20
Component Significance	23
Accounting & Tax Summary	26
30-Year Reserve Plan Summary	29
30-Year Reserve Plan Summary (Alternate Funding Plan)	30
30-Year Income/Expense Detail	31
Accuracy, Limitations, and Disclosures	43
Terms and Definitions	44
Component Details	45
Site & Grounds	46
Village Pool & Spa	58
Village Pool House	70
Village Tennis & Pickleball	82
Harker Pool & Spa	92
Harker Park	105
Harker Tennis	112
Harker Center Building	119
Systems & Equipment	138



Sun Valley Elkhorn Association

Report #: 38899-1

Sun Valley, ID

of Units: 1,632

Level of Service: Update "With-Site-Visit"

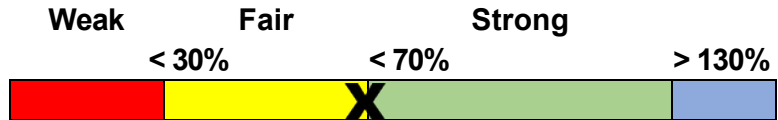
November 1, 2024 through October 31, 2025

Findings & Recommendations

as of November 1, 2024

Starting Reserve Balance	\$1,051,005
Current Fully Funded Reserve Balance	\$1,501,410
Percent Funded	70.0 %
Average Reserve (Deficit) or Surplus Per Unit	(\$276)
Recommended 2024 100% Monthly "Full Funding" Reserve Transfers	\$25,845
Recommended 2024 70% Monthly "Threshold Funding" Reserve Transfers	\$21,330
2024 "Baseline Funding" minimum to keep Reserves above \$0	\$11,375
Most Recent Budgeted Reserve Transfer Rate	\$14,778

Reserve Fund Strength: 70.0%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 2.00 %

Annual Inflation Rate 3.00 %

- This is a Update "With-Site-Visit". This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 70.0 % Funded. This means the association's special assessment & deferred maintenance risk is currently Low. 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. The current annual deterioration of your reserve components is \$263,552 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives 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. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan transfer rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site & Grounds			
120 Harker Parking & Sagehill Path-Resurface	40	2	\$107,650
121 Harker Parking Lot & Sagehill Path-Seal	5	0	\$11,800
187 Village Pool Pond - Dredge	10	1	\$56,000
Village Pool & Spa			
200 Village Pool Fence - Repair/Replace	40	37	\$92,000
201 Village Pool Deck - Repair/Replace	40	37	\$115,400
202 Village Pool Furniture-Maintain/Replace	8	2	\$10,000
203 Village Pool Umbrellas - Repair/Replace	4	2	\$12,100
204 Village Pool - Resurface	15	12	\$175,000
205 Village Pool - Retile	20	17	\$25,000
206 Village Spa - Resurface & Retile	15	12	\$40,000
207 Village Pool Heater - Repair/Replace	12	9	\$65,000
208 Village Spa Heater - Repair/Replace	12	9	\$25,000
209 Village Pool Filters - Repair/Replace	40	27	\$130,000
211 Village Pool Pumps - Repair/Replace	20	17	\$20,000
218 Village Pool Artificial Turf - Replace	20	17	\$35,000
220 Village Pool & Spa - Renovate	50	47	\$1,076,700
221 Village Pool Vacuum - Repair/Replace	5	1	\$1,500
Village Pool House			
250 Village Pool House Shingle Roof-Replace	30	5	\$33,450
251 Village Pool House Ballast Roof-Replace	30	5	\$12,600
253 Village Pool House Metal Siding-Replace	50	25	\$36,900
256 Village Pool Windows & Door - Replace	50	25	\$30,000
260 Village Pool House Tile Floor - Replace	40	15	\$47,850
265 Village Pool House Interiors - Remodel	25	10	\$25,000
266 Village Pool House Locker Rooms-Remodel	25	10	\$35,000
268 Village Pool House Steam Room - Replace	20	17	\$40,000
269 Village Pool Laundry Machines - Replace	15	1	\$20,000
272 Village Pool House Boilers - Replace	20	2	\$20,000
Village Tennis & Pickleball			
320 Village Pickle & Tennis Fence - Replace	40	36	\$241,600
321 Village Pickle & Tennis Windscreens	10	5	\$7,000
322 Village Sound Barriers - Repair/Replace	20	16	\$55,000
323 Village Pickleball Courts - Resurface	50	46	\$480,000
324 Village Pickleball Courts-Stripe & Seal	7	3	\$40,000
325 Village Clay Courts 1 & 2 - Resurface	35	30	\$100,000
326 Village Clay Courts 3 & 4 - Resurface	35	24	\$100,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
329 Village Tennis Shade Structures-Replace	15	12	\$4,500
331 Village Pro Shop Roof - Repair/Replace	50	46	\$14,000
333 Village Pro Shop Siding - Repair/Replace	50	46	\$28,600
334 Village Pro Shop Windows & Doors-Replace	50	46	\$13,500
336 Village Pro Shop Interiors - Remodel	25	21	\$30,000
Harker Pool & Spa			
400 Harker Pool Fence - Repair/Replace	40	40	\$60,000
401 Harker Pool Deck - Resurface	40	40	\$125,000
403 Harker Pool Furniture - Repair/Replace	8	1	\$18,500
404 Harker Pool Umbrellas - Repair/Replace	4	4	\$12,000
405 Harker Pool - Resurface	15	15	\$175,000
406 Harker Pool - Retile	15	15	\$45,250
407 Harker Spa - Resurface	15	15	\$40,000
408 Harker Spa - Retile	30	30	\$15,000
410 Harker Pool Heater - Repair/Replace	12	12	\$65,000
411 Harker Spa Heater - Repair/Replace	12	12	\$25,000
412 Harker Pool Filters - Repair/Replace	40	40	\$130,000
413 Harker Spa Filter - Repair/Replace	40	40	\$15,000
414 Harker Pool Pumps - Repair/Replace	20	20	\$35,000
415 Harker Pool Salt System-Repair/Replace	25	25	\$90,000
418 Harker Pool ADA Lift - Repair/Replace	10	4	\$6,000
420 Harker Pool Artificial Turf - Replace	10	10	\$58,500
422 Harker Pool Laundry Machines - Replace	15	10	\$3,000
431 Harker Pool & Spa - Renovate	50	50	\$1,140,000
446 Harker Pool Storage Roof - Replace	30	15	\$7,850
447 Harker Pool Storage Siding - Replace	50	35	\$30,000
448 Harker Pool Storage Bldg - Paint	8	1	\$1,500
Harker Park			
500 Harker Park Fence - Repair/Replace	40	39	\$30,000
507 Harker Park Trellis - Repair/Replace	20	10	\$20,000
510 Harker Park Play Equipment - Replace	20	11	\$50,000
521 Harker Park Outdoor Kitchen - Remodel	16	5	\$15,000
525 Harker Park Sports Court - Resurface	30	19	\$22,150
530 Harker Park Bocce Ball Court - Resurface	15	4	\$15,000
Harker Tennis			
600 Harker Tennis Courts Fence - Replace	40	37	\$157,500
601 Harker Tennis Court Windscreens-Replace	10	2	\$7,000
602 Harker Tennis Courts - Resurface	50	47	\$669,000
603 Harker Tennis Courts - Stripe & Seal	8	3	\$130,500
609 Harker Pro Shop Courtyard - Replace	25	10	\$12,000
610 Harker Pro Shop Roof - Repair/Replace	30	14	\$12,100
611 Harker Pro Shop Siding - Repair/Replace	50	34	\$37,150

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
612 Harker Pro Shop Exteriors - Paint	8	2	\$4,500
613 Harker Pro Shop Windows & Doors-Replace	50	34	\$12,000
620 Harker Pro Shop Interiors - Remodel	25	9	\$30,000
Harker Center Building			
810 Harker Center Roof - Repair/Replace	30	15	\$77,850
812 Harker Center Siding - Repair/Replace	50	12	\$181,250
813 Harker Center Exteriors - Caulk & Paint	10	2	\$21,450
814 Harker Center Windows - Repair/Replace	50	12	\$103,500
820 Harker Center Carpet - Maintain/Replace	15	1	\$27,550
821 Harker Center Laminate Floors - Replace	20	10	\$19,650
822 Harker Center Interiors - Paint	25	6	\$35,400
824 Harker Center Pool Lobby - Remodel	20	5	\$15,000
825 Harker Center Office - Remodel	20	5	\$20,000
826 Harker Center Lounge - Remodel	25	5	\$20,000
827 Harker Center Restrooms - Remodel	25	10	\$12,000
828 Harker Pool Locker Rooms - Remodel	25	10	\$30,000
830 Harker Center Kitchen - Remodel	30	21	\$30,000
831 Harker Center Sauna - Repair/Replace	20	9	\$20,000
841 Community Software - Upgrade	10	1	\$28,000
842 Community Website - Upgrade	10	1	\$11,000
843 Harker Center Copy Machines - Replace	20	4	\$20,000
850 Harker Center Water Heater - Replace	12	12	\$16,000
851 Harker Center Water Softener - Replace	25	3	\$5,000
Systems & Equipment			
945 Surveillance System - Repair/Replace	12	1	\$12,000
976 Tennis Court Roller - Repair/Replace	20	6	\$12,000

97 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

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

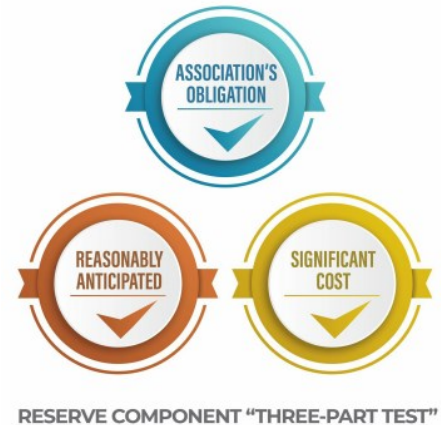
Methodology



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

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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 transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers 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.*



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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. 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 6/27/2024, we visually inspected all visible common areas, while compiling a photographic inventory, noting: general exterior observations, 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.

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.

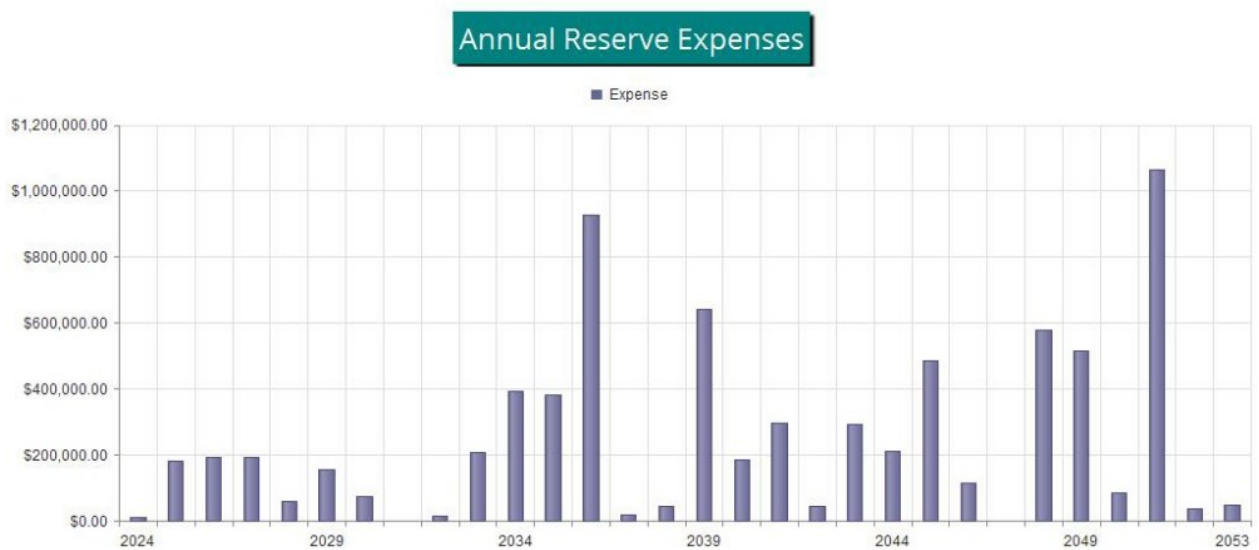


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,051,005 as-of the start of your Fiscal Year on 11/1/2024. As of that date, your Fully Funded Balance is computed to be \$1,501,410 (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 transfers of \$25,845 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.

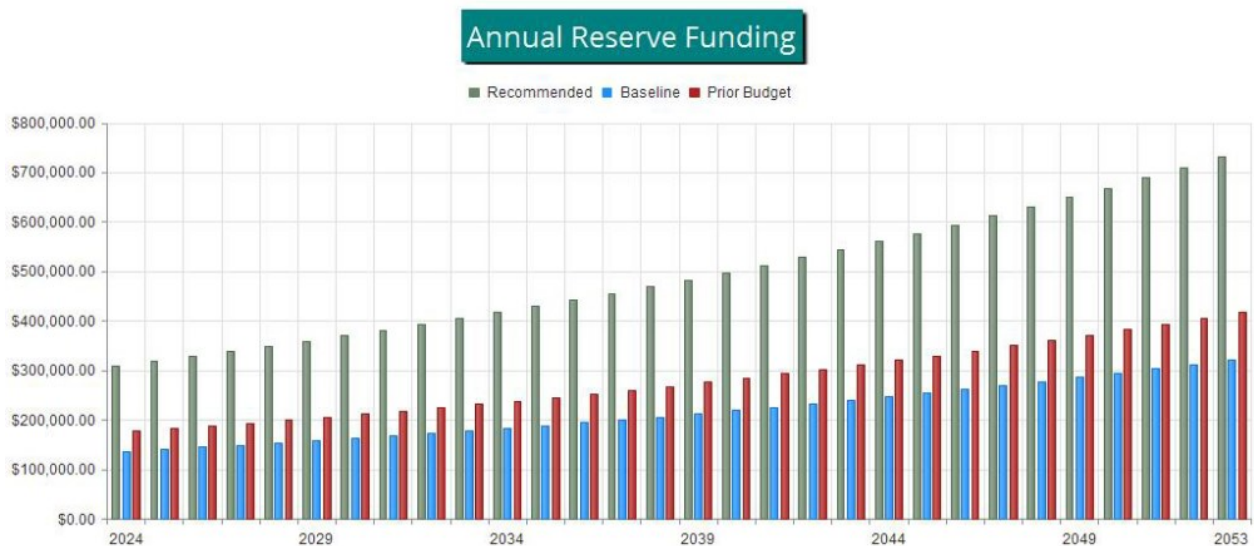


Figure 2

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

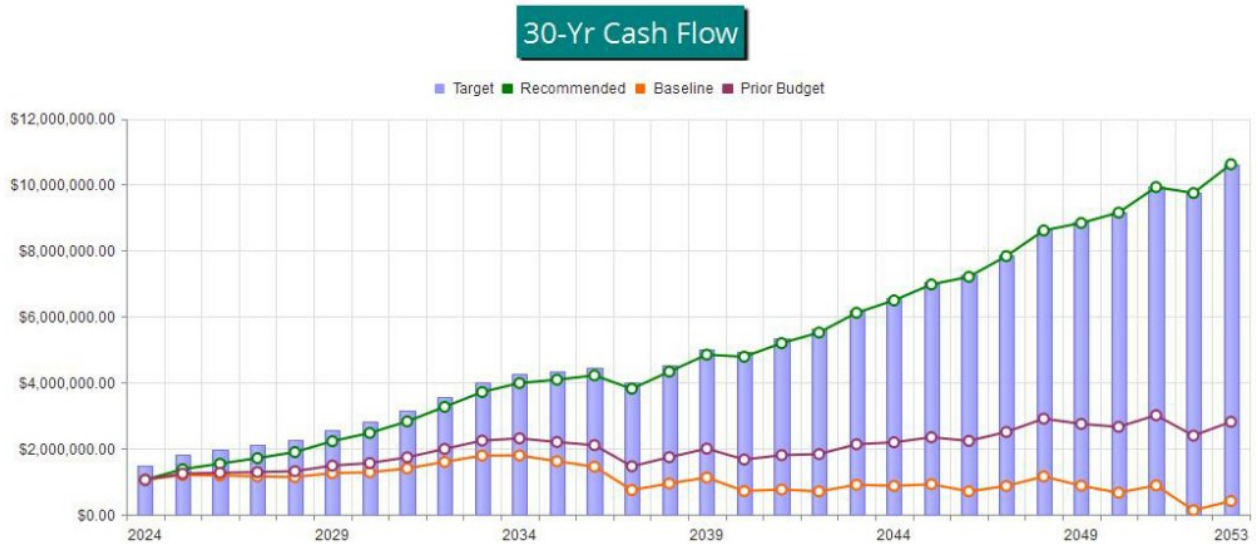


Figure 3

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.

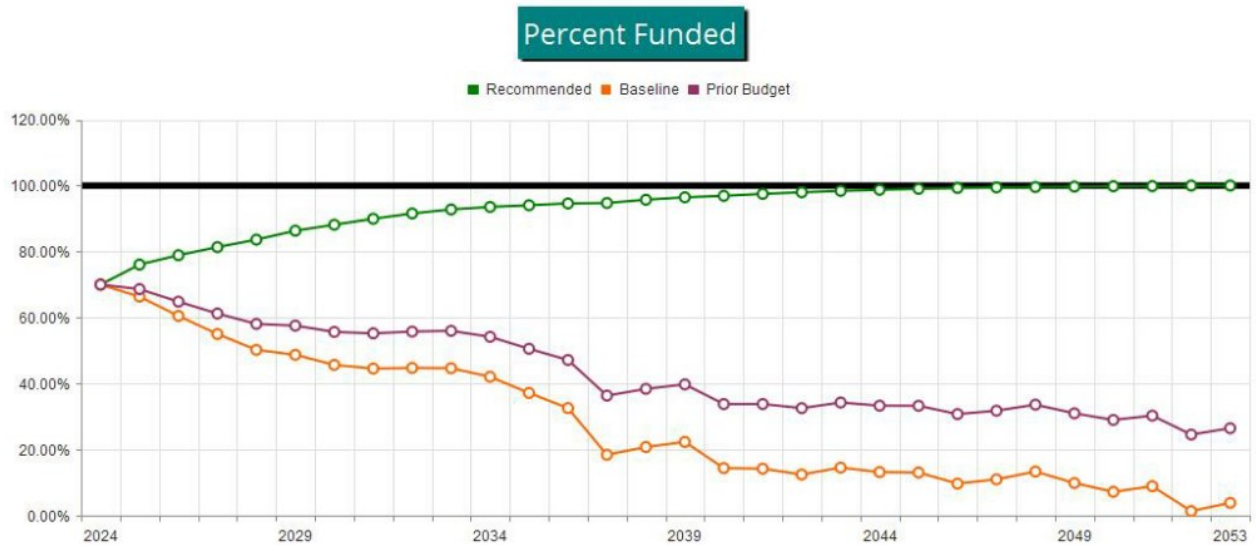


Figure 4



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 specific proportion related 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 funding requirements. 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.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve transfer shown is a portion of the total current transfer rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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.

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
Site & Grounds						
120	Harker Parking & Sagehill Path-Resurface	~28,700 SF asphalt	40	2	\$86,100	\$129,200
121	Harker Parking Lot & Sagehill Path-Seal	~28,700 SF asphalt	5	0	\$9,200	\$14,400
187	Village Pool Pond - Dredge	1 pond	10	1	\$47,600	\$64,400
Village Pool & Spa						
200	Village Pool Fence - Repair/Replace	~460 LF	40	37	\$80,500	\$103,500
201	Village Pool Deck - Repair/Replace	~8,000 SF concrete	40	37	\$98,100	\$132,700
202	Village Pool Furniture-Maintain/Replace	40 pieces	8	2	\$8,500	\$11,500
203	Village Pool Umbrellas - Repair/Replace	7 ground mount	4	2	\$10,200	\$14,000
204	Village Pool - Resurface	~6,870 SF plaster	15	12	\$148,700	\$201,300
205	Village Pool - Retile	~370 LF	20	17	\$22,200	\$27,800
206	Village Spa - Resurface & Retile	~600 SF plaster	15	12	\$34,000	\$46,000
207	Village Pool Heater - Repair/Replace	1 Raypak	12	9	\$55,000	\$75,000
208	Village Spa Heater - Repair/Replace	1 Raypak	12	9	\$21,200	\$28,800
209	Village Pool Filters - Repair/Replace	2 filters	40	27	\$110,500	\$149,500
211	Village Pool Pumps - Repair/Replace	2 pumps	20	17	\$17,000	\$23,000
218	Village Pool Artificial Turf - Replace	~1,875 SF	20	17	\$29,700	\$40,300
220	Village Pool & Spa - Renovate	Pool, spa, etc.	50	47	\$915,200	\$1,238,200
221	Village Pool Vacuum - Repair/Replace	1 Power Vac	5	1	\$1,300	\$1,700
Village Pool House						
250	Village Pool House Shingle Roof-Replace	~3,340 SF	30	5	\$25,100	\$41,800
251	Village Pool House Ballast Roof-Replace	~720 SF	30	5	\$10,800	\$14,400
253	Village Pool House Metal Siding-Replace	~1,250 SF	50	25	\$33,800	\$40,000
256	Village Pool Windows & Door - Replace	13 windows & 7 doors	50	25	\$24,000	\$36,000
260	Village Pool House Tile Floor - Replace	~2,990 SF	40	15	\$35,900	\$59,800
265	Village Pool House Interiors - Remodel	Furniture, appliance, etc	25	10	\$21,200	\$28,800
266	Village Pool House Locker Rooms-Remodel	2 rooms	25	10	\$29,700	\$40,300
268	Village Pool House Steam Room - Replace	1 Am-Finn	20	17	\$34,000	\$46,000
269	Village Pool Laundry Machines - Replace	2 SpeedQueen units	15	1	\$17,000	\$23,000
272	Village Pool House Boilers - Replace	1 Lochinvar Copper-Fin II	20	2	\$17,000	\$23,000
Village Tennis & Pickleball						
320	Village Pickle & Tennis Fence - Replace	Chain link	40	36	\$193,300	\$289,900
321	Village Pickle & Tennis Windscreens	~1,800 LF 9' tall	10	5	\$5,900	\$8,100
322	Village Sound Barriers - Repair/Replace	28 Echo Barriers	20	16	\$46,700	\$63,300
323	Village Pickleball Courts - Resurface	~19,500 SF/8 courts	50	46	\$408,000	\$552,000
324	Village Pickleball Courts-Stripe & Seal	~19,500 SF/8 courts	7	3	\$34,000	\$46,000
325	Village Clay Courts 1 & 2 - Resurface	~14,440 SF/2 courts	35	30	\$85,000	\$115,000
326	Village Clay Courts 3 & 4 - Resurface	~14,440 SF/2 courts	35	24	\$85,000	\$115,000
329	Village Tennis Shade Structures-Replace	2 units	15	12	\$3,800	\$5,200
331	Village Pro Shop Roof - Repair/Replace	~1,035 SF metal	50	46	\$11,400	\$16,600
333	Village Pro Shop Siding - Repair/Replace	~1,100 SF metal & comp	50	46	\$25,300	\$31,900
334	Village Pro Shop Windows & Doors-Replace	4 windows & 5 doors	50	46	\$10,800	\$16,200
336	Village Pro Shop Interiors - Remodel	Paint, floor, & furniture	25	21	\$25,500	\$34,500
Harker Pool & Spa						

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
400	Harker Pool Fence - Repair/Replace	~605 LF chain link	40	40	\$51,000	\$69,000
401	Harker Pool Deck - Resurface	~12,400 SF concrete	40	40	\$106,200	\$143,800
403	Harker Pool Furniture - Repair/Replace	25 sets	8	1	\$17,000	\$20,000
404	Harker Pool Umbrellas - Repair/Replace	Moderate quantity	4	4	\$10,200	\$13,800
405	Harker Pool - Resurface	~4,675 SF	15	15	\$150,000	\$200,000
406	Harker Pool - Retile	~670 LF	15	15	\$40,200	\$50,300
407	Harker Spa - Resurface	~15' x 8'	15	15	\$34,000	\$46,000
408	Harker Spa - Retile	Moderate quantity	30	30	\$12,700	\$17,300
410	Harker Pool Heater - Repair/Replace	1 Raypak	12	12	\$55,200	\$74,800
411	Harker Spa Heater - Repair/Replace	1 Raypak Hi Delta	12	12	\$21,200	\$28,800
412	Harker Pool Filters - Repair/Replace	2 units	40	40	\$110,500	\$149,500
413	Harker Spa Filter - Repair/Replace	1 filter	40	40	\$12,700	\$17,300
414	Harker Pool Pumps - Repair/Replace	3 pumps	20	20	\$29,700	\$40,300
415	Harker Pool Salt System-Repair/Replace	1 ChlorKing Nexgen	25	25	\$76,500	\$103,500
418	Harker Pool ADA Lift - Repair/Replace	1 unit	10	4	\$5,100	\$6,900
420	Harker Pool Artificial Turf - Replace	Extensive quantity	10	10	\$49,700	\$67,300
422	Harker Pool Laundry Machines - Replace	4 machines	15	10	\$2,500	\$3,500
431	Harker Pool & Spa - Renovate	Pool, spa, etc.	50	50	\$969,000	\$1,311,000
446	Harker Pool Storage Roof - Replace	~870 SF composition	30	15	\$5,700	\$10,000
447	Harker Pool Storage Siding - Replace	~1,090 SF wood	50	35	\$27,300	\$32,700
448	Harker Pool Storage Bldg - Paint	1 unit	8	1	\$1,300	\$1,700
Harker Park						
500	Harker Park Fence - Repair/Replace	~500 LF chain link	40	39	\$25,000	\$35,000
507	Harker Park Trellis - Repair/Replace	~21' x 17' wood	20	10	\$17,000	\$23,000
510	Harker Park Play Equipment - Replace	6 assorted pieces	20	11	\$42,500	\$57,500
521	Harker Park Outdoor Kitchen - Remodel	1 kitchen	16	5	\$12,700	\$17,300
525	Harker Park Sports Court - Resurface	~5,905 SF asphalt	30	19	\$17,700	\$26,600
530	Harker Park Bocce Ball Court - Resurface	~780 SF	15	4	\$12,700	\$17,300
Harker Tennis						
600	Harker Tennis Courts Fence - Replace	Chain link	40	37	\$126,000	\$189,000
601	Harker Tennis Court Windscreens-Replace	~1,800 LF 9' tall	10	2	\$5,900	\$8,100
602	Harker Tennis Courts - Resurface	~67,525 SF/9 courts	50	47	\$568,600	\$769,400
603	Harker Tennis Courts - Stripe & Seal	~67,525 SF/9 courts	8	3	\$108,000	\$153,000
609	Harker Pro Shop Courtyard - Replace	Pavers	25	10	\$10,200	\$13,800
610	Harker Pro Shop Roof - Repair/Replace	~1,210 SF composition	30	14	\$9,100	\$15,100
611	Harker Pro Shop Siding - Repair/Replace	~1,350 SF wood	50	34	\$33,800	\$40,500
612	Harker Pro Shop Exteriors - Paint	~1,350 SF	8	2	\$3,800	\$5,200
613	Harker Pro Shop Windows & Doors-Replace	8 vinyl	50	34	\$9,600	\$14,400
620	Harker Pro Shop Interiors - Remodel	Paint, floor, & furniture	25	9	\$25,500	\$34,500
Harker Center Building						
810	Harker Center Roof - Repair/Replace	~8,650 SF composition	30	15	\$56,200	\$99,500
812	Harker Center Siding - Repair/Replace	~6,590 SF wood	50	12	\$164,800	\$197,700
813	Harker Center Exteriors - Caulk & Paint	~6,590 SF	10	2	\$16,500	\$26,400
814	Harker Center Windows - Repair/Replace	69 wood	50	12	\$82,800	\$124,200
820	Harker Center Carpet - Maintain/Replace	~315 SY	15	1	\$23,600	\$31,500
821	Harker Center Laminate Floors - Replace	~715 SF	20	10	\$14,300	\$25,000
822	Harker Center Interiors - Paint	~11,780 SF	25	6	\$29,500	\$41,300
824	Harker Center Pool Lobby - Remodel	Counters, furniture, etc.	20	5	\$12,700	\$17,300

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
825	Harker Center Office - Remodel	Furniture, décor, etc.	20	5	\$17,000	\$23,000
826	Harker Center Lounge - Remodel	Furniture, decor, etc.	25	5	\$17,000	\$23,000
827	Harker Center Restrooms - Remodel	3 restrooms	25	10	\$10,200	\$13,800
828	Harker Pool Locker Rooms - Remodel	2 locker rooms	25	10	\$25,500	\$34,500
830	Harker Center Kitchen - Remodel	1 kitchen	30	21	\$25,500	\$34,500
831	Harker Center Sauna - Repair/Replace	1 sauna	20	9	\$17,000	\$23,000
841	Community Software - Upgrade	Ally software	10	1	\$23,800	\$32,200
842	Community Website - Upgrade	1 system	10	1	\$9,300	\$12,700
843	Harker Center Copy Machines - Replace	2 units	20	4	\$17,000	\$23,000
850	Harker Center Water Heater - Replace	1 Bock 100 gallon	12	12	\$13,600	\$18,400
851	Harker Center Water Softener - Replace	1 system	25	3	\$4,200	\$5,800
Systems & Equipment						
945	Surveillance System - Repair/Replace	Cameras & DVR	12	1	\$10,200	\$13,800
976	Tennis Court Roller - Repair/Replace	1 Brutus Gator Rake	20	6	\$10,200	\$13,800
97	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site & Grounds								
120	Harker Parking & Sagehill Path-Resurface	\$107,650	X	38	/	40	=	\$102,268
121	Harker Parking Lot & Sagehill Path-Seal	\$11,800	X	5	/	5	=	\$11,800
187	Village Pool Pond - Dredge	\$56,000	X	9	/	10	=	\$50,400
Village Pool & Spa								
200	Village Pool Fence - Repair/Replace	\$92,000	X	3	/	40	=	\$6,900
201	Village Pool Deck - Repair/Replace	\$115,400	X	3	/	40	=	\$8,655
202	Village Pool Furniture-Maintain/Replace	\$10,000	X	6	/	8	=	\$7,500
203	Village Pool Umbrellas - Repair/Replace	\$12,100	X	2	/	4	=	\$6,050
204	Village Pool - Resurface	\$175,000	X	3	/	15	=	\$35,000
205	Village Pool - Retile	\$25,000	X	3	/	20	=	\$3,750
206	Village Spa - Resurface & Retile	\$40,000	X	3	/	15	=	\$8,000
207	Village Pool Heater - Repair/Replace	\$65,000	X	3	/	12	=	\$16,250
208	Village Spa Heater - Repair/Replace	\$25,000	X	3	/	12	=	\$6,250
209	Village Pool Filters - Repair/Replace	\$130,000	X	13	/	40	=	\$42,250
211	Village Pool Pumps - Repair/Replace	\$20,000	X	3	/	20	=	\$3,000
218	Village Pool Artificial Turf - Replace	\$35,000	X	3	/	20	=	\$5,250
220	Village Pool & Spa - Renovate	\$1,076,700	X	3	/	50	=	\$64,602
221	Village Pool Vacuum - Repair/Replace	\$1,500	X	4	/	5	=	\$1,200
Village Pool House								
250	Village Pool House Shingle Roof-Replace	\$33,450	X	25	/	30	=	\$27,875
251	Village Pool House Ballast Roof-Replace	\$12,600	X	25	/	30	=	\$10,500
253	Village Pool House Metal Siding-Replace	\$36,900	X	25	/	50	=	\$18,450
256	Village Pool Windows & Door - Replace	\$30,000	X	25	/	50	=	\$15,000
260	Village Pool House Tile Floor - Replace	\$47,850	X	25	/	40	=	\$29,906
265	Village Pool House Interiors - Remodel	\$25,000	X	15	/	25	=	\$15,000
266	Village Pool House Locker Rooms-Remodel	\$35,000	X	15	/	25	=	\$21,000
268	Village Pool House Steam Room - Replace	\$40,000	X	3	/	20	=	\$6,000
269	Village Pool Laundry Machines - Replace	\$20,000	X	14	/	15	=	\$18,667
272	Village Pool House Boilers - Replace	\$20,000	X	18	/	20	=	\$18,000
Village Tennis & Pickleball								
320	Village Pickle & Tennis Fence - Replace	\$241,600	X	4	/	40	=	\$24,160
321	Village Pickle & Tennis Windscreens	\$7,000	X	5	/	10	=	\$3,500
322	Village Sound Barriers - Repair/Replace	\$55,000	X	4	/	20	=	\$11,000
323	Village Pickleball Courts - Resurface	\$480,000	X	4	/	50	=	\$38,400
324	Village Pickleball Courts-Stripe & Seal	\$40,000	X	4	/	7	=	\$22,857
325	Village Clay Courts 1 & 2 - Resurface	\$100,000	X	5	/	35	=	\$14,286
326	Village Clay Courts 3 & 4 - Resurface	\$100,000	X	11	/	35	=	\$31,429
329	Village Tennis Shade Structures-Replace	\$4,500	X	3	/	15	=	\$900
331	Village Pro Shop Roof - Repair/Replace	\$14,000	X	4	/	50	=	\$1,120
333	Village Pro Shop Siding - Repair/Replace	\$28,600	X	4	/	50	=	\$2,288
334	Village Pro Shop Windows & Doors-Replace	\$13,500	X	4	/	50	=	\$1,080
336	Village Pro Shop Interiors - Remodel	\$30,000	X	4	/	25	=	\$4,800
Harker Pool & Spa								
400	Harker Pool Fence - Repair/Replace	\$60,000	X	0	/	40	=	\$0

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
401	Harker Pool Deck - Resurface	\$125,000	X	0	/	40	=	\$0
403	Harker Pool Furniture - Repair/Replace	\$18,500	X	7	/	8	=	\$16,188
404	Harker Pool Umbrellas - Repair/Replace	\$12,000	X	0	/	4	=	\$0
405	Harker Pool - Resurface	\$175,000	X	0	/	15	=	\$0
406	Harker Pool - Retile	\$45,250	X	0	/	15	=	\$0
407	Harker Spa - Resurface	\$40,000	X	0	/	15	=	\$0
408	Harker Spa - Retile	\$15,000	X	0	/	30	=	\$0
410	Harker Pool Heater - Repair/Replace	\$65,000	X	0	/	12	=	\$0
411	Harker Spa Heater - Repair/Replace	\$25,000	X	0	/	12	=	\$0
412	Harker Pool Filters - Repair/Replace	\$130,000	X	0	/	40	=	\$0
413	Harker Spa Filter - Repair/Replace	\$15,000	X	0	/	40	=	\$0
414	Harker Pool Pumps - Repair/Replace	\$35,000	X	0	/	20	=	\$0
415	Harker Pool Salt System-Repair/Replace	\$90,000	X	0	/	25	=	\$0
418	Harker Pool ADA Lift - Repair/Replace	\$6,000	X	6	/	10	=	\$3,600
420	Harker Pool Artificial Turf - Replace	\$58,500	X	0	/	10	=	\$0
422	Harker Pool Laundry Machines - Replace	\$3,000	X	5	/	15	=	\$1,000
431	Harker Pool & Spa - Renovate	\$1,140,000	X	0	/	50	=	\$0
446	Harker Pool Storage Roof - Replace	\$7,850	X	15	/	30	=	\$3,925
447	Harker Pool Storage Siding - Replace	\$30,000	X	15	/	50	=	\$9,000
448	Harker Pool Storage Bldg - Paint	\$1,500	X	7	/	8	=	\$1,313
Harker Park								
500	Harker Park Fence - Repair/Replace	\$30,000	X	1	/	40	=	\$750
507	Harker Park Trellis - Repair/Replace	\$20,000	X	10	/	20	=	\$10,000
510	Harker Park Play Equipment - Replace	\$50,000	X	9	/	20	=	\$22,500
521	Harker Park Outdoor Kitchen - Remodel	\$15,000	X	11	/	16	=	\$10,313
525	Harker Park Sports Court - Resurface	\$22,150	X	11	/	30	=	\$8,122
530	Harker Park Bocce Ball Court - Resurface	\$15,000	X	11	/	15	=	\$11,000
Harker Tennis								
600	Harker Tennis Courts Fence - Replace	\$157,500	X	3	/	40	=	\$11,813
601	Harker Tennis Court Windscreens-Replace	\$7,000	X	8	/	10	=	\$5,600
602	Harker Tennis Courts - Resurface	\$669,000	X	3	/	50	=	\$40,140
603	Harker Tennis Courts - Stripe & Seal	\$130,500	X	5	/	8	=	\$81,563
609	Harker Pro Shop Courtyard - Replace	\$12,000	X	15	/	25	=	\$7,200
610	Harker Pro Shop Roof - Repair/Replace	\$12,100	X	16	/	30	=	\$6,453
611	Harker Pro Shop Siding - Repair/Replace	\$37,150	X	16	/	50	=	\$11,888
612	Harker Pro Shop Exteriors - Paint	\$4,500	X	6	/	8	=	\$3,375
613	Harker Pro Shop Windows & Doors-Replace	\$12,000	X	16	/	50	=	\$3,840
620	Harker Pro Shop Interiors - Remodel	\$30,000	X	16	/	25	=	\$19,200
Harker Center Building								
810	Harker Center Roof - Repair/Replace	\$77,850	X	15	/	30	=	\$38,925
812	Harker Center Siding - Repair/Replace	\$181,250	X	38	/	50	=	\$137,750
813	Harker Center Exteriors - Caulk & Paint	\$21,450	X	8	/	10	=	\$17,160
814	Harker Center Windows - Repair/Replace	\$103,500	X	38	/	50	=	\$78,660
820	Harker Center Carpet - Maintain/Replace	\$27,550	X	14	/	15	=	\$25,713
821	Harker Center Laminate Floors - Replace	\$19,650	X	10	/	20	=	\$9,825
822	Harker Center Interiors - Paint	\$35,400	X	19	/	25	=	\$26,904
824	Harker Center Pool Lobby - Remodel	\$15,000	X	15	/	20	=	\$11,250
825	Harker Center Office - Remodel	\$20,000	X	15	/	20	=	\$15,000
826	Harker Center Lounge - Remodel	\$20,000	X	20	/	25	=	\$16,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
827	Harker Center Restrooms - Remodel	\$12,000	X	15	/	25	=	\$7,200
828	Harker Pool Locker Rooms - Remodel	\$30,000	X	15	/	25	=	\$18,000
830	Harker Center Kitchen - Remodel	\$30,000	X	9	/	30	=	\$9,000
831	Harker Center Sauna - Repair/Replace	\$20,000	X	11	/	20	=	\$11,000
841	Community Software - Upgrade	\$28,000	X	9	/	10	=	\$25,200
842	Community Website - Upgrade	\$11,000	X	9	/	10	=	\$9,900
843	Harker Center Copy Machines - Replace	\$20,000	X	16	/	20	=	\$16,000
850	Harker Center Water Heater - Replace	\$16,000	X	0	/	12	=	\$0
851	Harker Center Water Softener - Replace	\$5,000	X	22	/	25	=	\$4,400
Systems & Equipment								
945	Surveillance System - Repair/Replace	\$12,000	X	11	/	12	=	\$11,000
976	Tennis Court Roller - Repair/Replace	\$12,000	X	14	/	20	=	\$8,400
								\$1,501,410

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site & Grounds					
120	Harker Parking & Sagehill Path-Resurface	40	\$107,650	\$2,691	1.02 %
121	Harker Parking Lot & Sagehill Path-Seal	5	\$11,800	\$2,360	0.90 %
187	Village Pool Pond - Dredge	10	\$56,000	\$5,600	2.12 %
Village Pool & Spa					
200	Village Pool Fence - Repair/Replace	40	\$92,000	\$2,300	0.87 %
201	Village Pool Deck - Repair/Replace	40	\$115,400	\$2,885	1.09 %
202	Village Pool Furniture-Maintain/Replace	8	\$10,000	\$1,250	0.47 %
203	Village Pool Umbrellas - Repair/Replace	4	\$12,100	\$3,025	1.15 %
204	Village Pool - Resurface	15	\$175,000	\$11,667	4.43 %
205	Village Pool - Retile	20	\$25,000	\$1,250	0.47 %
206	Village Spa - Resurface & Retile	15	\$40,000	\$2,667	1.01 %
207	Village Pool Heater - Repair/Replace	12	\$65,000	\$5,417	2.06 %
208	Village Spa Heater - Repair/Replace	12	\$25,000	\$2,083	0.79 %
209	Village Pool Filters - Repair/Replace	40	\$130,000	\$3,250	1.23 %
211	Village Pool Pumps - Repair/Replace	20	\$20,000	\$1,000	0.38 %
218	Village Pool Artificial Turf - Replace	20	\$35,000	\$1,750	0.66 %
220	Village Pool & Spa - Renovate	50	\$1,076,700	\$21,534	8.17 %
221	Village Pool Vacuum - Repair/Replace	5	\$1,500	\$300	0.11 %
Village Pool House					
250	Village Pool House Shingle Roof-Replace	30	\$33,450	\$1,115	0.42 %
251	Village Pool House Ballast Roof-Replace	30	\$12,600	\$420	0.16 %
253	Village Pool House Metal Siding-Replace	50	\$36,900	\$738	0.28 %
256	Village Pool Windows & Door - Replace	50	\$30,000	\$600	0.23 %
260	Village Pool House Tile Floor - Replace	40	\$47,850	\$1,196	0.45 %
265	Village Pool House Interiors - Remodel	25	\$25,000	\$1,000	0.38 %
266	Village Pool House Locker Rooms-Remodel	25	\$35,000	\$1,400	0.53 %
268	Village Pool House Steam Room - Replace	20	\$40,000	\$2,000	0.76 %
269	Village Pool Laundry Machines - Replace	15	\$20,000	\$1,333	0.51 %
272	Village Pool House Boilers - Replace	20	\$20,000	\$1,000	0.38 %
Village Tennis & Pickleball					
320	Village Pickle & Tennis Fence - Replace	40	\$241,600	\$6,040	2.29 %
321	Village Pickle & Tennis Windscreens	10	\$7,000	\$700	0.27 %
322	Village Sound Barriers - Repair/Replace	20	\$55,000	\$2,750	1.04 %
323	Village Pickleball Courts - Resurface	50	\$480,000	\$9,600	3.64 %
324	Village Pickleball Courts-Stripe & Seal	7	\$40,000	\$5,714	2.17 %
325	Village Clay Courts 1 & 2 - Resurface	35	\$100,000	\$2,857	1.08 %
326	Village Clay Courts 3 & 4 - Resurface	35	\$100,000	\$2,857	1.08 %
329	Village Tennis Shade Structures-Replace	15	\$4,500	\$300	0.11 %
331	Village Pro Shop Roof - Repair/Replace	50	\$14,000	\$280	0.11 %
333	Village Pro Shop Siding - Repair/Replace	50	\$28,600	\$572	0.22 %
334	Village Pro Shop Windows & Doors-Replace	50	\$13,500	\$270	0.10 %
336	Village Pro Shop Interiors - Remodel	25	\$30,000	\$1,200	0.46 %
Harker Pool & Spa					
400	Harker Pool Fence - Repair/Replace	40	\$60,000	\$1,500	0.57 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
401	Harker Pool Deck - Resurface	40	\$125,000	\$3,125	1.19 %
403	Harker Pool Furniture - Repair/Replace	8	\$18,500	\$2,313	0.88 %
404	Harker Pool Umbrellas - Repair/Replace	4	\$12,000	\$3,000	1.14 %
405	Harker Pool - Resurface	15	\$175,000	\$11,667	4.43 %
406	Harker Pool - Retile	15	\$45,250	\$3,017	1.14 %
407	Harker Spa - Resurface	15	\$40,000	\$2,667	1.01 %
408	Harker Spa - Retile	30	\$15,000	\$500	0.19 %
410	Harker Pool Heater - Repair/Replace	12	\$65,000	\$5,417	2.06 %
411	Harker Spa Heater - Repair/Replace	12	\$25,000	\$2,083	0.79 %
412	Harker Pool Filters - Repair/Replace	40	\$130,000	\$3,250	1.23 %
413	Harker Spa Filter - Repair/Replace	40	\$15,000	\$375	0.14 %
414	Harker Pool Pumps - Repair/Replace	20	\$35,000	\$1,750	0.66 %
415	Harker Pool Salt System-Repair/Replace	25	\$90,000	\$3,600	1.37 %
418	Harker Pool ADA Lift - Repair/Replace	10	\$6,000	\$600	0.23 %
420	Harker Pool Artificial Turf - Replace	10	\$58,500	\$5,850	2.22 %
422	Harker Pool Laundry Machines - Replace	15	\$3,000	\$200	0.08 %
431	Harker Pool & Spa - Renovate	50	\$1,140,000	\$22,800	8.65 %
446	Harker Pool Storage Roof - Replace	30	\$7,850	\$262	0.10 %
447	Harker Pool Storage Siding - Replace	50	\$30,000	\$600	0.23 %
448	Harker Pool Storage Bldg - Paint	8	\$1,500	\$188	0.07 %
Harker Park					
500	Harker Park Fence - Repair/Replace	40	\$30,000	\$750	0.28 %
507	Harker Park Trellis - Repair/Replace	20	\$20,000	\$1,000	0.38 %
510	Harker Park Play Equipment - Replace	20	\$50,000	\$2,500	0.95 %
521	Harker Park Outdoor Kitchen - Remodel	16	\$15,000	\$938	0.36 %
525	Harker Park Sports Court - Resurface	30	\$22,150	\$738	0.28 %
530	Harker Park Bocce Ball Court - Resurface	15	\$15,000	\$1,000	0.38 %
Harker Tennis					
600	Harker Tennis Courts Fence - Replace	40	\$157,500	\$3,938	1.49 %
601	Harker Tennis Court Windscreens-Replace	10	\$7,000	\$700	0.27 %
602	Harker Tennis Courts - Resurface	50	\$669,000	\$13,380	5.08 %
603	Harker Tennis Courts - Stripe & Seal	8	\$130,500	\$16,313	6.19 %
609	Harker Pro Shop Courtyard - Replace	25	\$12,000	\$480	0.18 %
610	Harker Pro Shop Roof - Repair/Replace	30	\$12,100	\$403	0.15 %
611	Harker Pro Shop Siding - Repair/Replace	50	\$37,150	\$743	0.28 %
612	Harker Pro Shop Exteriors - Paint	8	\$4,500	\$563	0.21 %
613	Harker Pro Shop Windows & Doors-Replace	50	\$12,000	\$240	0.09 %
620	Harker Pro Shop Interiors - Remodel	25	\$30,000	\$1,200	0.46 %
Harker Center Building					
810	Harker Center Roof - Repair/Replace	30	\$77,850	\$2,595	0.98 %
812	Harker Center Siding - Repair/Replace	50	\$181,250	\$3,625	1.38 %
813	Harker Center Exteriors - Caulk & Paint	10	\$21,450	\$2,145	0.81 %
814	Harker Center Windows - Repair/Replace	50	\$103,500	\$2,070	0.79 %
820	Harker Center Carpet - Maintain/Replace	15	\$27,550	\$1,837	0.70 %
821	Harker Center Laminate Floors - Replace	20	\$19,650	\$983	0.37 %
822	Harker Center Interiors - Paint	25	\$35,400	\$1,416	0.54 %
824	Harker Center Pool Lobby - Remodel	20	\$15,000	\$750	0.28 %
825	Harker Center Office - Remodel	20	\$20,000	\$1,000	0.38 %
826	Harker Center Lounge - Remodel	25	\$20,000	\$800	0.30 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
827	Harker Center Restrooms - Remodel	25	\$12,000	\$480	0.18 %
828	Harker Pool Locker Rooms - Remodel	25	\$30,000	\$1,200	0.46 %
830	Harker Center Kitchen - Remodel	30	\$30,000	\$1,000	0.38 %
831	Harker Center Sauna - Repair/Replace	20	\$20,000	\$1,000	0.38 %
841	Community Software - Upgrade	10	\$28,000	\$2,800	1.06 %
842	Community Website - Upgrade	10	\$11,000	\$1,100	0.42 %
843	Harker Center Copy Machines - Replace	20	\$20,000	\$1,000	0.38 %
850	Harker Center Water Heater - Replace	12	\$16,000	\$1,333	0.51 %
851	Harker Center Water Softener - Replace	25	\$5,000	\$200	0.08 %
Systems & Equipment					
945	Surveillance System - Repair/Replace	12	\$12,000	\$1,000	0.38 %
976	Tennis Court Roller - Repair/Replace	20	\$12,000	\$600	0.23 %
97	Total Funded Components			\$263,552	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
Site & Grounds						
120	Harker Parking & Sagehill Path-Resurface	40	2	\$107,650	\$102,268	\$263.92
121	Harker Parking Lot & Sagehill Path-Seal	5	0	\$11,800	\$11,800	\$231.43
187	Village Pool Pond - Dredge	10	1	\$56,000	\$50,400	\$549.16
Village Pool & Spa						
200	Village Pool Fence - Repair/Replace	40	37	\$92,000	\$6,900	\$225.55
201	Village Pool Deck - Repair/Replace	40	37	\$115,400	\$8,655	\$282.92
202	Village Pool Furniture-Maintain/Replace	8	2	\$10,000	\$7,500	\$122.58
203	Village Pool Umbrellas - Repair/Replace	4	2	\$12,100	\$6,050	\$296.64
204	Village Pool - Resurface	15	12	\$175,000	\$35,000	\$1,144.08
205	Village Pool - Retile	20	17	\$25,000	\$3,750	\$122.58
206	Village Spa - Resurface & Retile	15	12	\$40,000	\$8,000	\$261.50
207	Village Pool Heater - Repair/Replace	12	9	\$65,000	\$16,250	\$531.18
208	Village Spa Heater - Repair/Replace	12	9	\$25,000	\$6,250	\$204.30
209	Village Pool Filters - Repair/Replace	40	27	\$130,000	\$42,250	\$318.71
211	Village Pool Pumps - Repair/Replace	20	17	\$20,000	\$3,000	\$98.06
218	Village Pool Artificial Turf - Replace	20	17	\$35,000	\$5,250	\$171.61
220	Village Pool & Spa - Renovate	50	47	\$1,076,700	\$64,602	\$2,111.72
221	Village Pool Vacuum - Repair/Replace	5	1	\$1,500	\$1,200	\$29.42
Village Pool House						
250	Village Pool House Shingle Roof-Replace	30	5	\$33,450	\$27,875	\$109.34
251	Village Pool House Ballast Roof-Replace	30	5	\$12,600	\$10,500	\$41.19
253	Village Pool House Metal Siding-Replace	50	25	\$36,900	\$18,450	\$72.37
256	Village Pool Windows & Door - Replace	50	25	\$30,000	\$15,000	\$58.84
260	Village Pool House Tile Floor - Replace	40	15	\$47,850	\$29,906	\$117.31
265	Village Pool House Interiors - Remodel	25	10	\$25,000	\$15,000	\$98.06
266	Village Pool House Locker Rooms-Remodel	25	10	\$35,000	\$21,000	\$137.29
268	Village Pool House Steam Room - Replace	20	17	\$40,000	\$6,000	\$196.13
269	Village Pool Laundry Machines - Replace	15	1	\$20,000	\$18,667	\$130.75
272	Village Pool House Boilers - Replace	20	2	\$20,000	\$18,000	\$98.06
Village Tennis & Pickleball						
320	Village Pickle & Tennis Fence - Replace	40	36	\$241,600	\$24,160	\$592.31
321	Village Pickle & Tennis Windscreens	10	5	\$7,000	\$3,500	\$68.65
322	Village Sound Barriers - Repair/Replace	20	16	\$55,000	\$11,000	\$269.68
323	Village Pickleball Courts - Resurface	50	46	\$480,000	\$38,400	\$941.42
324	Village Pickleball Courts-Stripe & Seal	7	3	\$40,000	\$22,857	\$560.37
325	Village Clay Courts 1 & 2 - Resurface	35	30	\$100,000	\$14,286	\$280.18
326	Village Clay Courts 3 & 4 - Resurface	35	24	\$100,000	\$31,429	\$280.18
329	Village Tennis Shade Structures-Replace	15	12	\$4,500	\$900	\$29.42
331	Village Pro Shop Roof - Repair/Replace	50	46	\$14,000	\$1,120	\$27.46
333	Village Pro Shop Siding - Repair/Replace	50	46	\$28,600	\$2,288	\$56.09
334	Village Pro Shop Windows & Doors-Replace	50	46	\$13,500	\$1,080	\$26.48
336	Village Pro Shop Interiors - Remodel	25	21	\$30,000	\$4,800	\$117.68
Harker Pool & Spa						

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
400	Harker Pool Fence - Repair/Replace	40	40	\$60,000	\$0	\$147.10
401	Harker Pool Deck - Resurface	40	40	\$125,000	\$0	\$306.45
403	Harker Pool Furniture - Repair/Replace	8	1	\$18,500	\$16,188	\$226.77
404	Harker Pool Umbrellas - Repair/Replace	4	4	\$12,000	\$0	\$294.19
405	Harker Pool - Resurface	15	15	\$175,000	\$0	\$1,144.08
406	Harker Pool - Retile	15	15	\$45,250	\$0	\$295.83
407	Harker Spa - Resurface	15	15	\$40,000	\$0	\$261.50
408	Harker Spa - Retile	30	30	\$15,000	\$0	\$49.03
410	Harker Pool Heater - Repair/Replace	12	12	\$65,000	\$0	\$531.18
411	Harker Spa Heater - Repair/Replace	12	12	\$25,000	\$0	\$204.30
412	Harker Pool Filters - Repair/Replace	40	40	\$130,000	\$0	\$318.71
413	Harker Spa Filter - Repair/Replace	40	40	\$15,000	\$0	\$36.77
414	Harker Pool Pumps - Repair/Replace	20	20	\$35,000	\$0	\$171.61
415	Harker Pool Salt System-Repair/Replace	25	25	\$90,000	\$0	\$353.03
418	Harker Pool ADA Lift - Repair/Replace	10	4	\$6,000	\$3,600	\$58.84
420	Harker Pool Artificial Turf - Replace	10	10	\$58,500	\$0	\$573.68
422	Harker Pool Laundry Machines - Replace	15	10	\$3,000	\$1,000	\$19.61
431	Harker Pool & Spa - Renovate	50	50	\$1,140,000	\$0	\$2,235.87
446	Harker Pool Storage Roof - Replace	30	15	\$7,850	\$3,925	\$25.66
447	Harker Pool Storage Siding - Replace	50	35	\$30,000	\$9,000	\$58.84
448	Harker Pool Storage Bldg - Paint	8	1	\$1,500	\$1,313	\$18.39
Harker Park						
500	Harker Park Fence - Repair/Replace	40	39	\$30,000	\$750	\$73.55
507	Harker Park Trellis - Repair/Replace	20	10	\$20,000	\$10,000	\$98.06
510	Harker Park Play Equipment - Replace	20	11	\$50,000	\$22,500	\$245.16
521	Harker Park Outdoor Kitchen - Remodel	16	5	\$15,000	\$10,313	\$91.94
525	Harker Park Sports Court - Resurface	30	19	\$22,150	\$8,122	\$72.40
530	Harker Park Bocce Ball Court - Resurface	15	4	\$15,000	\$11,000	\$98.06
Harker Tennis						
600	Harker Tennis Courts Fence - Replace	40	37	\$157,500	\$11,813	\$386.13
601	Harker Tennis Court Windscreens-Replace	10	2	\$7,000	\$5,600	\$68.65
602	Harker Tennis Courts - Resurface	50	47	\$669,000	\$40,140	\$1,312.10
603	Harker Tennis Courts - Stripe & Seal	8	3	\$130,500	\$81,563	\$1,599.67
609	Harker Pro Shop Courtyard - Replace	25	10	\$12,000	\$7,200	\$47.07
610	Harker Pro Shop Roof - Repair/Replace	30	14	\$12,100	\$6,453	\$39.55
611	Harker Pro Shop Siding - Repair/Replace	50	34	\$37,150	\$11,888	\$72.86
612	Harker Pro Shop Exteriors - Paint	8	2	\$4,500	\$3,375	\$55.16
613	Harker Pro Shop Windows & Doors-Replace	50	34	\$12,000	\$3,840	\$23.54
620	Harker Pro Shop Interiors - Remodel	25	9	\$30,000	\$19,200	\$117.68
Harker Center Building						
810	Harker Center Roof - Repair/Replace	30	15	\$77,850	\$38,925	\$254.48
812	Harker Center Siding - Repair/Replace	50	12	\$181,250	\$137,750	\$355.48
813	Harker Center Exteriors - Caulk & Paint	10	2	\$21,450	\$17,160	\$210.35
814	Harker Center Windows - Repair/Replace	50	12	\$103,500	\$78,660	\$202.99
820	Harker Center Carpet - Maintain/Replace	15	1	\$27,550	\$25,713	\$180.11
821	Harker Center Laminate Floors - Replace	20	10	\$19,650	\$9,825	\$96.35
822	Harker Center Interiors - Paint	25	6	\$35,400	\$26,904	\$138.86
824	Harker Center Pool Lobby - Remodel	20	5	\$15,000	\$11,250	\$73.55
825	Harker Center Office - Remodel	20	5	\$20,000	\$15,000	\$98.06

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
826	Harker Center Lounge - Remodel	25	5	\$20,000	\$16,000	\$78.45
827	Harker Center Restrooms - Remodel	25	10	\$12,000	\$7,200	\$47.07
828	Harker Pool Locker Rooms - Remodel	25	10	\$30,000	\$18,000	\$117.68
830	Harker Center Kitchen - Remodel	30	21	\$30,000	\$9,000	\$98.06
831	Harker Center Sauna - Repair/Replace	20	9	\$20,000	\$11,000	\$98.06
841	Community Software - Upgrade	10	1	\$28,000	\$25,200	\$274.58
842	Community Website - Upgrade	10	1	\$11,000	\$9,900	\$107.87
843	Harker Center Copy Machines - Replace	20	4	\$20,000	\$16,000	\$98.06
850	Harker Center Water Heater - Replace	12	12	\$16,000	\$0	\$130.75
851	Harker Center Water Softener - Replace	25	3	\$5,000	\$4,400	\$19.61
Systems & Equipment						
945	Surveillance System - Repair/Replace	12	1	\$12,000	\$11,000	\$98.06
976	Tennis Court Roller - Repair/Replace	20	6	\$12,000	\$8,400	\$58.84
97	Total Funded Components				\$1,501,410	\$25,845

30-Year Reserve Plan Summary

Report # 38899-1
With-Site-Visit

Fiscal Year Start: 2024

Interest:

2.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-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 Funding	Reserve Funding			
2024	\$1,051,005	\$1,501,410	70.0 %	Low	74.89 %	\$310,140	\$0	\$24,225	\$11,800
2025	\$1,373,570	\$1,805,756	76.1 %	Low	3.00 %	\$319,444	\$0	\$29,118	\$181,332
2026	\$1,540,801	\$1,952,759	78.9 %	Low	3.00 %	\$329,028	\$0	\$32,465	\$193,826
2027	\$1,708,467	\$2,099,691	81.4 %	Low	3.00 %	\$338,898	\$0	\$35,969	\$191,774
2028	\$1,891,560	\$2,261,784	83.6 %	Low	3.00 %	\$349,065	\$0	\$41,101	\$59,652
2029	\$2,222,075	\$2,573,725	86.3 %	Low	3.00 %	\$359,537	\$0	\$46,902	\$156,328
2030	\$2,472,186	\$2,804,613	88.1 %	Low	3.00 %	\$370,323	\$0	\$52,902	\$72,837
2031	\$2,822,574	\$3,137,864	90.0 %	Low	3.00 %	\$381,433	\$0	\$60,821	\$0
2032	\$3,264,828	\$3,565,859	91.6 %	Low	3.00 %	\$392,876	\$0	\$69,710	\$15,201
2033	\$3,712,213	\$4,001,053	92.8 %	Low	3.00 %	\$404,662	\$0	\$76,906	\$208,764
2034	\$3,985,017	\$4,260,249	93.5 %	Low	3.00 %	\$416,802	\$0	\$80,660	\$394,507
2035	\$4,087,973	\$4,346,532	94.1 %	Low	3.00 %	\$429,306	\$0	\$82,976	\$383,433
2036	\$4,216,822	\$4,457,753	94.6 %	Low	3.00 %	\$442,185	\$0	\$80,214	\$927,743
2037	\$3,811,479	\$4,022,945	94.7 %	Low	3.00 %	\$455,451	\$0	\$81,351	\$17,622
2038	\$4,330,658	\$4,524,128	95.7 %	Low	3.00 %	\$469,115	\$0	\$91,685	\$45,680
2039	\$4,845,778	\$5,023,406	96.5 %	Low	3.00 %	\$483,188	\$0	\$96,198	\$642,817
2040	\$4,782,346	\$4,934,929	96.9 %	Low	3.00 %	\$497,684	\$0	\$99,672	\$186,226
2041	\$5,193,475	\$5,326,775	97.5 %	Low	3.00 %	\$512,614	\$0	\$106,998	\$297,513
2042	\$5,515,575	\$5,628,819	98.0 %	Low	3.00 %	\$527,993	\$0	\$116,200	\$45,285
2043	\$6,114,483	\$6,213,180	98.4 %	Low	3.00 %	\$543,832	\$0	\$125,938	\$293,975
2044	\$6,490,278	\$6,572,784	98.7 %	Low	3.00 %	\$560,147	\$0	\$134,517	\$211,857
2045	\$6,973,086	\$7,042,038	99.0 %	Low	3.00 %	\$576,952	\$0	\$141,660	\$486,467
2046	\$7,205,231	\$7,257,231	99.3 %	Low	3.00 %	\$594,260	\$0	\$150,259	\$116,020
2047	\$7,833,731	\$7,875,589	99.5 %	Low	3.00 %	\$612,088	\$0	\$164,296	\$0
2048	\$8,610,115	\$8,647,602	99.6 %	Low	3.00 %	\$630,451	\$0	\$174,326	\$577,314
2049	\$8,837,578	\$8,864,216	99.7 %	Low	3.00 %	\$649,364	\$0	\$179,742	\$514,441
2050	\$9,152,243	\$9,168,641	99.8 %	Low	3.00 %	\$668,845	\$0	\$190,609	\$86,479
2051	\$9,925,219	\$9,940,051	99.9 %	Low	3.00 %	\$688,911	\$0	\$196,526	\$1,066,219
2052	\$9,744,437	\$9,743,034	100.0 %	Low	3.00 %	\$709,578	\$0	\$203,454	\$38,895
2053	\$10,618,574	\$10,616,340	100.0 %	Low	3.00 %	\$730,865	\$0	\$221,229	\$47,131

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 38899-1
With-Site-Visit

Fiscal Year Start: 2024

Interest:

2.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$1,051,005	\$1,501,410	70.0 %	Low	-23.03 %	\$136,500	\$0	\$22,472	\$11,800
2025	\$1,198,177	\$1,805,756	66.4 %	Medium	3.00 %	\$140,595	\$0	\$23,773	\$181,332
2026	\$1,181,214	\$1,952,759	60.5 %	Medium	3.00 %	\$144,813	\$0	\$23,347	\$193,826
2027	\$1,155,548	\$2,099,691	55.0 %	Medium	3.00 %	\$149,157	\$0	\$22,894	\$191,774
2028	\$1,135,826	\$2,261,784	50.2 %	Medium	3.00 %	\$153,632	\$0	\$23,874	\$59,652
2029	\$1,253,680	\$2,573,725	48.7 %	Medium	3.00 %	\$158,241	\$0	\$25,324	\$156,328
2030	\$1,280,917	\$2,804,613	45.7 %	Medium	3.00 %	\$162,988	\$0	\$26,764	\$72,837
2031	\$1,397,832	\$3,137,864	44.5 %	Medium	3.00 %	\$167,878	\$0	\$29,909	\$0
2032	\$1,595,618	\$3,565,859	44.7 %	Medium	3.00 %	\$172,914	\$0	\$33,798	\$15,201
2033	\$1,787,129	\$4,001,053	44.7 %	Medium	3.00 %	\$178,102	\$0	\$35,763	\$208,764
2034	\$1,792,230	\$4,260,249	42.1 %	Medium	3.00 %	\$183,445	\$0	\$34,045	\$394,507
2035	\$1,615,213	\$4,346,532	37.2 %	Medium	3.00 %	\$188,948	\$0	\$30,639	\$383,433
2036	\$1,451,367	\$4,457,753	32.6 %	Medium	3.00 %	\$194,616	\$0	\$21,896	\$927,743
2037	\$740,137	\$4,022,945	18.4 %	High	3.00 %	\$200,455	\$0	\$16,784	\$17,622
2038	\$939,754	\$4,524,128	20.8 %	High	3.00 %	\$206,468	\$0	\$20,591	\$45,680
2039	\$1,121,133	\$5,023,406	22.3 %	High	3.00 %	\$212,663	\$0	\$18,288	\$642,817
2040	\$709,266	\$4,934,929	14.4 %	High	3.00 %	\$219,042	\$0	\$14,647	\$186,226
2041	\$756,730	\$5,326,775	14.2 %	High	3.00 %	\$225,614	\$0	\$14,548	\$297,513
2042	\$699,380	\$5,628,819	12.4 %	High	3.00 %	\$232,382	\$0	\$16,005	\$45,285
2043	\$902,482	\$6,213,180	14.5 %	High	3.00 %	\$239,354	\$0	\$17,665	\$293,975
2044	\$865,525	\$6,572,784	13.2 %	High	3.00 %	\$246,534	\$0	\$17,820	\$211,857
2045	\$918,022	\$7,042,038	13.0 %	High	3.00 %	\$253,930	\$0	\$16,183	\$486,467
2046	\$701,668	\$7,257,231	9.7 %	High	3.00 %	\$261,548	\$0	\$15,631	\$116,020
2047	\$862,828	\$7,875,589	11.0 %	High	3.00 %	\$269,395	\$0	\$20,134	\$0
2048	\$1,152,357	\$8,647,602	13.3 %	High	3.00 %	\$277,476	\$0	\$20,234	\$577,314
2049	\$872,753	\$8,864,216	9.8 %	High	3.00 %	\$285,801	\$0	\$15,308	\$514,441
2050	\$659,421	\$9,168,641	7.2 %	High	3.00 %	\$294,375	\$0	\$15,408	\$86,479
2051	\$882,724	\$9,940,051	8.9 %	High	3.00 %	\$303,206	\$0	\$10,117	\$1,066,219
2052	\$129,828	\$9,743,034	1.3 %	High	3.00 %	\$312,302	\$0	\$5,380	\$38,895
2053	\$408,616	\$10,616,340	3.8 %	High	3.00 %	\$321,671	\$0	\$11,018	\$47,131

30-Year Income/Expense Detail

Report # 38899-1
With-Site-Visit

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$1,051,005	\$1,373,570	\$1,540,801	\$1,708,467	\$1,891,560
Annual Reserve Funding	\$310,140	\$319,444	\$329,028	\$338,898	\$349,065
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,225	\$29,118	\$32,465	\$35,969	\$41,101
Total Income	\$1,385,370	\$1,722,132	\$1,902,293	\$2,083,334	\$2,281,726
# Component					
Site & Grounds					
120 Harker Parking & Sagehill Path-Resurface	\$0	\$0	\$114,206	\$0	\$0
121 Harker Parking Lot & Sagehill Path-Seal	\$11,800	\$0	\$0	\$0	\$0
187 Village Pool Pond - Dredge	\$0	\$57,680	\$0	\$0	\$0
Village Pool & Spa					
200 Village Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Village Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
202 Village Pool Furniture-Maintain/Replace	\$0	\$0	\$10,609	\$0	\$0
203 Village Pool Umbrellas - Repair/Replace	\$0	\$0	\$12,837	\$0	\$0
204 Village Pool - Resurface	\$0	\$0	\$0	\$0	\$0
205 Village Pool - Retile	\$0	\$0	\$0	\$0	\$0
206 Village Spa - Resurface & Retile	\$0	\$0	\$0	\$0	\$0
207 Village Pool Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
208 Village Spa Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
209 Village Pool Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
211 Village Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
218 Village Pool Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
220 Village Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
221 Village Pool Vacuum - Repair/Replace	\$0	\$1,545	\$0	\$0	\$0
Village Pool House					
250 Village Pool House Shingle Roof-Replace	\$0	\$0	\$0	\$0	\$0
251 Village Pool House Ballast Roof-Replace	\$0	\$0	\$0	\$0	\$0
253 Village Pool House Metal Siding-Replace	\$0	\$0	\$0	\$0	\$0
256 Village Pool Windows & Door - Replace	\$0	\$0	\$0	\$0	\$0
260 Village Pool House Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
265 Village Pool House Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
266 Village Pool House Locker Rooms-Remodel	\$0	\$0	\$0	\$0	\$0
268 Village Pool House Steam Room - Replace	\$0	\$0	\$0	\$0	\$0
269 Village Pool Laundry Machines - Replace	\$0	\$20,600	\$0	\$0	\$0
272 Village Pool House Boilers - Replace	\$0	\$0	\$21,218	\$0	\$0
Village Tennis & Pickleball					
320 Village Pickle & Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
321 Village Pickle & Tennis Windscreens	\$0	\$0	\$0	\$0	\$0
322 Village Sound Barriers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
323 Village Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
324 Village Pickleball Courts-Stripe & Seal	\$0	\$0	\$0	\$43,709	\$0
325 Village Clay Courts 1 & 2 - Resurface	\$0	\$0	\$0	\$0	\$0
326 Village Clay Courts 3 & 4 - Resurface	\$0	\$0	\$0	\$0	\$0
329 Village Tennis Shade Structures-Replace	\$0	\$0	\$0	\$0	\$0
331 Village Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
333 Village Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
334 Village Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
336 Village Pro Shop Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Harker Pool & Spa					
400 Harker Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
401 Harker Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
403 Harker Pool Furniture - Repair/Replace	\$0	\$19,055	\$0	\$0	\$0
404 Harker Pool Umbrellas - Repair/Replace	\$0	\$0	\$0	\$0	\$13,506
405 Harker Pool - Resurface	\$0	\$0	\$0	\$0	\$0
406 Harker Pool - Retile	\$0	\$0	\$0	\$0	\$0
407 Harker Spa - Resurface	\$0	\$0	\$0	\$0	\$0
408 Harker Spa - Retile	\$0	\$0	\$0	\$0	\$0
410 Harker Pool Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
411 Harker Spa Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
412 Harker Pool Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
413 Harker Spa Filter - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Harker Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Harker Pool Salt System-Repair/Replace	\$0	\$0	\$0	\$0	\$0
418 Harker Pool ADA Lift - Repair/Replace	\$0	\$0	\$0	\$0	\$6,753
420 Harker Pool Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
422 Harker Pool Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
431 Harker Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
446 Harker Pool Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
447 Harker Pool Storage Siding - Replace	\$0	\$0	\$0	\$0	\$0
448 Harker Pool Storage Bldg - Paint	\$0	\$1,545	\$0	\$0	\$0
Harker Park					
500 Harker Park Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
507 Harker Park Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Harker Park Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
521 Harker Park Outdoor Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
525 Harker Park Sports Court - Resurface	\$0	\$0	\$0	\$0	\$0
530 Harker Park Bocce Ball Court - Resurface	\$0	\$0	\$0	\$0	\$16,883
Harker Tennis					
600 Harker Tennis Courts Fence - Replace	\$0	\$0	\$0	\$0	\$0
601 Harker Tennis Court Windscreens-Replace	\$0	\$0	\$7,426	\$0	\$0
602 Harker Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
603 Harker Tennis Courts - Stripe & Seal	\$0	\$0	\$0	\$142,601	\$0
609 Harker Pro Shop Courtyard - Replace	\$0	\$0	\$0	\$0	\$0
610 Harker Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
611 Harker Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
612 Harker Pro Shop Exteriors - Paint	\$0	\$0	\$4,774	\$0	\$0
613 Harker Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
620 Harker Pro Shop Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Harker Center Building					
810 Harker Center Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
812 Harker Center Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
813 Harker Center Exteriors - Caulk & Paint	\$0	\$0	\$22,756	\$0	\$0
814 Harker Center Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
820 Harker Center Carpet - Maintain/Replace	\$0	\$28,377	\$0	\$0	\$0
821 Harker Center Laminate Floors - Replace	\$0	\$0	\$0	\$0	\$0
822 Harker Center Interiors - Paint	\$0	\$0	\$0	\$0	\$0
824 Harker Center Pool Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
825 Harker Center Office - Remodel	\$0	\$0	\$0	\$0	\$0
826 Harker Center Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
827 Harker Center Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
828 Harker Pool Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
830 Harker Center Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
831 Harker Center Sauna - Repair/Replace	\$0	\$0	\$0	\$0	\$0
841 Community Software - Upgrade	\$0	\$28,840	\$0	\$0	\$0
842 Community Website - Upgrade	\$0	\$11,330	\$0	\$0	\$0
843 Harker Center Copy Machines - Replace	\$0	\$0	\$0	\$0	\$22,510
850 Harker Center Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
851 Harker Center Water Softener - Replace	\$0	\$0	\$0	\$5,464	\$0
Systems & Equipment					
945 Surveillance System - Repair/Replace	\$0	\$12,360	\$0	\$0	\$0
976 Tennis Court Roller - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$11,800	\$181,332	\$193,826	\$191,774	\$59,652
Ending Reserve Balance	\$1,373,570	\$1,540,801	\$1,708,467	\$1,891,560	\$2,222,075

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$2,222,075	\$2,472,186	\$2,822,574	\$3,264,828	\$3,712,213
Annual Reserve Funding	\$359,537	\$370,323	\$381,433	\$392,876	\$404,662
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$46,902	\$52,902	\$60,821	\$69,710	\$76,906
Total Income	\$2,628,514	\$2,895,411	\$3,264,828	\$3,727,414	\$4,193,781
# Component					
Site & Grounds					
120 Harker Parking & Sagehill Path-Resurface	\$0	\$0	\$0	\$0	\$0
121 Harker Parking Lot & Sagehill Path-Seal	\$13,679	\$0	\$0	\$0	\$0
187 Village Pool Pond - Dredge	\$0	\$0	\$0	\$0	\$0
Village Pool & Spa					
200 Village Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Village Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
202 Village Pool Furniture-Maintain/Replace	\$0	\$0	\$0	\$0	\$0
203 Village Pool Umbrellas - Repair/Replace	\$0	\$14,448	\$0	\$0	\$0
204 Village Pool - Resurface	\$0	\$0	\$0	\$0	\$0
205 Village Pool - Retile	\$0	\$0	\$0	\$0	\$0
206 Village Spa - Resurface & Retile	\$0	\$0	\$0	\$0	\$0
207 Village Pool Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$84,810
208 Village Spa Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$32,619
209 Village Pool Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
211 Village Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
218 Village Pool Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
220 Village Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
221 Village Pool Vacuum - Repair/Replace	\$0	\$1,791	\$0	\$0	\$0
Village Pool House					
250 Village Pool House Shingle Roof-Replace	\$38,778	\$0	\$0	\$0	\$0
251 Village Pool House Ballast Roof-Replace	\$14,607	\$0	\$0	\$0	\$0
253 Village Pool House Metal Siding-Replace	\$0	\$0	\$0	\$0	\$0
256 Village Pool Windows & Door - Replace	\$0	\$0	\$0	\$0	\$0
260 Village Pool House Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
265 Village Pool House Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
266 Village Pool House Locker Rooms-Remodel	\$0	\$0	\$0	\$0	\$0
268 Village Pool House Steam Room - Replace	\$0	\$0	\$0	\$0	\$0
269 Village Pool Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
272 Village Pool House Boilers - Replace	\$0	\$0	\$0	\$0	\$0
Village Tennis & Pickleball					
320 Village Pickle & Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
321 Village Pickle & Tennis Windscreens	\$8,115	\$0	\$0	\$0	\$0
322 Village Sound Barriers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
323 Village Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
324 Village Pickleball Courts-Stripe & Seal	\$0	\$0	\$0	\$0	\$0
325 Village Clay Courts 1 & 2 - Resurface	\$0	\$0	\$0	\$0	\$0
326 Village Clay Courts 3 & 4 - Resurface	\$0	\$0	\$0	\$0	\$0
329 Village Tennis Shade Structures-Replace	\$0	\$0	\$0	\$0	\$0
331 Village Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
333 Village Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
334 Village Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
336 Village Pro Shop Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Harker Pool & Spa					
400 Harker Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
401 Harker Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
403 Harker Pool Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$24,138
404 Harker Pool Umbrellas - Repair/Replace	\$0	\$0	\$0	\$15,201	\$0
405 Harker Pool - Resurface	\$0	\$0	\$0	\$0	\$0
406 Harker Pool - Retile	\$0	\$0	\$0	\$0	\$0
407 Harker Spa - Resurface	\$0	\$0	\$0	\$0	\$0
408 Harker Spa - Retile	\$0	\$0	\$0	\$0	\$0
410 Harker Pool Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
411 Harker Spa Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
412 Harker Pool Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
413 Harker Spa Filter - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Harker Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Harker Pool Salt System-Repair/Replace	\$0	\$0	\$0	\$0	\$0
418 Harker Pool ADA Lift - Repair/Replace	\$0	\$0	\$0	\$0	\$0
420 Harker Pool Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
422 Harker Pool Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
431 Harker Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
446 Harker Pool Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
447 Harker Pool Storage Siding - Replace	\$0	\$0	\$0	\$0	\$0
448 Harker Pool Storage Bldg - Paint	\$0	\$0	\$0	\$0	\$1,957
Harker Park					
500 Harker Park Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
507 Harker Park Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Harker Park Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
521 Harker Park Outdoor Kitchen - Remodel	\$17,389	\$0	\$0	\$0	\$0
525 Harker Park Sports Court - Resurface	\$0	\$0	\$0	\$0	\$0
530 Harker Park Bocce Ball Court - Resurface	\$0	\$0	\$0	\$0	\$0
Harker Tennis					
600 Harker Tennis Courts Fence - Replace	\$0	\$0	\$0	\$0	\$0
601 Harker Tennis Court Windscreens-Replace	\$0	\$0	\$0	\$0	\$0
602 Harker Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
603 Harker Tennis Courts - Stripe & Seal	\$0	\$0	\$0	\$0	\$0
609 Harker Pro Shop Courtyard - Replace	\$0	\$0	\$0	\$0	\$0
610 Harker Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
611 Harker Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
612 Harker Pro Shop Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
613 Harker Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
620 Harker Pro Shop Interiors - Remodel	\$0	\$0	\$0	\$0	\$39,143
Harker Center Building					
810 Harker Center Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
812 Harker Center Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
813 Harker Center Exteriors - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
814 Harker Center Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
820 Harker Center Carpet - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
821 Harker Center Laminate Floors - Replace	\$0	\$0	\$0	\$0	\$0
822 Harker Center Interiors - Paint	\$0	\$42,269	\$0	\$0	\$0
824 Harker Center Pool Lobby - Remodel	\$17,389	\$0	\$0	\$0	\$0
825 Harker Center Office - Remodel	\$23,185	\$0	\$0	\$0	\$0
826 Harker Center Lounge - Remodel	\$23,185	\$0	\$0	\$0	\$0
827 Harker Center Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
828 Harker Pool Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
830 Harker Center Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
831 Harker Center Sauna - Repair/Replace	\$0	\$0	\$0	\$0	\$26,095
841 Community Software - Upgrade	\$0	\$0	\$0	\$0	\$0
842 Community Website - Upgrade	\$0	\$0	\$0	\$0	\$0
843 Harker Center Copy Machines - Replace	\$0	\$0	\$0	\$0	\$0
850 Harker Center Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
851 Harker Center Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Equipment					
945 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
976 Tennis Court Roller - Repair/Replace	\$0	\$14,329	\$0	\$0	\$0
Total Expenses	\$156,328	\$72,837	\$0	\$15,201	\$208,764
Ending Reserve Balance	\$2,472,186	\$2,822,574	\$3,264,828	\$3,712,213	\$3,985,017

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$3,985,017	\$4,087,973	\$4,216,822	\$3,811,479	\$4,330,658
Annual Reserve Funding	\$416,802	\$429,306	\$442,185	\$455,451	\$469,115
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$80,660	\$82,976	\$80,214	\$81,351	\$91,685
Total Income	\$4,482,479	\$4,600,255	\$4,739,221	\$4,348,281	\$4,891,458
# Component					
Site & Grounds					
120 Harker Parking & Sagehill Path-Resurface	\$0	\$0	\$0	\$0	\$0
121 Harker Parking Lot & Sagehill Path-Seal	\$15,858	\$0	\$0	\$0	\$0
187 Village Pool Pond - Dredge	\$0	\$77,517	\$0	\$0	\$0
Village Pool & Spa					
200 Village Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Village Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
202 Village Pool Furniture-Maintain/Replace	\$13,439	\$0	\$0	\$0	\$0
203 Village Pool Umbrellas - Repair/Replace	\$16,261	\$0	\$0	\$0	\$18,302
204 Village Pool - Resurface	\$0	\$0	\$249,508	\$0	\$0
205 Village Pool - Retile	\$0	\$0	\$0	\$0	\$0
206 Village Spa - Resurface & Retile	\$0	\$0	\$57,030	\$0	\$0
207 Village Pool Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
208 Village Spa Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
209 Village Pool Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
211 Village Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
218 Village Pool Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
220 Village Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
221 Village Pool Vacuum - Repair/Replace	\$0	\$2,076	\$0	\$0	\$0
Village Pool House					
250 Village Pool House Shingle Roof-Replace	\$0	\$0	\$0	\$0	\$0
251 Village Pool House Ballast Roof-Replace	\$0	\$0	\$0	\$0	\$0
253 Village Pool House Metal Siding-Replace	\$0	\$0	\$0	\$0	\$0
256 Village Pool Windows & Door - Replace	\$0	\$0	\$0	\$0	\$0
260 Village Pool House Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
265 Village Pool House Interiors - Remodel	\$33,598	\$0	\$0	\$0	\$0
266 Village Pool House Locker Rooms-Remodel	\$47,037	\$0	\$0	\$0	\$0
268 Village Pool House Steam Room - Replace	\$0	\$0	\$0	\$0	\$0
269 Village Pool Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
272 Village Pool House Boilers - Replace	\$0	\$0	\$0	\$0	\$0
Village Tennis & Pickleball					
320 Village Pickle & Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
321 Village Pickle & Tennis Windscreens	\$0	\$0	\$0	\$0	\$0
322 Village Sound Barriers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
323 Village Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
324 Village Pickleball Courts-Stripe & Seal	\$53,757	\$0	\$0	\$0	\$0
325 Village Clay Courts 1 & 2 - Resurface	\$0	\$0	\$0	\$0	\$0
326 Village Clay Courts 3 & 4 - Resurface	\$0	\$0	\$0	\$0	\$0
329 Village Tennis Shade Structures-Replace	\$0	\$0	\$6,416	\$0	\$0
331 Village Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
333 Village Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
334 Village Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
336 Village Pro Shop Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Harker Pool & Spa					
400 Harker Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
401 Harker Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
403 Harker Pool Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
404 Harker Pool Umbrellas - Repair/Replace	\$0	\$0	\$17,109	\$0	\$0
405 Harker Pool - Resurface	\$0	\$0	\$0	\$0	\$0
406 Harker Pool - Retile	\$0	\$0	\$0	\$0	\$0
407 Harker Spa - Resurface	\$0	\$0	\$0	\$0	\$0
408 Harker Spa - Retile	\$0	\$0	\$0	\$0	\$0
410 Harker Pool Heater - Repair/Replace	\$0	\$0	\$92,674	\$0	\$0
411 Harker Spa Heater - Repair/Replace	\$0	\$0	\$35,644	\$0	\$0
412 Harker Pool Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
413 Harker Spa Filter - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Harker Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Harker Pool Salt System-Repair/Replace	\$0	\$0	\$0	\$0	\$0
418 Harker Pool ADA Lift - Repair/Replace	\$0	\$0	\$0	\$0	\$9,076
420 Harker Pool Artificial Turf - Replace	\$78,619	\$0	\$0	\$0	\$0
422 Harker Pool Laundry Machines - Replace	\$4,032	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
431 Harker Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
446 Harker Pool Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
447 Harker Pool Storage Siding - Replace	\$0	\$0	\$0	\$0	\$0
448 Harker Pool Storage Bldg - Paint	\$0	\$0	\$0	\$0	\$0
Harker Park					
500 Harker Park Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
507 Harker Park Trellis - Repair/Replace	\$26,878	\$0	\$0	\$0	\$0
510 Harker Park Play Equipment - Replace	\$0	\$69,212	\$0	\$0	\$0
521 Harker Park Outdoor Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
525 Harker Park Sports Court - Resurface	\$0	\$0	\$0	\$0	\$0
530 Harker Park Bocce Ball Court - Resurface	\$0	\$0	\$0	\$0	\$0
Harker Tennis					
600 Harker Tennis Courts Fence - Replace	\$0	\$0	\$0	\$0	\$0
601 Harker Tennis Court Windscreens-Replace	\$0	\$0	\$9,980	\$0	\$0
602 Harker Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
603 Harker Tennis Courts - Stripe & Seal	\$0	\$180,643	\$0	\$0	\$0
609 Harker Pro Shop Courtyard - Replace	\$16,127	\$0	\$0	\$0	\$0
610 Harker Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$18,302
611 Harker Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
612 Harker Pro Shop Exteriors - Paint	\$6,048	\$0	\$0	\$0	\$0
613 Harker Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
620 Harker Pro Shop Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Harker Center Building					
810 Harker Center Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
812 Harker Center Siding - Repair/Replace	\$0	\$0	\$258,419	\$0	\$0
813 Harker Center Exteriors - Caulk & Paint	\$0	\$0	\$30,583	\$0	\$0
814 Harker Center Windows - Repair/Replace	\$0	\$0	\$147,566	\$0	\$0
820 Harker Center Carpet - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
821 Harker Center Laminate Floors - Replace	\$26,408	\$0	\$0	\$0	\$0
822 Harker Center Interiors - Paint	\$0	\$0	\$0	\$0	\$0
824 Harker Center Pool Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
825 Harker Center Office - Remodel	\$0	\$0	\$0	\$0	\$0
826 Harker Center Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
827 Harker Center Restrooms - Remodel	\$16,127	\$0	\$0	\$0	\$0
828 Harker Pool Locker Rooms - Remodel	\$40,317	\$0	\$0	\$0	\$0
830 Harker Center Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
831 Harker Center Sauna - Repair/Replace	\$0	\$0	\$0	\$0	\$0
841 Community Software - Upgrade	\$0	\$38,759	\$0	\$0	\$0
842 Community Website - Upgrade	\$0	\$15,227	\$0	\$0	\$0
843 Harker Center Copy Machines - Replace	\$0	\$0	\$0	\$0	\$0
850 Harker Center Water Heater - Replace	\$0	\$0	\$22,812	\$0	\$0
851 Harker Center Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Equipment					
945 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$17,622	\$0
976 Tennis Court Roller - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$394,507	\$383,433	\$927,743	\$17,622	\$45,680
Ending Reserve Balance	\$4,087,973	\$4,216,822	\$3,811,479	\$4,330,658	\$4,845,778

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$4,845,778	\$4,782,346	\$5,193,475	\$5,515,575	\$6,114,483
Annual Reserve Funding	\$483,188	\$497,684	\$512,614	\$527,993	\$543,832
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$96,198	\$99,672	\$106,998	\$116,200	\$125,938
Total Income	\$5,425,163	\$5,379,702	\$5,813,087	\$6,159,767	\$6,784,253
# Component					
Site & Grounds					
120 Harker Parking & Sagehill Path-Resurface	\$0	\$0	\$0	\$0	\$0
121 Harker Parking Lot & Sagehill Path-Seal	\$18,384	\$0	\$0	\$0	\$0
187 Village Pool Pond - Dredge	\$0	\$0	\$0	\$0	\$0
Village Pool & Spa					
200 Village Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Village Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
202 Village Pool Furniture-Maintain/Replace	\$0	\$0	\$0	\$17,024	\$0
203 Village Pool Umbrellas - Repair/Replace	\$0	\$0	\$0	\$20,599	\$0
204 Village Pool - Resurface	\$0	\$0	\$0	\$0	\$0
205 Village Pool - Retile	\$0	\$0	\$41,321	\$0	\$0
206 Village Spa - Resurface & Retile	\$0	\$0	\$0	\$0	\$0
207 Village Pool Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
208 Village Spa Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
209 Village Pool Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
211 Village Pool Pumps - Repair/Replace	\$0	\$0	\$33,057	\$0	\$0
218 Village Pool Artificial Turf - Replace	\$0	\$0	\$57,850	\$0	\$0
220 Village Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
221 Village Pool Vacuum - Repair/Replace	\$0	\$2,407	\$0	\$0	\$0
Village Pool House					
250 Village Pool House Shingle Roof-Replace	\$0	\$0	\$0	\$0	\$0
251 Village Pool House Ballast Roof-Replace	\$0	\$0	\$0	\$0	\$0
253 Village Pool House Metal Siding-Replace	\$0	\$0	\$0	\$0	\$0
256 Village Pool Windows & Door - Replace	\$0	\$0	\$0	\$0	\$0
260 Village Pool House Tile Floor - Replace	\$74,549	\$0	\$0	\$0	\$0
265 Village Pool House Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
266 Village Pool House Locker Rooms-Remodel	\$0	\$0	\$0	\$0	\$0
268 Village Pool House Steam Room - Replace	\$0	\$0	\$66,114	\$0	\$0
269 Village Pool Laundry Machines - Replace	\$0	\$32,094	\$0	\$0	\$0
272 Village Pool House Boilers - Replace	\$0	\$0	\$0	\$0	\$0
Village Tennis & Pickleball					
320 Village Pickle & Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
321 Village Pickle & Tennis Windscreens	\$10,906	\$0	\$0	\$0	\$0
322 Village Sound Barriers - Repair/Replace	\$0	\$88,259	\$0	\$0	\$0
323 Village Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
324 Village Pickleball Courts-Stripe & Seal	\$0	\$0	\$66,114	\$0	\$0
325 Village Clay Courts 1 & 2 - Resurface	\$0	\$0	\$0	\$0	\$0
326 Village Clay Courts 3 & 4 - Resurface	\$0	\$0	\$0	\$0	\$0
329 Village Tennis Shade Structures-Replace	\$0	\$0	\$0	\$0	\$0
331 Village Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
333 Village Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
334 Village Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
336 Village Pro Shop Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Harker Pool & Spa					
400 Harker Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
401 Harker Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
403 Harker Pool Furniture - Repair/Replace	\$0	\$0	\$30,578	\$0	\$0
404 Harker Pool Umbrellas - Repair/Replace	\$0	\$19,256	\$0	\$0	\$0
405 Harker Pool - Resurface	\$272,644	\$0	\$0	\$0	\$0
406 Harker Pool - Retile	\$70,498	\$0	\$0	\$0	\$0
407 Harker Spa - Resurface	\$62,319	\$0	\$0	\$0	\$0
408 Harker Spa - Retile	\$0	\$0	\$0	\$0	\$0
410 Harker Pool Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
411 Harker Spa Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
412 Harker Pool Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
413 Harker Spa Filter - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Harker Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Harker Pool Salt System-Repair/Replace	\$0	\$0	\$0	\$0	\$0
418 Harker Pool ADA Lift - Repair/Replace	\$0	\$0	\$0	\$0	\$0
420 Harker Pool Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
422 Harker Pool Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
431 Harker Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
446 Harker Pool Storage Roof - Replace	\$12,230	\$0	\$0	\$0	\$0
447 Harker Pool Storage Siding - Replace	\$0	\$0	\$0	\$0	\$0
448 Harker Pool Storage Bldg - Paint	\$0	\$0	\$2,479	\$0	\$0
Harker Park					
500 Harker Park Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
507 Harker Park Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Harker Park Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
521 Harker Park Outdoor Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
525 Harker Park Sports Court - Resurface	\$0	\$0	\$0	\$0	\$38,840
530 Harker Park Bocce Ball Court - Resurface	\$0	\$0	\$0	\$0	\$26,303
Harker Tennis					
600 Harker Tennis Courts Fence - Replace	\$0	\$0	\$0	\$0	\$0
601 Harker Tennis Court Windscreens-Replace	\$0	\$0	\$0	\$0	\$0
602 Harker Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
603 Harker Tennis Courts - Stripe & Seal	\$0	\$0	\$0	\$0	\$228,833
609 Harker Pro Shop Courtyard - Replace	\$0	\$0	\$0	\$0	\$0
610 Harker Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
611 Harker Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
612 Harker Pro Shop Exteriors - Paint	\$0	\$0	\$0	\$7,661	\$0
613 Harker Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
620 Harker Pro Shop Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Harker Center Building					
810 Harker Center Roof - Repair/Replace	\$121,288	\$0	\$0	\$0	\$0
812 Harker Center Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
813 Harker Center Exteriors - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
814 Harker Center Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
820 Harker Center Carpet - Maintain/Replace	\$0	\$44,210	\$0	\$0	\$0
821 Harker Center Laminate Floors - Replace	\$0	\$0	\$0	\$0	\$0
822 Harker Center Interiors - Paint	\$0	\$0	\$0	\$0	\$0
824 Harker Center Pool Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
825 Harker Center Office - Remodel	\$0	\$0	\$0	\$0	\$0
826 Harker Center Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
827 Harker Center Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
828 Harker Pool Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
830 Harker Center Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
831 Harker Center Sauna - Repair/Replace	\$0	\$0	\$0	\$0	\$0
841 Community Software - Upgrade	\$0	\$0	\$0	\$0	\$0
842 Community Website - Upgrade	\$0	\$0	\$0	\$0	\$0
843 Harker Center Copy Machines - Replace	\$0	\$0	\$0	\$0	\$0
850 Harker Center Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
851 Harker Center Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Equipment					
945 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
976 Tennis Court Roller - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$642,817	\$186,226	\$297,513	\$45,285	\$293,975
Ending Reserve Balance	\$4,782,346	\$5,193,475	\$5,515,575	\$6,114,483	\$6,490,278

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$6,490,278	\$6,973,086	\$7,205,231	\$7,833,731	\$8,610,115
Annual Reserve Funding	\$560,147	\$576,952	\$594,260	\$612,088	\$630,451
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$134,517	\$141,660	\$150,259	\$164,296	\$174,326
Total Income	\$7,184,943	\$7,691,698	\$7,949,751	\$8,610,115	\$9,414,891
# Component					
Site & Grounds					
120 Harker Parking & Sagehill Path-Resurface	\$0	\$0	\$0	\$0	\$0
121 Harker Parking Lot & Sagehill Path-Seal	\$21,312	\$0	\$0	\$0	\$0
187 Village Pool Pond - Dredge	\$0	\$104,176	\$0	\$0	\$0
Village Pool & Spa					
200 Village Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Village Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
202 Village Pool Furniture-Maintain/Replace	\$0	\$0	\$0	\$0	\$0
203 Village Pool Umbrellas - Repair/Replace	\$0	\$0	\$23,185	\$0	\$0
204 Village Pool - Resurface	\$0	\$0	\$0	\$0	\$0
205 Village Pool - Retile	\$0	\$0	\$0	\$0	\$0
206 Village Spa - Resurface & Retile	\$0	\$0	\$0	\$0	\$0
207 Village Pool Heater - Repair/Replace	\$0	\$120,919	\$0	\$0	\$0
208 Village Spa Heater - Repair/Replace	\$0	\$46,507	\$0	\$0	\$0
209 Village Pool Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
211 Village Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
218 Village Pool Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
220 Village Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
221 Village Pool Vacuum - Repair/Replace	\$0	\$2,790	\$0	\$0	\$0
Village Pool House					
250 Village Pool House Shingle Roof-Replace	\$0	\$0	\$0	\$0	\$0
251 Village Pool House Ballast Roof-Replace	\$0	\$0	\$0	\$0	\$0
253 Village Pool House Metal Siding-Replace	\$0	\$0	\$0	\$0	\$0
256 Village Pool Windows & Door - Replace	\$0	\$0	\$0	\$0	\$0
260 Village Pool House Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
265 Village Pool House Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
266 Village Pool House Locker Rooms-Remodel	\$0	\$0	\$0	\$0	\$0
268 Village Pool House Steam Room - Replace	\$0	\$0	\$0	\$0	\$0
269 Village Pool Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
272 Village Pool House Boilers - Replace	\$0	\$0	\$38,322	\$0	\$0
Village Tennis & Pickleball					
320 Village Pickle & Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
321 Village Pickle & Tennis Windscreens	\$0	\$0	\$0	\$0	\$0
322 Village Sound Barriers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
323 Village Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
324 Village Pickleball Courts-Stripe & Seal	\$0	\$0	\$0	\$0	\$81,312
325 Village Clay Courts 1 & 2 - Resurface	\$0	\$0	\$0	\$0	\$0
326 Village Clay Courts 3 & 4 - Resurface	\$0	\$0	\$0	\$0	\$203,279
329 Village Tennis Shade Structures-Replace	\$0	\$0	\$0	\$0	\$0
331 Village Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
333 Village Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
334 Village Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
336 Village Pro Shop Interiors - Remodel	\$0	\$55,809	\$0	\$0	\$0
Harker Pool & Spa					
400 Harker Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
401 Harker Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
403 Harker Pool Furniture - Repair/Replace	\$0	\$0	\$0	\$0	\$0
404 Harker Pool Umbrellas - Repair/Replace	\$21,673	\$0	\$0	\$0	\$24,394
405 Harker Pool - Resurface	\$0	\$0	\$0	\$0	\$0
406 Harker Pool - Retile	\$0	\$0	\$0	\$0	\$0
407 Harker Spa - Resurface	\$0	\$0	\$0	\$0	\$0
408 Harker Spa - Retile	\$0	\$0	\$0	\$0	\$0
410 Harker Pool Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$132,132
411 Harker Spa Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$50,820
412 Harker Pool Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
413 Harker Spa Filter - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Harker Pool Pumps - Repair/Replace	\$63,214	\$0	\$0	\$0	\$0
415 Harker Pool Salt System-Repair/Replace	\$0	\$0	\$0	\$0	\$0
418 Harker Pool ADA Lift - Repair/Replace	\$0	\$0	\$0	\$0	\$12,197
420 Harker Pool Artificial Turf - Replace	\$105,658	\$0	\$0	\$0	\$0
422 Harker Pool Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
431 Harker Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
446 Harker Pool Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
447 Harker Pool Storage Siding - Replace	\$0	\$0	\$0	\$0	\$0
448 Harker Pool Storage Bldg - Paint	\$0	\$0	\$0	\$0	\$0
Harker Park					
500 Harker Park Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
507 Harker Park Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Harker Park Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
521 Harker Park Outdoor Kitchen - Remodel	\$0	\$27,904	\$0	\$0	\$0
525 Harker Park Sports Court - Resurface	\$0	\$0	\$0	\$0	\$0
530 Harker Park Bocce Ball Court - Resurface	\$0	\$0	\$0	\$0	\$0
Harker Tennis					
600 Harker Tennis Courts Fence - Replace	\$0	\$0	\$0	\$0	\$0
601 Harker Tennis Court Windscreens-Replace	\$0	\$0	\$13,413	\$0	\$0
602 Harker Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
603 Harker Tennis Courts - Stripe & Seal	\$0	\$0	\$0	\$0	\$0
609 Harker Pro Shop Courtyard - Replace	\$0	\$0	\$0	\$0	\$0
610 Harker Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
611 Harker Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
612 Harker Pro Shop Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
613 Harker Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
620 Harker Pro Shop Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Harker Center Building					
810 Harker Center Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
812 Harker Center Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
813 Harker Center Exteriors - Caulk & Paint	\$0	\$0	\$41,100	\$0	\$0
814 Harker Center Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
820 Harker Center Carpet - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
821 Harker Center Laminate Floors - Replace	\$0	\$0	\$0	\$0	\$0
822 Harker Center Interiors - Paint	\$0	\$0	\$0	\$0	\$0
824 Harker Center Pool Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
825 Harker Center Office - Remodel	\$0	\$0	\$0	\$0	\$0
826 Harker Center Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
827 Harker Center Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
828 Harker Pool Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
830 Harker Center Kitchen - Remodel	\$0	\$55,809	\$0	\$0	\$0
831 Harker Center Sauna - Repair/Replace	\$0	\$0	\$0	\$0	\$0
841 Community Software - Upgrade	\$0	\$52,088	\$0	\$0	\$0
842 Community Website - Upgrade	\$0	\$20,463	\$0	\$0	\$0
843 Harker Center Copy Machines - Replace	\$0	\$0	\$0	\$0	\$40,656
850 Harker Center Water Heater - Replace	\$0	\$0	\$0	\$0	\$32,525
851 Harker Center Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
Systems & Equipment					
945 Surveillance System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
976 Tennis Court Roller - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$211,857	\$486,467	\$116,020	\$0	\$577,314
Ending Reserve Balance	\$6,973,086	\$7,205,231	\$7,833,731	\$8,610,115	\$8,837,578

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$8,837,578	\$9,152,243	\$9,925,219	\$9,744,437	\$10,618,574
Annual Reserve Funding	\$649,364	\$668,845	\$688,911	\$709,578	\$730,865
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$179,742	\$190,609	\$196,526	\$203,454	\$221,229
Total Income	\$9,666,685	\$10,011,698	\$10,810,656	\$10,657,469	\$11,570,669
# Component					
Site & Grounds					
120 Harker Parking & Sagehill Path-Resurface	\$0	\$0	\$0	\$0	\$0
121 Harker Parking Lot & Sagehill Path-Seal	\$24,707	\$0	\$0	\$0	\$0
187 Village Pool Pond - Dredge	\$0	\$0	\$0	\$0	\$0
Village Pool & Spa					
200 Village Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
201 Village Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
202 Village Pool Furniture-Maintain/Replace	\$0	\$21,566	\$0	\$0	\$0
203 Village Pool Umbrellas - Repair/Replace	\$0	\$26,095	\$0	\$0	\$0
204 Village Pool - Resurface	\$0	\$0	\$388,726	\$0	\$0
205 Village Pool - Retile	\$0	\$0	\$0	\$0	\$0
206 Village Spa - Resurface & Retile	\$0	\$0	\$88,852	\$0	\$0
207 Village Pool Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
208 Village Spa Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
209 Village Pool Filters - Repair/Replace	\$0	\$0	\$288,768	\$0	\$0
211 Village Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
218 Village Pool Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
220 Village Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
221 Village Pool Vacuum - Repair/Replace	\$0	\$3,235	\$0	\$0	\$0
Village Pool House					
250 Village Pool House Shingle Roof-Replace	\$0	\$0	\$0	\$0	\$0
251 Village Pool House Ballast Roof-Replace	\$0	\$0	\$0	\$0	\$0
253 Village Pool House Metal Siding-Replace	\$77,260	\$0	\$0	\$0	\$0
256 Village Pool Windows & Door - Replace	\$62,813	\$0	\$0	\$0	\$0
260 Village Pool House Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
265 Village Pool House Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
266 Village Pool House Locker Rooms-Remodel	\$0	\$0	\$0	\$0	\$0
268 Village Pool House Steam Room - Replace	\$0	\$0	\$0	\$0	\$0
269 Village Pool Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
272 Village Pool House Boilers - Replace	\$0	\$0	\$0	\$0	\$0
Village Tennis & Pickleball					
320 Village Pickle & Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
321 Village Pickle & Tennis Windscreens	\$14,656	\$0	\$0	\$0	\$0
322 Village Sound Barriers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
323 Village Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
324 Village Pickleball Courts-Stripe & Seal	\$0	\$0	\$0	\$0	\$0
325 Village Clay Courts 1 & 2 - Resurface	\$0	\$0	\$0	\$0	\$0
326 Village Clay Courts 3 & 4 - Resurface	\$0	\$0	\$0	\$0	\$0
329 Village Tennis Shade Structures-Replace	\$0	\$0	\$9,996	\$0	\$0
331 Village Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
333 Village Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
334 Village Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
336 Village Pro Shop Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Harker Pool & Spa					
400 Harker Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
401 Harker Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
403 Harker Pool Furniture - Repair/Replace	\$38,735	\$0	\$0	\$0	\$0
404 Harker Pool Umbrellas - Repair/Replace	\$0	\$0	\$0	\$27,455	\$0
405 Harker Pool - Resurface	\$0	\$0	\$0	\$0	\$0
406 Harker Pool - Retile	\$0	\$0	\$0	\$0	\$0
407 Harker Spa - Resurface	\$0	\$0	\$0	\$0	\$0
408 Harker Spa - Retile	\$0	\$0	\$0	\$0	\$0
410 Harker Pool Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
411 Harker Spa Heater - Repair/Replace	\$0	\$0	\$0	\$0	\$0
412 Harker Pool Filters - Repair/Replace	\$0	\$0	\$0	\$0	\$0
413 Harker Spa Filter - Repair/Replace	\$0	\$0	\$0	\$0	\$0
414 Harker Pool Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Harker Pool Salt System-Repair/Replace	\$188,440	\$0	\$0	\$0	\$0
418 Harker Pool ADA Lift - Repair/Replace	\$0	\$0	\$0	\$0	\$0
420 Harker Pool Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
422 Harker Pool Laundry Machines - Replace	\$6,281	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
431 Harker Pool & Spa - Renovate	\$0	\$0	\$0	\$0	\$0
446 Harker Pool Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
447 Harker Pool Storage Siding - Replace	\$0	\$0	\$0	\$0	\$0
448 Harker Pool Storage Bldg - Paint	\$3,141	\$0	\$0	\$0	\$0
Harker Park					
500 Harker Park Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
507 Harker Park Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$0
510 Harker Park Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
521 Harker Park Outdoor Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
525 Harker Park Sports Court - Resurface	\$0	\$0	\$0	\$0	\$0
530 Harker Park Bocce Ball Court - Resurface	\$0	\$0	\$0	\$0	\$0
Harker Tennis					
600 Harker Tennis Courts Fence - Replace	\$0	\$0	\$0	\$0	\$0
601 Harker Tennis Court Windscreens-Replace	\$0	\$0	\$0	\$0	\$0
602 Harker Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
603 Harker Tennis Courts - Stripe & Seal	\$0	\$0	\$289,878	\$0	\$0
609 Harker Pro Shop Courtyard - Replace	\$0	\$0	\$0	\$0	\$0
610 Harker Pro Shop Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
611 Harker Pro Shop Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
612 Harker Pro Shop Exteriors - Paint	\$0	\$9,705	\$0	\$0	\$0
613 Harker Pro Shop Windows & Doors-Replace	\$0	\$0	\$0	\$0	\$0
620 Harker Pro Shop Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
Harker Center Building					
810 Harker Center Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
812 Harker Center Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
813 Harker Center Exteriors - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
814 Harker Center Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
820 Harker Center Carpet - Maintain/Replace	\$0	\$0	\$0	\$0	\$0
821 Harker Center Laminate Floors - Replace	\$0	\$0	\$0	\$0	\$0
822 Harker Center Interiors - Paint	\$0	\$0	\$0	\$0	\$0
824 Harker Center Pool Lobby - Remodel	\$31,407	\$0	\$0	\$0	\$0
825 Harker Center Office - Remodel	\$41,876	\$0	\$0	\$0	\$0
826 Harker Center Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
827 Harker Center Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
828 Harker Pool Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
830 Harker Center Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
831 Harker Center Sauna - Repair/Replace	\$0	\$0	\$0	\$0	\$47,131
841 Community Software - Upgrade	\$0	\$0	\$0	\$0	\$0
842 Community Website - Upgrade	\$0	\$0	\$0	\$0	\$0
843 Harker Center Copy Machines - Replace	\$0	\$0	\$0	\$0	\$0
850 Harker Center Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
851 Harker Center Water Softener - Replace	\$0	\$0	\$0	\$11,440	\$0
Systems & Equipment					
945 Surveillance System - Repair/Replace	\$25,125	\$0	\$0	\$0	\$0
976 Tennis Court Roller - Repair/Replace	\$0	\$25,879	\$0	\$0	\$0
Total Expenses	\$514,441	\$86,479	\$1,066,219	\$38,895	\$47,131
Ending Reserve Balance	\$9,152,243	\$9,925,219	\$9,744,437	\$10,618,574	\$11,523,537

"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 transfers 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 transfers 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. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). 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

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



Component Details

The primary purpose of the 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) The project is the Association's present obligation. 2) The need and schedule of a project can be reasonably anticipated. 3) The total cost of the project is material, can be estimated and includes all direct & related costs. 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.

Site & Grounds

Comp #: 100 Concrete - Repair/Replace

Quantity: Extensive quantity

Location: The community walkways, curbs, and the patio at the Harker Center.

Funded?: No. Annual repair needs are below the reserves funding threshold.

History: Harker Center curbs replaced 2018 \$26,100.

Comments: No issues with the concrete such as cracking, lifting, etc were observed.

The annual repair needs are below the reserves funding threshold (1% or more of total annual expenses), and should be factored into the operating budget. In our experience, as the community ages larger repair/replacement expenses may emerge that cannot be comfortably absorbed into the operating budget. Currently, it is difficult to predict the timing, scope, and costs of larger repairs. Monitor the 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 and service life of the concrete include the preparation of the underlying soil and drainage, thickness and strength of the concrete used, steel reinforcement (none likely), amount and weight of vehicle traffic, and tree roots.

Resources:

<https://mrsc.org/explore-topics/public-works/streets,-road-and-sidewalks/sidewalk-construction-maintenance-and-repair>

<https://www.sakrete.com/blog/post/5-key-considerations-for-small-concrete-repairs/>

<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 quantity

Location: Scattered throughout the community.

Funded?: No. Costs are best handled with operating funds.

History: Refurbishment 2015 ~\$1,800; refurbishment 2014 ~\$1,500.

Comments: The community features an extensive trail system throughout the open space. Trails are best maintained on an annual basis with operating funds. There is no basis to expect cyclical expenses affecting reserves.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 120 Harker Parking & Sagehill Path-Resurface

Quantity: ~28,700 SF asphalt

Location: The Harker Center parking lot and driveway, and Sagehill Path.

Funded?: Yes.

History: Replaced 2000; installed 1973.

Comments: Some cracks were observed in the asphalt, however, no significant deterioration was noted.

The useful life below assumes regular repairs and seal coating (see component #121). The lack of repairs and seal coating can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When the need to resurface is becoming apparent, consult with a 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.

Resources:

Pavement Surface Condition Field Rating Manual for Asphalt Pavement:

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

Washington Asphalt Pavement Association: <http://www.asphaltwa.com/>

Useful Life:
40 years

Remaining Life:
2 years



Best Case: \$ 86,100

Worst Case: \$ 129,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 121 Harker Parking Lot & Sagehill Path-Seal

Quantity: ~28,700 SF asphalt

Location: The Harker Center parking lot and driveway, and Sagehill Path.

Funded?: Yes.

History: Repairs & seal 2020 ~\$1,700; repairs & seal 2019 ~\$9,300; crack seal 2017 ~\$300; repairs & seal 2016 ~\$6,400; repairs & seal 2015 ~\$1,400; repairs & seal 2013 ~\$6,600; repairs & seal 2011 ~\$960.

Comments: The seal and striping appeared to have some fading.

It is recommended regular cycles of seal coating, along with needed repairs, are completed for the long-term care of asphalt paving with low traffic and low speed to extend the useful life. 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 #120).

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

Resources:

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

Asphalt Seal Coat Treatments General Overview: <https://www.wsdot.wa.gov/research/reports/fullreports/136.1.pdf>

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

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 9,200

Worst Case: \$ 14,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 141 Split Rail Fence - Repair/Replace

Quantity: ~9,000 LF

Location: Scattered throughout the community.

Funded?: No. Costs are best handled with operating funds.

History: Repairs 2020 ~\$3,200; repairs 2019 ~\$3,400; repairs 2018 ~\$8,400; repairs 2017 ~\$10,300; repairs 2016 ~\$4,800; repairs 2014 ~\$4,200; repairs 2013 ~\$5,000; repairs 2011 ~\$11,300; repairs 2010 ~\$5,500.

Comments: No issues with the split rail fence were reported or observed.

Funding has been removed from this component as requested by the community's manager. As routine maintenance, inspect regularly for any damage and repair locally, as needed, using operating funds. Avoid unnecessary contact with the ground, sprinkler patterns, and surrounding vegetation. Typically, split rail fences are left to weather naturally, but can be stained for appearance and protection.

Note: The photograph may not be representative of the actual component.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 156 Rockeries - Maintain/Repair

Quantity: Moderate quantity

Location: Throughout the community.

Funded?: No. Large-scale repairs or replacements are not predictable.

History: None known

Comments: Our visual observations of the rockery walls were limited, but no widespread deterioration was observed. There were no signs of recent large-scale movement, and none were 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, 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 Harker Center Pole Lights-Repair/Replace

Quantity: 2 metal assemblies

Location: The Harker Center parking lot.

Funded?: No. The useful life cannot be estimated.

History: None known.

Comments: The pole lights were observed during daylight hours and are assumed to be functional. No problems were reported.

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 162 Harker Bollard Lights - Repair/Replace

Quantity: 4 wood fixtures

Location: The Harker Center.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: The bollard lights were observed during daylight hours and are assumed to be functional. No problems were reported.

It is best to plan to replace these fixtures, as needed, with operating funds.

As routine maintenance, inspect, and repair/change bulbs, as needed. Some local replacement may be needed from time to time - use general operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 170 Landscape - Maintain/Refurbish

Quantity: Turf, shrubs, etc.

Location: Throughout the community.

Funded?: No. Costs are best handled with operating funds.

History: Refurbishment 2024; landscape/irrigation renovation 2016 ~\$29,700.

Comments: The landscape appeared to be generally healthy.

Landscape maintenance is currently funded through the operating budget. As associations age, many find the need or desire for large-scale refurbishment 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 the landscaped areas each year with the community's landscape contractor, and perhaps a landscape architect, to assess the overall health, function, and future needs of maintenance and refurbish to determine if supplemental reserves funding should be planned.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 171 Trees - Trim/Remove & Replace

Quantity: Extensive quantity

Location: Throughout the community.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: There were no specific problems with the trees observed or reported at this time. The community trees are generally mature.

This component may be utilized for larger tree removal/trimming projects which do not occur on an annual basis. If the community has not already done so, consult with a qualified arborist to assess the current plantings and to prepare a long term plan for the care and management of the community's trees, balancing aesthetics with the protection of the association's assets. Tree roots can be damaging to walkways, irrigation, underground utilities, and building structures. Track actual expenses, and adjust accordingly in reserve study updates.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 173 Irrigation System - Repair/Replace

Quantity: Heads, lines, timers, etc

Location: Throughout the community.

Funded?: No. There are no predictable large-scale costs at this time.

History: None known.

Comments: Our visual observation of the irrigation system was limited, as the majority of the components are below grade. There were no reports of 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.

There are 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, as part of 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 with operating funds, not reserves.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 180 Drainage & Stormwater - Maintain

Quantity: Catchbasins, drains, etc.

Location: Throughout the community.

Funded?: No. There is no predictable large-scale repair/replacement at this time.

History: None known.

Comments: An analysis of the drainage system is beyond the scope of a reserve study, as the vast majority of the drainage system is located below ground. Our observations were very limited to catch basin areas. No problems were observed or reported to us.

There is no predictable large-scale repair/replacement at this time. Local repairs should be performed as part of general maintenance. If problems become known from a 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, and ensuring vaults and control structures are properly functioning. Evaluation of the drainage system can include the visual review of the interior drain lines with the use of a miniature remote camera. Clean out the 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.

Resource:

Idaho Stormwater: <https://www.deq.idaho.gov/water-quality/wastewater/storm-water/>

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 186 5 Twin Creek Ponds - Refurbish

Quantity: 5 ponds & creek

Location: Scattered throughout the community (excludes Village Pool pond).

Funded?: No. Costs are best handled with operating funds.

History: Debris removal & cleaning 2009 ~\$7,400; cleaning 2007 ~\$15,900.

Comments: The community includes a five pond system that is connected by a creek. The pond liner material is unknown. It was reported in the 2021-2022 reserve study one pond had a leak and was being investigated. No problems were reported during our 2024 site visit.

These ponds do not feature mechanical equipment (pumps, aerators, etc).

There are no reported no plans to dredge the Twin Creek pond system and will reported continue to be maintained with operating funds. Track the actual history and costs, and if warranted, funding can be added to a future reserve study.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 187 Village Pool Pond - Dredge

Quantity: 1 pond

Location: Adjacent to the Village Pool behind Elkhorn Inn on Village Way.

Funded?: Yes.

History: Anticipated goldfish eradication 2024 ID Fish & Game; leak investigation 2024.

Comments: This component represents dredging the Village Pool pond. See component #188 for the pond aerators and fountain.

During our site visit the community staff informed us Idaho Fish and Game will eradicate gold fish from the pond that were added by unknown individuals. The staff also reported this lake has a small leak which is being investigated.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 47,600

Worst Case: \$ 64,400

Cost Source: Inflated Estimate Provided by Client: 2020 ~\$50,000

Comp #: 188 Water Feature - Refurbish

Quantity: 2 aerators & 1 fountain

Location: The Village Pool pond.

Funded?: No. There is no predictable large-scale repair/replacement at this time.

History: Quatro Blaster 2016 ~\$2,100; aerators replaced 2013 ~\$735.

Comments: The water feature was operational during our site visit. No problems were reported.

There are several repair options with varying degrees of cost and results. At this time, the cost and timing are too unpredictable for reserves funding. If over time repairs become more common, then it may be prudent to add reserves funding within a reserve study update. Pumps typically have an unpredictable useful life, and can often be rebuilt as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 190 Community Signs - Repair/Replace

Quantity: 3 assorted

Location: Harker Center, mid-way from route 75 on Elkhorn Rd, and the intersection of Village Way and Elkhorn Rd.

Funded?: No. The useful life cannot be estimated.

History: Painted 2020; upgrades 2015 ~\$69,600.

Comments: The community signs were legible. No damages were observed.

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Village Pool & Spa

Comp #: 200 Village Pool Fence - Repair/Replace

Quantity: ~460 LF

Location: The Village Pool.

Funded?: Yes.

History: Replaced 2021 Sawtooth Wood Products & Equipment ~\$41,000.

Comments: The village pool fence appeared to be stable. No damages were observed.

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

Useful Life:
40 years

Remaining Life:
37 years



Best Case: \$ 80,500

Worst Case: \$ 103,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 201 Village Pool Deck - Repair/Replace

Quantity: ~8,000 SF concrete

Location: The Village Pool perimeter.

Funded?: Yes.

History: Replaced 2021 \$62,500; pavers installed 2014 ~\$7,700.

Comments: No problems with the village pool deck were observed.

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 the community's options thoroughly prior to the anticipated replacement. Total slab replacement is factored below for financial planning purposes.

Inspect periodically, and repair as needed with operating funds.

Useful Life:
40 years

Remaining Life:
37 years



Best Case: \$ 98,100

Worst Case: \$ 132,700

Cost Source: Inflated Extrapolated Client Cost History: 2024 ~\$14/SF (Harker Center Pool)

Comp #: 202 Village Pool Furniture-Maintain/Replace

Quantity: 40 pieces

Location: The Village Pool deck.

Funded?: Yes.

History: Replaced 2013 ~\$5,000; replacements 2012 ~\$9,800; replacements 2011 ~\$8,000.

Comments: The village pool furniture was observed to be functional during our site visit, as various residents were enjoying the pool.

We recommend regular intervals of replacement as noted below to maintain function and appearance.

Inspect regularly, and repair or replace any damaged pieces promptly to ensure safety. Store the furniture inside during the off-season, if possible, to extend the useful life.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$ 8,500

Worst Case: \$ 11,500

Cost Source: Budget Allowance

Comp #: 203 Village Pool Umbrellas - Repair/Replace

Quantity: 7 ground mount

Location: The Village Pool area.

Funded?: Yes.

History: Replaced 2018 ~\$7,400; replacements 2015 ~\$2,900; repairs 2014 ~\$4,000; 2 replaced 2014 ~\$2,100.

Comments: No problems with the village pool umbrellas were reported or observed.

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

Useful Life:
4 years

Remaining Life:
2 years



Best Case: \$ 10,200

Worst Case: \$ 14,000

Cost Source: Budget Allowance

Comp #: 204 Village Pool - Resurface

Quantity: ~6,870 SF plaster

Location: The Village Pool surface.

Funded?: Yes.

History: Replastered 2021 Infinity Pools; resurfaced 2014 ~\$122,000.

Comments: No issues with the village pool surface were observed.

Plan to resurface the pool at the time frame below. Incorporate re-tiling every other resurface cycle - see component #204.

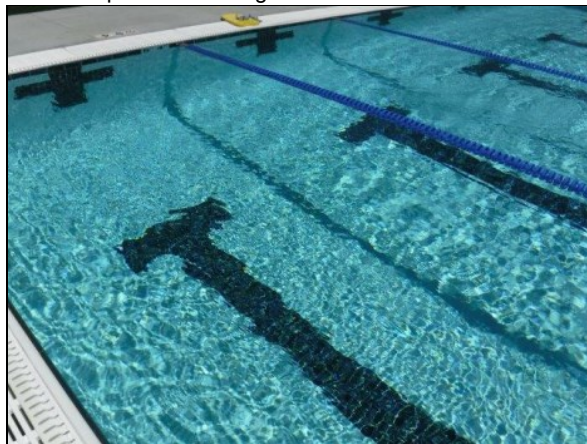
Proactive cleaning, proper chemical balance, and the use of a cover when possible are keys to achieving a maximum service life of the plaster. There are a variety of pool surface types - plan in advance as the cost and life cycle can vary.

Resources:

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

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 148,700

Worst Case: \$ 201,300

Cost Source: Inflated Budgeted Estimate Provided by Client: 2024 ~\$175,000

Comp #: 205 Village Pool - Retile

Quantity: ~370 LF

Location: The Village Pool waterline.

Funded?: Yes.

History: Replaced 2021.

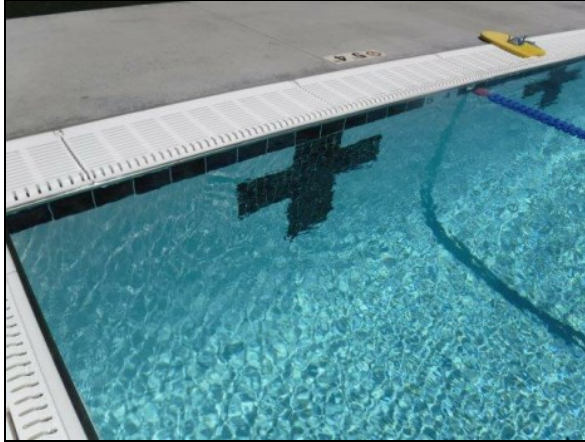
Comments: There were no issues with the pool tile such as broken or missing tiles.

It is best to plan for regular intervals of tile replacement. We have timed tile work to coincide with every other pool resurface project for cost efficiency and consistency - see component #203.

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

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 22,200

Worst Case: \$ 27,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 206 Village Spa - Resurface & Retile

Quantity: ~600 SF plaster

Location: The Village Spa surface.

Funded?: Yes.

History: Resurfaced 2021.

Comments: No problems with the village spa surface were observed. No broken or missing tiles were observed.

Plan to resurface the spa at the time frame below. Incorporate re-tiling simultaneously.

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

Resources:

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

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 34,000

Worst Case: \$ 46,000

Cost Source: Inflated Budgeted Estimate Provided by Client: 2024 ~\$40,000

Comp #: 207 Village Pool Heater - Repair/Replace

Quantity: 1 Raypak

Location: The Village Pool equipment room.

Funded?: Yes.

History: Replaced 2021.

Comments: The pool heater is a Raypak. No problems were observed or reported to us. The heater is reported to have been installed in 2021.

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

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$ 55,000

Worst Case: \$ 75,000

Cost Source: Budget Allowance

Comp #: 208 Village Spa Heater - Repair/Replace

Quantity: 1 Raypak

Location: The Village Pool equipment room.

Funded?: Yes. Costs are best handled with operating funds.

History: Replaced 2021.

Comments: The spa heater is a Raypak. No problems were observed or reported to us. The heater is reported to have been installed in 2021.

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

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$ 21,200

Worst Case: \$ 28,800

Cost Source: Inflated Budgeted Estimate Provided by Client: 2024 ~\$25,000

Comp #: 209 Village Pool Filters - Repair/Replace

Quantity: 2 filters

Location: The Village Pool equipment room.

Funded?: Yes.

History: Backwash valves rebuilt 2015 ~\$4,500.

Comments: No problems with the Village Pool filters were reported.

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

Useful Life:
40 years

Remaining Life:
27 years



Best Case: \$ 110,500

Worst Case: \$ 149,500

Cost Source: Budget Allowance

Comp #: 210 Village Spa Filter - Repair/Replace

Quantity: 2 filters

Location: The Village Pool equipment room.

Funded?: No. Costs are best handled with operating funds.

History: Repaired 2017 ~\$2,100.

Comments: This component represents repair/replacement of the Village Spa filter.

Plan to utilize operating funds when replacement becomes necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 211 Village Pool Pumps - Repair/Replace

Quantity: 2 pumps

Location: The Village Pool equipment room.

Funded?: Yes.

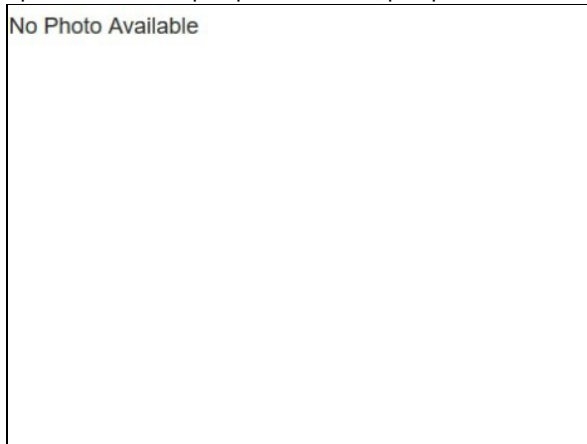
History: Replaced 2021.

Comments: No problems with the Village Pool pump were reported.

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

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 17,000

Worst Case: \$ 23,000

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$20,000

Comp #: 212 Village Spa Pumps & Filters - Replace

Quantity: 2 aerator & 1 circulation

Location: The Village Pool equipment room.

Funded?: No. Costs are best handled with operating funds.

History: Replaced 2021; filter repaired 2017 ~\$2,100; pump replaced 2013 ~\$1,000.

Comments: The pool equipment is assumed to be functional. No maintenance was reported to us during our site visit.

The cost of replacing the equipment individually is typically too small for reserves funding. If replaced individually, use operating funds. This component can factor replacement as a group, and may include some plumbing or other repair work as well.

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 213 Village Pool Cover - Maintain/Replace

Quantity: 1 unit

Location: The Village Pool.

Funded?: No. Costs are best handled with operating funds.

History: Replaced 2021.

Comments: The pool cover was rolled up during our site visit for the summer months. No problems were reported.

A pool cover can provide cost savings for temperature differentials, reduce cleaning costs, and provide safety. We suggest planning to replace it at regular intervals to maintain proper functionality. A winter mesh safety cover anchored into the pool deck is a good option.

Inspect regularly, repair locally if needed, and properly store when not in use.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 214 Village Spa Cover - Maintain/Replace

Quantity: 1 unit

Location: The Village Spa.

Funded?: No. Costs are best handled with operating funds.

History: Replaced 2021.

Comments: This component represents the Village Spa cover.

Plan to replace the spa cover with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 215 Village Pool ADA Lift - Repair/Replace

Quantity: 1 PAL2

Location: The Village Pool.

Funded?: No. The useful life cannot be estimated.

History: None known.

Comments: No problems with the ADA lift were reported.

Inspect regularly, and have the lift served regularly by a technician. The useful life of the lift is dependent upon its actual use, thus we are unable to estimate its remaining useful life. If replacement becomes necessary, and costs warrant it, funding can be added to this component in a future reserve study.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 216 Village Pool Golf Net - Maintain/Replace

Quantity: ~155 LF netting

Location: Adjacent to Village Pool.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: It was reported in the 2021/2022 reserve study the golf net adjacent to Village Pool is the responsibility of the association to maintain, repair, and replace.

The community's staff reported the two west poles will be removed on 2024.

Plan to replace the netting, when necessary, with operating funds. If replacement of the poles becomes necessary, funding can be added in a future reserve study.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 218 Village Pool Artificial Turf - Replace

Quantity: ~1,875 SF

Location: The Village Pool.

Funded?: Yes.

History: Installed 2021.

Comments: This component represents repair/replacement of the Village Pool artificial turf.

Vacuum and clean regularly. Research indicates artificial turf can last up to 20 years if well maintained.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 29,700

Worst Case: \$ 40,300

Cost Source: Inflated Budgeted Estimate Provided by Client: 2024 ~\$35,000

Comp #: 219 Village Pool Radiant Heating - Replace

Quantity: 1 system

Location: The Village Pool.

Funded?: No.

History: Installed 2021.

Comments: This component represents repair/replacement of the Village pool radiant heat system.

The useful life of the system is dependent upon its actual use, thus we are unable to estimate its remaining useful life. If replacement becomes necessary, and costs warrant it, funding can be added to this component in a future reserve study.

Note: The photograph is not representative of the actual component.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 220 Village Pool & Spa - Renovate

Quantity: Pool, spa, etc.

Location: The Village Pool area.

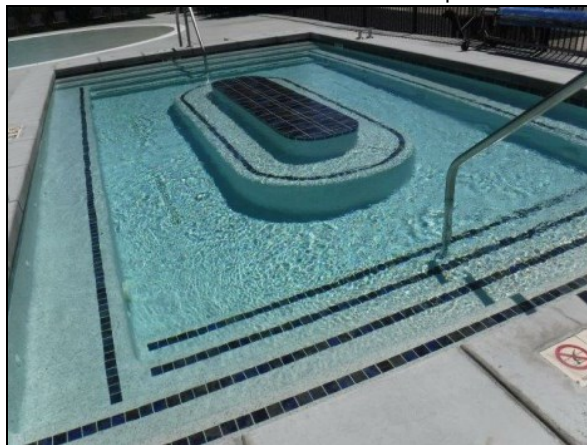
Funded?: Yes.

History: Renovated 2021 ~\$1,422,200.

Comments: Components #200 thru 240 represent future replacement cycles for individual components. This component factors for a complete renovation of the pool and spa area similar to what occurred in 2021 (redesign of the pool, deck replacement, equipment replacement, etc). Cost allowances here exclude the costs in components #200 thru 240.

Useful Life:
50 years

Remaining Life:
47 years



Best Case: \$ 915,200

Worst Case: \$ 1,238,200

Cost Source: Inflated Budgeted Estimate Provided by Client: 2023 ~\$1,076,700

Comp #: 221 Village Pool Vacuum - Repair/Replace

Quantity: 1 Power Vac

Location: The Village Pool area.

Funded?: Yes.

History: None known.

Comments: This component represents repair/replacement of the Village Pool vacuum.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 1,300

Worst Case: \$ 1,700

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$1,500

Village Pool House

Comp #: 250 Village Pool House Shingle Roof-Replace

Quantity: ~3,340 SF

Location: The Village Pool House rooftop.

Funded?: Yes.

History: Installed 1999.

Comments: Roof ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the eave and ridge. Continuous screened venting was observed in the eaves. Ridge venting appeared to be provided by continuous ridge vents. Portions of roof flashing were visible at the rake. Diverter (kick-out) flashing was not observed. Gutters blocked the view of the eaves, so eave flashing was not confirmed. Debris and moss were 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).

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 and complete any other repairs needed to ensure the waterproof integrity of the roof. Keep the roof surface, gutters, and downspouts clear and free of moss and/or debris.

Resources:

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

Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>

International Institute of Building Enclosure Consultants <https://iibec.org/>

Western States Roofing Contractors Association (WSRCA) <https://wsrca.com/>

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 25,100

Worst Case: \$ 41,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 251 Village Pool House Ballast Roof-Replace

Quantity: ~720 SF

Location: The Village Pool House equipment room and storage area.

Funded?: Yes.

History: Installed 1999.

Comments: We were unable to view the ballasted roof. No problems were reported.

Evaluate the roof frequently, and adjust the remaining useful life accordingly. The 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 the roof, walls, windows, decks, exterior painting, and caulking/sealant.

Resources:

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

The Basics of Roof Maintenance: <https://www.buildings.com/feature/article/10193212/the-basics-of-roof-maintenance>

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 10,800

Worst Case: \$ 14,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 253 Village Pool House Metal Siding-Replace

Quantity: ~1,250 SF

Location: The Village Pool House exterior walls, underlying waterproofing components, and structural components.

Funded?: Yes.

History: Installed 1999.

Comments: No damages to the metal siding were observed. 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.

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

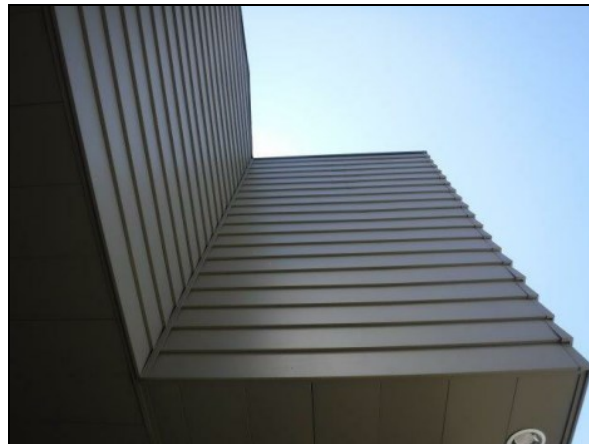
Many factors influence the useful life, including exposure to (or protection from) wind driven rain, the quality of the siding material, and the quality of the waterproofing and flashing beneath the siding. Almost all waterproofing systems will degrade over time (years or decades) as it ages.

Note: Rehabilitative construction projects with associated costs are equal to or greater than 5% of the assessed value of the units must comply with the requirements of RCW 64.55 <http://app.leg.wa.gov/rcw/default.aspx?cite=64.55>. These requirements include building enclosure design documents with waterproofing details by an architect or engineer, and independent oversight during construction to verify compliance with those details.

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 a plan for some margin of contingency.

Useful Life:
50 years

Remaining Life:
25 years



Best Case: \$ 33,800

Worst Case: \$ 40,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 254 Village Pool House CMU - Maintain/Repair

Quantity: ~1,700 SF concrete blocks

Location: The Village Pool House exterior building walls.

Funded?: No. Large-scale repairs or replacements are not predictable.

History: Constructed 1999.

Comments: The concrete masonry units (CMU) are installed as cladding on the Village Pool House. The CMU nominal size was 8 x 8 x 16 (inches). No view of the critical underlying waterproofing was available as part of our limited visual review.

CMU is typically a relatively low maintenance material. If properly installed, mortar between the CMU can require repointing after approximately 50 years of life. Repointing involves grinding out small sections of existing mortar, installing new mortar, and continuing on until all the mortar has been replaced. If moisture penetration is a problem, a sealer (clear) can be applied to limit the amount of water that is absorbed by the CMU and mortar.

A reserve study's limited visual review does not provide an adequate evaluation of the masonry as a basis for the timing and costs of CMU repairs. Although an investigation of CMU and mortar is prudent, we recommend having a masonry specialist thoroughly inspect and evaluate all the CMU and mortar. Their recommendations (timing and costs) can be used as the basis for any reserves funding.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 255 Village Pool House Exteriors - Paint

Quantity: ~1,250 SF

Location: The metal exterior building walls.

Funded?: No. Costs are best handled with operating funds.

History: Painted 2019 ~\$2,200; painted 2012 ~\$1,800.

Comments: No issues with the Village pool house exterior paint such as chipping, peeling, etc were observed.

Typical Northwest paint cycles vary greatly depending upon many factors including the type of material painted, surface preparation, quality of the primer/paint/stain, application methods, weather conditions during the application process, moisture beneath the 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 installation of sealants is very common, and can greatly decrease its useful life. Inspect sealants (more frequently as they age) to determine if failing is occurring. Typical sealant problems include failure of the 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 sealants 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).

Resources:

American Coatings Association: <http://www.paint.org/>

Master Paint Institute: <http://www.paintinfo.com/>

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 256 Village Pool Windows & Door - Replace

Quantity: 13 windows & 7 doors

Location: The Village Pool House exterior walls.

Funded?: Yes.

History: Installed 1999.

Comments: The windows are mostly horizontal sliders and fixed operation. Head flashing was not observed. The jambs and sills had sealant joints between the window frame and cladding. The weep holes at exterior lower corners were observed to be clear in the few windows sampled for our study. 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. A reserve study is a budget model, limited to visual exterior observation and research. It is outside the scope of our services, and the purpose of a reserve study, to assess the adequacy of the building envelope performance, as many of the key details are hidden from view. Periodic reviews by an architect, building envelope professional, etc. are prudent.

Many factors affect the useful life, including the quality of the 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) the gap at the 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 the bid process, and observe the 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: Costs below factor for professional architectural details, specifications, and installation oversight. Any needed repair of the underlying structural framing can add significantly to the project cost. No observation of the critical underlying waterproofing details and flashing was part of our limited visual review.

Resource:

Fenestration & Glazing Industry Alliance (formerly AAMA): <https://fgiaonline.org/>

Useful Life:
50 years

Remaining Life:
25 years



Best Case: \$ 24,000

Worst Case: \$ 36,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 260 Village Pool House Tile Floor - Replace

Quantity: ~2,990 SF

Location: The Village Pool House.

Funded?: Yes.

History: Locker room shower tile replaced 2018; installed 1999.

Comments: The tile flooring and grout were observed to be generally intact and functional.

With ordinary care and maintenance, tile can last for an extended period of time. Tile may eventually need to be replaced, however, 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 operating funds.

The Ceramic Tile Institute of America (CTIOA) endorses the use of specific product(s) for tile and stone flooring to enhance slip resistance, particularly when wet.

Resource:

CTIOA: www.ctioa.org

Useful Life:
40 years

Remaining Life:
15 years



Best Case: \$ 35,900

Worst Case: \$ 59,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 262 Village Pool House Ceilings - Seal

Quantity: ~2,990 SF

Location: The Village Pool House ceilings.
Funded?: No. Costs are best handled with operating funds.
History: None known.
Comments: No problems with the ceiling seal was observed.

Regular cycles of professional painting are recommended to protect the wood from the moisture created by the sauna, steam room, etc.

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 265 Village Pool House Interiors - Remodel

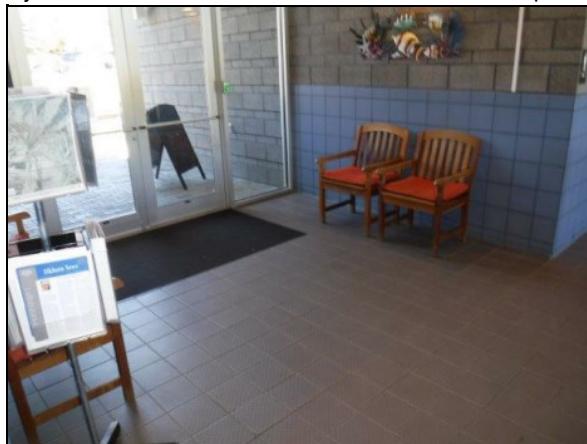
Quantity: Furniture, appliance, etc

Location: The Village pool house.
Funded?: Yes.
History: None known.
Comments: The Village Pool House features a welcome reception area, kitchen, and a breakroom space. Finishes within these areas are assumed to be primarily original to 1999 construction of the structure.

This component factors periodic refurbishment of the interiors. Projects may include décor, furniture, countertops, tile work, lighting, ventilation, kitchen, etc. The costs can vary widely dependent upon the final scope of work, materials chosen, contractor selection, and the timing of the project, thus the amounts below should considered as placeholders only.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 21,200

Worst Case: \$ 28,800

Cost Source: Placeholder Only

Comp #: 266 Village Pool House Locker Rooms-Remodel

Quantity: 2 rooms

Location: The Village pool house.

Funded?: Yes.

History: Shower tile replaced 2018; constructed 1999.

Comments: The locker rooms have a slight dated appearance, but appear to be functional.

Clean and maintain as needed to extend the 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 cabinets (reface or replace), sinks, counter tops, lighting, ventilation, etc.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 29,700

Worst Case: \$ 40,300

Cost Source: Budget Allowance

Comp #: 267 Village Pool House Sauna-Repair/Replace

Quantity: 1 wood

Location: The Village pool house.

Funded?: No. The useful life cannot be estimated.

History: Heater replaced 2016 ~\$1,500.

Comments: The sauna is assumed to function properly. No problems were reported.

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

Repair as needed with operating funds. Clean the sauna periodically. Light sanding can refresh the appearance of the cedar interior. Inspect the heater regularly and test for performance. Repair the heater promptly to ensure safety. The heater element replacement costs should be less than \$1,000. If a large-scale repair becomes known, funding can be added to a future reserve study.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 268 Village Pool House Steam Room - Replace

Quantity: 1 Am-Finn

Location: The Village pool house.

Funded?: Yes.

History: Replaced 2021 ~\$32,300.

Comments: No problems with the steam room were reported.

Clean and inspect regularly, and repair promptly.

Useful Life:

20 years

Remaining Life:

17 years



Best Case: \$ 34,000

Worst Case: \$ 46,000

Cost Source: Budget Allowance

Comp #: 269 Village Pool Laundry Machines - Replace

Quantity: 2 SpeedQueen units

Location: The Village pool house.

Funded?: Yes.

History: None known.

Comments: The washers and dryers are assumed to be functional.

Prudent planning suggests setting aside funds for the periodic replacement of the appliances at regular intervals to maintain proper function. The timing of the actual replacement is based upon the amount of use the machines receive. Track the history and costs, and adjust this component accordingly in future reserve studies.

Clean, maintain, and provide service as needed to extend the useful life.

Useful Life:

15 years

Remaining Life:

1 years



Best Case: \$ 17,000

Worst Case: \$ 23,000

Cost Source: Budget Allowance

Comp #: 272 Village Pool House Boilers - Replace

Quantity: 1 Lochinvar Copper-Fin II

Location: The Village pool house.

Funded?: Yes.

History: Replaced 2021.

Comments: This component factors replacement of the boiler around the 30 year mark which, with future technology and efficiencies, will be warranted.

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:
2 years



Best Case: \$ 17,000

Worst Case: \$ 23,000

Cost Source: Budget Allowance

Comp #: 273 Village Pool H2O Storage Tanks - Replace

Quantity: 2 storage tanks

Location: The Village pool house.

Funded?: No. Costs are best handled with operating funds.

History: 1 tank replaced 2020 ~\$3,100.

Comments: No problems with the water storage tanks were reported.

Due to the differing ages of the tanks, there is no predictable basis for reserves funding. Plan to replace each tank, as needed, utilizing operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 274 Village Pool Water Softener - Replace

Quantity: 1 MacClean system

Location: The Village pool house.

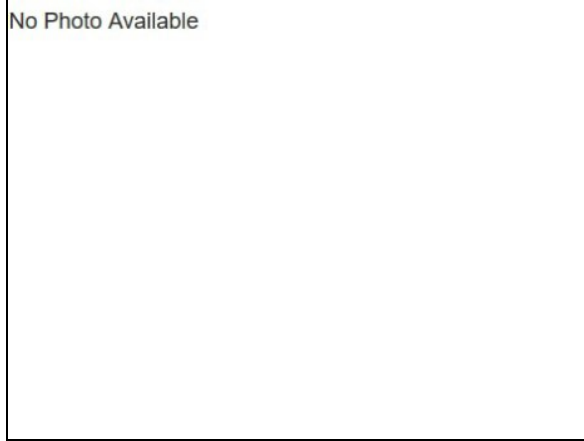
Funded?: No. Funding removed.

History: Repaired 2018 ~\$940.

Comments: We informed by the community staff the village pool water softener no longer exists. Funding has been removed from this component and will be deleted from future reserve studies.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Village Tennis & Pickleball

Comp #: 320 Village Pickle & Tennis Fence - Replace**Quantity: Chain link**

Location: The Village pickleball and tennis court perimeters.

Funded?: Yes.

History: Replaced 2020.

Comments: The chain link fencing appeared to be stable with no damages observed.

With ordinary care and maintenance, and if not damaged or abused, anticipate the service life in the range of the court surface before replacement is needed.

Inspect regularly, clean, and repair when needed as part of general maintenance.

Useful Life:

40 years

Remaining Life:

36 years



Best Case: \$ 193,300

Worst Case: \$ 289,900

Cost Source: Budget Allowance

Comp #: 321 Village Pickle & Tennis Windscreens**Quantity: ~1,800 LF 9' tall**

Location: The Village pickleball and tennis courts.

Funded?: Yes.

History: None known.

Comments: No damages to the windscreens were observed.

Inspect regularly, and repair promptly.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 5,900

Worst Case: \$ 8,100

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$7,000

Comp #: 322 Village Sound Barriers - Repair/Replace

Quantity: 28 Echo Barriers

Location: The Village pickleball courts.

Funded?: Yes.

History: Installed 2020 ~\$46,800.

Comments: No problems with the sound barriers were reported.

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

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 46,700

Worst Case: \$ 63,300

Cost Source: Budget Allowance

Comp #: 323 Village Pickleball Courts - Resurface

Quantity: ~19,500 SF/8 courts

Location: The Village pickleball courts.

Funded?: Yes.

History: Installed 2020.

Comments: No problems with the pickleball courts were observed.

In addition to periodic seal/repair projects (see component #324), plan for an eventual total resurface of the court. Repair the base as needed at that time to ensure positive drainage. As routine maintenance, inspect regularly, clean as needed, and fill cracks with operating funds. See component #324 for cyclical seal coating and striping.

Useful Life:
50 years

Remaining Life:
46 years



Best Case: \$ 408,000

Worst Case: \$ 552,000

Cost Source: Budget Allowance

Comp #: 324 Village Pickleball Courts-Stripe & Seal

Quantity: ~19,500 SF/8 courts

Location: The Village pickleball courts.

Funded?: Yes.

History: Installed 2020

Comments: No fading, chipping, etc of the pickleball courts was observed.

Plan for regular cycles of repair, seal, and restripe at intervals shown here. For larger overlay/resurface needs, see separate component #323.

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

Useful Life:
7 years

Remaining Life:
3 years



Best Case: \$ 34,000

Worst Case: \$ 46,000

Cost Source: Inflated Budgeted Estimate Provided by Client: 2024 ~\$40,000

Comp #: 325 Village Clay Courts 1 & 2 - Resurface

Quantity: ~14,440 SF/2 courts

Location: The Village tennis courts.

Funded?: Yes.

History: Replaced 2019 ~\$545,100 (includes + ~\$198,000 for HydroCourt surface).

Comments: No problems with the clay courts were reported.

The community's manager reported the clay courts should anticipate a 30 - 40 year life before resurface will be required.

Note: The photograph may not be representative of the actual component.

Useful Life:
35 years

Remaining Life:
30 years



Best Case: \$ 85,000

Worst Case: \$ 115,000

Cost Source: Budget Allowance

Comp #: 326 Village Clay Courts 3 & 4 - Resurface

Quantity: ~14,440 SF/2 courts

Location: The Village tennis courts.

Funded?: Yes.

History: Replaced 2013 ~\$206,400.

Comments: This component represents resurfacing the 3 and 4 clay tennis courts.

Note: The photograph may not be representative of the actual component.

Useful Life:
35 years

Remaining Life:
24 years



Best Case: \$ 85,000

Worst Case: \$ 115,000

Cost Source: Budget Allowance

Comp #: 327 Village Clay Courts - Replenish

Quantity: ~28,800 SF/4 courts

Location: The Village tennis courts.

Funded?: No. Costs are best handled with operating funds.

History: Annual replenishment.

Comments: Clay tennis courts must be replenished regularly to provide a playable surface. The quantity of clay required for annual replenishment varies based on the amount of use and weather conditions throughout the year.

Plan to replenish the clay annually with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 328 Village Courtyard - Repair/Replace

Quantity: ~3,535 SF pavers

Location: The Village Pro Shop.

Funded?: No. The useful life cannot be estimated.

History: Installed 2020 ~\$30,000.

Comments: No cracked, broken, damaged, etc pavers were observed.

As routine maintenance, inspect the pavers regularly, pressure wash for appearance, and repair/replace broken pavers, as needed, with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 329 Village Tennis Shade Structures-Replace

Quantity: 2 units

Location: The Village tennis courts.

Funded?: Yes.

History: None known.

Comments: This component represents repair/replacement of the Village tennis shade structures.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 3,800

Worst Case: \$ 5,200

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$4,500

Comp #: 331 Village Pro Shop Roof - Repair/Replace

Quantity: ~1,035 SF metal

Location: The Village Pro Shop roof.

Funded?: Yes.

History: Installed 2020.

Comments: The metal roof appeared to be functional.

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 and complete any other repairs needed to ensure the waterproof integrity of the roof. Keep the roof surface, gutters, and downspouts clear and free of moss and/or debris.

Resources:

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

The Basics of Roof Maintenance: <https://www.buildings.com/feature/article/10193212/the-basics-of-roof-maintenance>

Useful Life:
50 years

Remaining Life:
46 years



Best Case: \$ 11,400

Worst Case: \$ 16,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 333 Village Pro Shop Siding - Repair/Replace

Quantity: ~1,100 SF metal & comp

Location: The Village Pro Shop.

Funded?: Yes.

History: Installed 2020.

Comments: The Village Pro Shop siding is a combination of metal and composite. 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 components 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. When practical, align siding replacement with window replacement for cost efficiencies and building envelope integrity. Inspect annually and repair locally, as needed, using general operating 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 the scope, timing, and costs; including a plan for some margin of contingency.

Useful Life:
50 years

Remaining Life:
46 years



Best Case: \$ 25,300

Worst Case: \$ 31,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 334 Village Pro Shop Windows & Doors-Replace

Quantity: 4 windows & 5 doors

Location: The Village Pro Shop.

Funded?: Yes.

History: Installed 2020.

Comments: This component represents repair/replacement of the Village Pro Shop windows and doors.

Useful Life:
50 years

Remaining Life:
46 years



Best Case: \$ 10,800

Worst Case: \$ 16,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 335 Village Pro Shop Roll Up Door - Replace

Quantity: 1 metal

Location: The Village Pro Shop garage.

Funded?: No. Costs are best handled with operating funds.

History: Original to 2020 construction

Comments: This component represents repair/replacement of the Village Pro Shop metal roll-up garage door.

Plan to replace the door with operating funds when it becomes necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 336 Village Pro Shop Interiors - Remodel

Quantity: Paint, floor, & furniture

Location: The Village Pro Shop interiors.

Funded?: Yes.

History: Installed 2020.

Comments: This component represents remodeling the interiors of the Harker Pro Shop. The project can include paint, flooring, furniture, bathrooms, etc. A general allowance is provided below. The actual costs may vary dependent upon the materials chosen, contractor selection, etc.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: \$ 25,500

Worst Case: \$ 34,500

Cost Source: Budget Allowance

Comp #: 343 Village Pro Shop Water Fountain-Replace

Quantity: 1 Elkay

Location: The Village Pro Shop.

Funded?: No. Costs are best handled with operating funds.

History: Installed 2020.

Comments: No problems with the Village Pro Shop water fountain were reported at the time of our site visit.

Costs to replace the water fountain are projected to be below the minimal threshold for reserves funding. Plan to utilize operating funds to replace the fountain when it becomes necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 344 Village Pro Shop Fire Panel - Replace

Quantity: 1 Bosch FPD-7024

Location: The Village Pro Shop.

Funded?: No. Costs are best handled with operating funds.

History: Installed 2020.

Comments: The fire panel is a Bosch model #FPD-7024. Log notes indicated it has been inspected annually. 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 12-20 year range. Discuss this component with your fire panel vendor or consultant to better determine the timing of the panel's repair or replacement needs, and to assess the overall system in relation to the current codes, and parts and 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.) and local codes.

The scope of work at the time of repairs can vary greatly based upon 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 the panel proactively, and perform additional upgrades as required by code.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Harker Pool & Spa

Comp #: 400 Harker Pool Fence - Repair/Replace

Quantity: ~605 LF chain link

Location: The Harker Pool.

Funded?: Yes.

History: Replaced 2024.

Comments: This component represents repair/replacement of the Harker Pool fence.

The fence was in the process of being installed during our site visit. The community's manager provided an estimated cost of ~\$60,000.

Useful Life:
40 years

Remaining Life:
40 years



Best Case: \$ 51,000

Worst Case: \$ 69,000

Cost Source: Inflated Estimate Provided by Client: 2024 ~\$60,000

Comp #: 401 Harker Pool Deck - Resurface

Quantity: ~12,400 SF concrete

Location: The Harker Pool.

Funded?: Yes.

History: Presumed original to ~ 1981 construction,

Comments: This component represents repair/replacement of the Harker Pool deck.

Useful Life:
40 years

Remaining Life:
40 years



Best Case: \$ 106,200

Worst Case: \$ 143,800

Cost Source: Inflated Budgeted Estimate Provided by Client: 2024 ~\$125,000

Comp #: 402 Harker Pool Deck - Seal

Quantity: ~12,400 SF concrete

Location: The Harker Pool deck.

Funded?: No. Costs are best handled with operating funds.

History: Sealed 2024.

Comments: This component represents cyclical sealing of the Harker Pool deck.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 403 Harker Pool Furniture - Repair/Replace

Quantity: 25 sets

Location: The Harker Pool.

Funded?: Yes.

History: Replaced 2024.

Comments: The Harker Pool furniture was brand new at the time of our site visit and was still in the boxes in which they were delivered.

Useful Life:

8 years

Remaining Life:

1 years



Best Case: \$ 17,000

Worst Case: \$ 20,000

Cost Source: Budget Allowance

Comp #: 404 Harker Pool Umbrellas - Repair/Replace

Quantity: Moderate quantity

Location: Harker Pool.

Funded?: Yes.

History: Replaced 2024.

Comments: This component represents repair/replacement of the Harker Pool umbrellas.

Note: The photograph may not be representative of the actual component.

Useful Life:
4 years

Remaining Life:
4 years



Best Case: \$ 10,200

Worst Case: \$ 13,800

Cost Source: Budget Allowance

Comp #: 405 Harker Pool - Resurface

Quantity: ~4,675 SF

Location: The Harker Pool surface.

Funded?: Yes.

History: Resurfaced 2024.

Comments: This component represents resurfacing the Harker Pool.

Please note, the quantity above is based on the original pool. The quantity will be updated when satellite images become available to obtain proper measurements. Due to this, the costs below should be considered as placeholders only at this time. The actual costs may vary significantly dependent upon the actual quantity, final scope of work, contractor selection, and the timing of the project.

Useful Life:
15 years

Remaining Life:
15 years



Best Case: \$ 150,000

Worst Case: \$ 200,000

Cost Source: Placeholder Only

Comp #: 406 Harker Pool - Retile

Quantity: ~670 LF

Location: The Harker Pool.

Funded?: Yes.

History: Installed 2024.

Comments: This component represents retiling the Harker Pool.

Please note, the quantity above is based on the original pool. The quantity will be updated when satellite images become available to obtain proper measurements. Due to this, the costs below should be considered as placeholders only at this time. The actual costs may vary significantly dependent upon the actual quantity, final scope of work, contractor selection, and the timing of the project.

Useful Life:
15 years

Remaining Life:
15 years



Best Case: \$ 40,200

Worst Case: \$ 50,300

Cost Source: Placeholder Only

Comp #: 407 Harker Spa - Resurface

Quantity: ~15' x 8'

Location: The Harker Spa.

Funded?: Yes.

History: Constructed 2024.

Comments: This component represents resurfacing the Harker Spa.

Please note, the quantity above is based on the original spa. The quantity will be updated when satellite images become available to obtain proper measurements. Due to this, the costs below should be considered as placeholders only at this time. The actual costs may vary significantly dependent upon the actual quantity, final scope of work, contractor selection, and the timing of the project.

Useful Life:
15 years

Remaining Life:
15 years



Best Case: \$ 34,000

Worst Case: \$ 46,000

Cost Source: Placeholder Only

Comp #: 408 Harker Spa - Retile

Quantity: Moderate quantity

Location: The Harker Spa.

Funded?: Yes.

History: Installed 2024.

Comments: This component represents retiling the Harker Spa.

Please note, the quantity above is based on the original spa. The quantity will be updated when satellite images become available to obtain proper measurements. Due to this, the costs below should be considered as placeholders only at this time. The actual costs may vary significantly dependent upon the actual quantity, final scope of work, contractor selection, and the timing of the project.

Useful Life:
30 years

Remaining Life:
30 years



Best Case: \$ 12,700

Worst Case: \$ 17,300

Cost Source: Placeholder Only

Comp #: 409 Harker Splash Pad - Repair/Replace

Quantity: ~165 SF

Location: The Harker splash pad.

Funded?: No. The useful life cannot be estimated.

History: Constructed 2024.

Comments: This component represents repair/replacement of the Harker splash pad.

We are unable to estimate the useful life of the splash pad. Track the actual history and costs, and if warranted, funding can be added to this component in a future reserve study.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 410 Harker Pool Heater - Repair/Replace

Quantity: 1 Raypak

Location: The Harker Center basement.

Funded?: Yes.

History: None known

Comments: This component represents repair/replacement of the Harker pool heater.

Useful Life:
12 years

Remaining Life:
12 years



Best Case: \$ 55,200

Worst Case: \$ 74,800

Cost Source: Budget Allowance

Comp #: 411 Harker Spa Heater - Repair/Replace

Quantity: 1 Raypak Hi Delta

Location: The Harker Center basement.

Funded?: Yes. Costs are best handled with operating funds.

History: None known

Comments: This component represents repair/replacement of the Harker spa heater.

Useful Life:
12 years

Remaining Life:
12 years



Best Case: \$ 21,200

Worst Case: \$ 28,800

Cost Source: Budget Allowance

Comp #: 412 Harker Pool Filters - Repair/Replace

Quantity: 2 units

Location: The Harker Center basement.

Funded?: Yes.

History: Replaced 2024.

Comments: This component represents repair/replacement the Harker pool filters.

Useful Life:
40 years

Remaining Life:
40 years



Best Case: \$ 110,500

Worst Case: \$ 149,500

Cost Source: Budget Allowance

Comp #: 413 Harker Spa Filter - Repair/Replace

Quantity: 1 filter

Location: The Harker Center basement.

Funded?: Yes.

History: Filter repair 2017 \$1,077

Comments: This component represents repair/replacement the Harker spa filter.

Useful Life:
40 years

Remaining Life:
40 years



Best Case: \$ 12,700

Worst Case: \$ 17,300

Cost Source: Budget Allowance

Comp #: 414 Harker Pool Pumps - Repair/Replace

Quantity: 3 pumps

Location: The Harker Center basement closet.

Funded?: Yes.

History: Installed 2024.

Comments: This component represents repair/replacement the Harker pool pumps.

Useful Life:
20 years

Remaining Life:
20 years



Best Case: \$ 29,700

Worst Case: \$ 40,300

Cost Source: Budget Allowance

Comp #: 415 Harker Pool Salt System-Repair/Replace

Quantity: 1 ChlorKing Nexgen

Location: The Harker Center basement.

Funded?: Yes.

History: Installed 2024.

Comments: This component represents repair/replacement the Harker pool saltwater system.

Useful Life:
25 years

Remaining Life:
25 years



Best Case: \$ 76,500

Worst Case: \$ 103,500

Cost Source: Inflated Budgeted Estimate Provided by Client: 2024 ~\$90,000

Comp #: 416 Harker Pool Cover - Repair/Replace

Quantity: 1 cover

Location: The Harker pool.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component represents repair/replacement the Harker pool cover.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 417 Harker Spa Cover - Repair/Replace

Quantity: 1 cover

Location: The Harker spa.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component represents repair/replacement the Harker spa cover.

Plan to replace the cover utilizing operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 418 Harker Pool ADA Lift - Repair/Replace

Quantity: 1 unit

Location: The Harker pool.

Funded?: Yes.

History: Replaced 2015 ~\$6,900.

Comments: This component represents repair/replacement the Harker pool ADA lift.

The useful life of the lift is dependent upon its actual use.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 5,100

Worst Case: \$ 6,900

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$6,000

Comp #: 420 Harker Pool Artificial Turf - Replace

Quantity: Extensive quantity

Location: The Harker pool.

Funded?: Yes.

History: Installed 2024 ~\$58,500.

Comments: This component represents repair/replacement of the Harker pool artificial turf.

Useful Life:
10 years

Remaining Life:
10 years



Best Case: \$ 49,700

Worst Case: \$ 67,300

Cost Source: Inflated Estimate Provided by Client: 2024 ~\$58,500

Comp #: 421 Harker Pool Radiant Heating - Replace

Quantity: 1 system

Location: The Harker pool.

Funded?: No. The useful life cannot be estimated.

History: Installed 2020.

Comments: This component represents repair/replacement of the Harker pool radiant heat system.

The useful life of the system is dependent upon its actual use, thus we are unable to estimate its remaining useful life. If replacement becomes necessary, and costs warrant it, funding can be added to this component in a future reserve study.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 422 Harker Pool Laundry Machines - Replace

Quantity: 4 machines

Location: The Harker Center.

Funded?: Yes.

History: None known.

Comments: This component represents repair/replacement of the Harker pool laundry machines.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$3,000

Comp #: 431 Harker Pool & Spa - Renovate

Quantity: Pool, spa, etc.

Location: The Harker Pool.

Funded?: Yes.

History: Renovated 2024 ~\$1,978,900.

Comments: Components #400 thru 421 represent future replacement cycles for individual components. This component factors for a complete renovation of the pool and spa area similar to what occurred in 2024 (redesign of the pool, deck replacement, equipment replacement, etc). Cost allowances here exclude the costs in components #400 thru 421.

Useful Life:
50 years

Remaining Life:
50 years



Best Case: \$ 969,000

Worst Case: \$ 1,311,000

Cost Source: Inflated Budgeted Estimate Provided by Client: 2023 ~\$1,140,000

Comp #: 446 Harker Pool Storage Roof - Replace

Quantity: ~870 SF composition

Location: The Harker Pool.

Funded?: Yes.

History: Constructed 2009.

Comments: This component represents repair/replacement of the Harker pool storage building roof.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 5,700

Worst Case: \$ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 447 Harker Pool Storage Siding - Replace

Quantity: ~1,090 SF wood

Location: The Harker Pool.

Funded?: Yes.

History: Painted 2019 ~\$1,000; constructed 2009.

Comments: This component represents repair/replacement of the Harker pool storage building siding.

Useful Life:
50 years

Remaining Life:
35 years



Best Case: \$ 27,300

Worst Case: \$ 32,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 448 Harker Pool Storage Bldg - Paint

Quantity: 1 unit

Location: Harker Pool.

Funded?: Yes.

History: None known.

Comments: This component represents exterior painting of the Harker pool storage building.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 1,300

Worst Case: \$ 1,700

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$1,500

Harker Park

Comp #: 500 Harker Park Fence - Repair/Replace**Quantity: ~500 LF chain link**

Location: The west, north, and east perimeters of Harker park (does not include the pool fence).

Funded?: Yes.

History: None known.

Comments: The component represents repair/replacement of the Harker Park fence.

Useful Life:
40 yearsRemaining Life:
39 years

Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 507 Harker Park Trellis - Repair/Replace**Quantity: ~21' x 17' wood**

Location: Harker Park.

Funded?: Yes.

History: Installed 2014 ~\$10,000.

Comments: This component represents repair/replacement of the Harker Park trellis.

Useful Life:
20 yearsRemaining Life:
10 years

Best Case: \$ 17,000

Worst Case: \$ 23,000

Cost Source: Budget Allowance

Comp #: 510 Harker Park Play Equipment - Replace

Quantity: 6 assorted pieces

Location: Harker Park.

Funded?: Yes.

History: Replaced 2015 ~\$25,300.

Comments: The play equipment appeared to be functional.

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

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

Resources:

Public Playground Safety Handbook: <https://www.cpsc.gov/s3fs-public/325.pdf>

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

Outdoor Home Playground Safety Checklist: <https://www.cpsc.gov/s3fs-public/324.pdf>

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

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 42,500

Worst Case: \$ 57,500

Cost Source: Budget Allowance

Comp #: 515 Harker Park Furniture - Repair/Replace

Quantity: 20 assorted pieces

Location: Harker Park.

Funded?: No. Costs are best handled with operating funds.

History: Replacements 2015 ~\$5,600.

Comments: The park furniture appeared to be functional. No damages were observed.

Inspect regularly, and repair as needed with operating funds. Clean with an appropriate cleaner (refinish if desired) using operating funds. Plan to replace pieces individually, as needed, with operating funds. If a large scale replacement project becomes necessary or desired, funding can be added to this component in a future study.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 520 Harker Park BBQ Station - Repair/Replace

Quantity: 1 BBQ

Location: Adjacent to the trellis.

Funded?: No. Costs are best handled with operating funds.

History: Structure installed 2013 ~\$23,300; BBQ installed 2013 ~\$4,100.

Comments: This component represents repair/replacement of the Harker Park barbeque.

The estimated costs to replace the barbeque are below the minimal threshold for reserves funding. Plan to replace the unit with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 521 Harker Park Outdoor Kitchen - Remodel

Quantity: 1 kitchen

Location: Harker Park.

Funded?: Yes.

History: Renovations 2016 ~\$845; structure installed 2013 ~\$23,300.

Comments: This component represents remodeling the Harker Park outdoor kitchen.

Useful Life:
16 years

Remaining Life:
5 years



Best Case: \$ 12,700

Worst Case: \$ 17,300

Cost Source: Budget Allowance

Comp #: 525 Harker Park Sports Court - Resurface

Quantity: ~5,905 SF asphalt

Location: Harker Park.

Funded?: Yes.

History: Installed 2012 ~\$16,800.

Comments: The sports court was noted to have cracks, however, it appeared to still be functional.

In addition to periodic seal/repair projects (see component #526), plan for an eventual total resurface of the court. Repair the base as needed at that time to ensure positive drainage. As routine maintenance, inspect regularly, clean as needed, and fill cracks with operating funds. See component #324 for cyclical seal coating and striping.

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 17,700

Worst Case: \$ 26,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 526 Harker Park Sports Court - Stripe & Seal

Quantity: ~5,905 SF asphalt

Location: Harker Park.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: The asphalt appeared to not have a seal. The striping was fading.

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 527 Harker Park Basketball Hoop - Replace

Quantity: 1 assembly

Location: Harker Park.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: The basketball assembly appeared to be functional.

Inspect regularly, and complete any necessary repairs or replacement with operating funds. Track the actual history and expenses, and if warranted, funding can be added to this component in future reports.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 530 Harker Park Bocce Ball Court - Resurface

Quantity: ~780 SF

Location: Harker Park.

Funded?: Yes.

History: Installed 2013 ~\$9,400.

Comments: This component represents resurfacing the bocce ball court.

As routine maintenance, inspect regularly and repair the wood border as needed with operating funds. Plan to replace the playing surface at roughly the time frame below.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 12,700

Worst Case: \$ 17,300

Cost Source: Budget Allowance

Comp #: 535 Harker Park Volleyball Sand - Replenish

Quantity: ~40' x 70'

Location: Harker Park.

Funded?: No. Costs are best handled with operating funds.

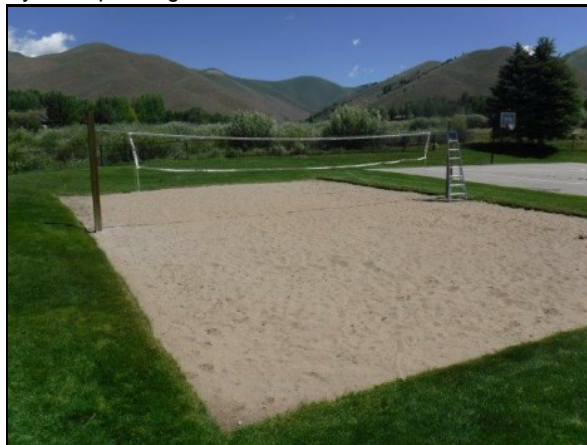
History: None known.

Comments: No issues with the volleyball sand were observed.

Plan to replenish the sand annually with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 537 Harker Park Horseshoes - Repair/Replace

Quantity: 2 units

Location: Harker Park.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: This component represents repair/replacement of the horseshoes game set.

Plan to replace the set, as needed, with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Harker Tennis

Comp #: 600 Harker Tennis Courts Fence - Replace**Quantity: Chain link**

Location: Harker Tennis Courts.

Funded?: Yes.

History: Replaced 2021.

Comments: This component represents repair/replacement of the Harker tennis court fence.

Useful Life:
40 yearsRemaining Life:
37 years

Best Case: \$ 126,000

Worst Case: \$ 189,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 601 Harker Tennis Court Windscreens-Replace**Quantity: ~1,800 LF 9' tall**

Location: Harker Tennis Courts.

Funded?: Yes.

History: Replaced 2021.

Comments: This component represents repair/replacement of the Harker tennis court windscreens.

Plan to replace the screens, as needed, with operating funds.

Useful Life:
10 yearsRemaining Life:
2 years

Best Case: \$ 5,900

Worst Case: \$ 8,100

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$7,000

Comp #: 602 Harker Tennis Courts - Resurface

Quantity: ~67,525 SF/9 courts

Location: Harker Tennis Courts.

Funded?: Yes.

History: Replaced 2021 ~\$613,800.

Comments: This component represents resurfacing of the Harker tennis courts.

Useful Life:
50 years

Remaining Life:
47 years



Best Case: \$ 568,600

Worst Case: \$ 769,400

Cost Source: Inflated Estimate Provided by Client: 2024 ~\$613,800

Comp #: 603 Harker Tennis Courts - Stripe & Seal

Quantity: ~67,525 SF/9 courts

Location: Harker Tennis Courts.

Funded?: Yes.

History: Striped & sealed 2021.

Comments: This component represents striping and sealing the Harker tennis courts.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 108,000

Worst Case: \$ 153,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 605 Harker Tennis Court Walkways - Replace

Quantity: ~2,500 SF pavers

Location: Harker Tennis Courts.

Funded?: No. The useful life cannot be estimated.

History: Install 2021 ~\$28,300.

Comments: This component represents repair/replacement of the Harker tennis court paver walkways.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 608 Harker Pro Shop Site Furniture - Replace

Quantity: 11 assorted pieces

Location: Harker Tennis Pro Shop courtyard.

Funded?: No. Costs are best handled with operating funds.

History: Replaced 2017 ~\$1,800.

Comments: This component represents repair/replacement of the Harker Pro Shop exterior furniture.

Plan to replace the furniture with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 609 Harker Pro Shop Courtyard - Replace

Quantity: Pavers

Location: Harker Tennis Pro Shop.

Funded?: Yes.

History: None known.

Comments: This component represents repair/replacement of the Harker Pro Shop paver courtyard.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 10,200

Worst Case: \$ 13,800

Cost Source: Budget Allowance

Comp #: 610 Harker Pro Shop Roof - Repair/Replace

Quantity: ~1,210 SF composition

Location: Harker Tennis Pro Shop.

Funded?: Yes.

History: Installed 2008.

Comments: This component represents repair/replacement of the Harker Pro Shop roof.

Useful Life:
30 years

Remaining Life:
14 years



Best Case: \$ 9,100

Worst Case: \$ 15,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 611 Harker Pro Shop Siding - Repair/Replace

Quantity: ~1,350 SF wood

Location: Harker Tennis Pro Shop.

Funded?: Yes.

History: Installed 2008.

Comments: This component represents repair/replacement of the Harker Pro Shop siding.

Useful Life:
50 years

Remaining Life:
34 years



Best Case: \$ 33,800

Worst Case: \$ 40,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 612 Harker Pro Shop Exteriors - Paint

Quantity: ~1,350 SF

Location: Harker Tennis Pro Shop.

Funded?: Yes.

History: Painted 2019; painted 2008.

Comments: This component represents exterior painting of the Harker Pro Shop.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$ 3,800

Worst Case: \$ 5,200

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$4,500

Comp #: 613 Harker Pro Shop Windows & Doors-Replace

Quantity: 8 vinyl

Location: Harker Tennis Pro Shop.

Funded?: Yes.

History: Installed 2008.

Comments: This component represents repair/replacement of the Harker Pro Shop windows and doors.

Useful Life:
50 years

Remaining Life:
34 years



Best Case: \$ 9,600

Worst Case: \$ 14,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 614 Harker Pro Shop Rollup Door - Replace

Quantity: 1 metal

Location: Harker Tennis Pro Shop.

Funded?: No. The useful life cannot be estimated.

History: Installed 2008.

Comments: This component represents repair/replacement of the Harker Pro Shop garage rollup door.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 620 Harker Pro Shop Interiors - Remodel

Quantity: Paint, floor, & furniture

Location: Harker Tennis Pro Shop interiors.

Funded?: Yes.

History: Partial furniture replacement 2017 ~\$720; constructed 2008.

Comments: This component represents remodeling the interiors of the Harker Pro Shop. The project can include paint, flooring, furniture, bathrooms, etc. A general allowance is provided below.

Useful Life:
25 years

Remaining Life:
9 years



Best Case: \$ 25,500

Worst Case: \$ 34,500

Cost Source: Budget Allowance

Harker Center Building

Comp #: 800 Harker Center Walkways - Repair/Replace

Quantity: Pavers

Location: The Harker Center walkways and stairs.
Funded?: No. The useful life cannot be estimated.
History: Repairs 2015 ~\$9,80 (includes rails).
Comments: No problems with the pavers were observed.

As routine maintenance, inspect the pavers regularly, pressure wash for appearance, and repair/replace broken pavers, as needed, with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 802 Harker Center Site Rail - Repair/Replace

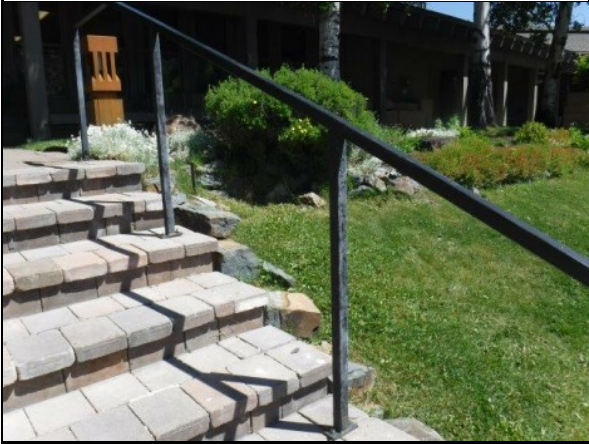
Quantity: Metal

Location: Harker Center.
Funded?: No. The useful life cannot be estimated.
History: Repairs 2015.
Comments: The metal rails appeared to be stable.

Routinely inspect for stability, security, and appearance. Repair locally, as needed, with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 803 Harker Center Site Furniture - Replace

Quantity: 18 wood pieces

Location: Harker Center.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: The site furniture appeared to be functional.

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 810 Harker Center Roof - Repair/Replace

Quantity: ~8,650 SF composition

Location: Harker Center.

Funded?: Yes.

History: Replaced 2009.

Comments: No problems with roof were reported or observed.

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 and complete any other repairs needed to ensure the waterproof integrity of the roof. Keep the roof surface, gutters, and downspouts clear and free of moss and/or debris.

Resources:

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

Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>

International Institute of Building Enclosure Consultants <https://iibec.org/>

Western States Roofing Contractors Association (WSRCA) <https://wsrca.com/>

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 56,200

Worst Case: \$ 99,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 811 Harker Center Gutters & Spouts - Replace

Quantity: ~ 370 LF metal

Location: Harker Center.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: Based on our limited visual inspection, the metal gutters and downspouts appeared to be functional.

We recommend planning for a total replacement of the gutters and downspouts at the same intervals as the roof replacement for cost efficiency. Evaluate these components 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.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 812 Harker Center Siding - Repair/Replace

Quantity: ~6,590 SF wood

Location: Harker Center.

Funded?: Yes.

History: Installed 1981.

Comments: The wood siding is horizontal clapboard and the surface is painted (see component #813 for exterior painting). 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. When practical, align siding replacement with window replacement for cost efficiencies and building envelope integrity. Inspect annually, and repair locally, as needed, using general operating maintenance funds. Keep the wood siding painted to protect it from water decay - see component #533.

Another item that greatly influences the 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 a plan for some margin of contingency.

Useful Life:
50 years

Remaining Life:
12 years



Best Case: \$ 164,800

Worst Case: \$ 197,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 813 Harker Center Exteriors - Caulk & Paint

Quantity: ~6,590 SF

Location: Harker Center.

Funded?: Yes.

History: Painted 2016 ~\$11,900.

Comments: Typical Northwest paint cycles vary greatly depending upon many factors including the type of material painted, surface preparation, quality of the primer/paint/stain, application methods, weather conditions during the application process, moisture beneath the 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 installation of sealants is very common, and can greatly decrease its useful life. Inspect sealants (more frequently as they age) to determine if failing is occurring. Typical sealant problems include failure of the 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 sealants 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).

Resources:

American Coatings Association: <http://www.paint.org/>

Master Paint Institute: <http://www.paintinfo.com/>

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 16,500

Worst Case: \$ 26,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 814 Harker Center Windows - Repair/Replace

Quantity: 69 wood

Location: Harker Center.

Funded?: Yes.

History: Installed 1981.

Comments: The Harker Center windows were wood frame. No major damage or deterioration was observed. We assume that windows are original to the 1981 construction of the 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.

Many factors affect the useful life, including the quality of the 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) the gap at the top of head flashing, as this allows water that gets behind the siding to drain out.

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

Resource:

Fenestration & Glazing Industry Alliance (formerly AAMA): <https://fgiaonline.org/>

Useful Life:
50 years

Remaining Life:
12 years



Best Case: \$ 82,800

Worst Case: \$ 124,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 815 Harker Center Exterior Lights - Replace

Quantity: Minimal quantity

Location: Harker Center.

Funded?: No. Costs are best handled with operating funds.

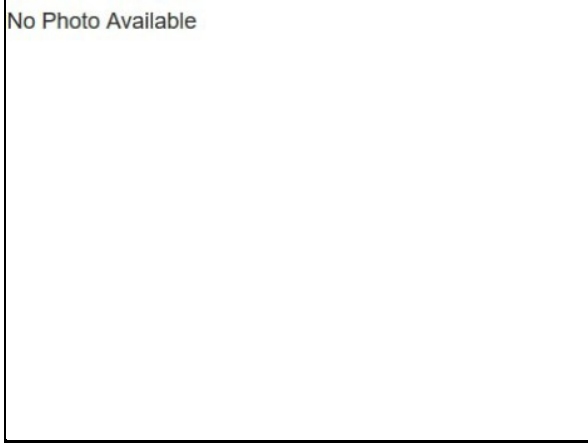
History: None known.

Comments: The exterior lights were observed during daylight hours and are assumed to be functional.

As routine maintenance, inspect, and repair/change bulbs, as needed. Replace the fixtures, as needed, with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 820 Harker Center Carpet - Maintain/Replace

Quantity: ~315 SY

Location: Harker Center.

Funded?: Yes.

History: None known.

Comments: No issues with the interior carpet were observed.

Actual replacement costs can vary greatly based upon the carpet and pad material chosen. A wide variety of types and quality are 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 is best timed just after repainting for cost efficiency, and to maintain a quality appearance.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 23,600

Worst Case: \$ 31,500

Cost Source: Budget Allowance

Comp #: 821 Harker Center Laminate Floors - Replace

Quantity: ~715 SF

Location: Harker Center.

Funded?: Yes.

History: Replaced 2024; installed 2008.

Comments: The laminate flooring was not present during our site visit due to the pool remodel project. It is assumed laminate will be installed at the end of the project.

Actual replacement costs can vary greatly based upon the material chosen. A wide variety of types and quality are available - a funding allowance is factored below for financial planning purposes.

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

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 14,300

Worst Case: \$ 25,000

Cost Source: Budget Allowance

Comp #: 822 Harker Center Interiors - Paint

Quantity: ~11,780 SF

Location: Harker Center interiors.

Funded?: Yes.

History: Painted 2005 ~\$3,300.

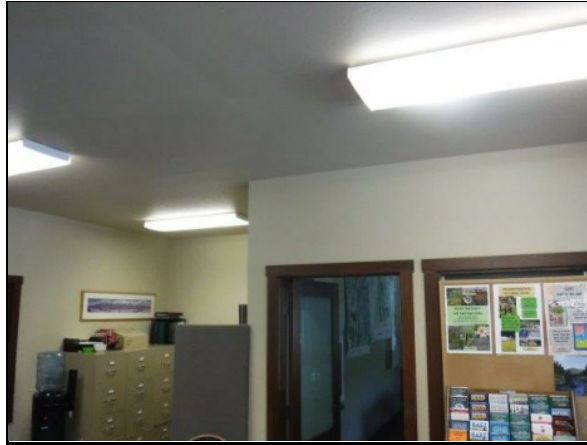
Comments: No issues with interior paint were observed. It is assumed the pool lobby and hallway will be painted at the end of the pool project.

Regular cycles of professional painting are recommended to maintain a pleasant appearance, and are best timed prior to any flooring replacement.

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

Useful Life:
25 years

Remaining Life:
6 years



Best Case: \$ 29,500

Worst Case: \$ 41,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 823 Harker Center Interior Lights - Replace

Quantity: Extensive quantity

Location: Harker Center interiors.

Funded?: No. Large-scale repairs or replacements are not predictable.

History: None known.

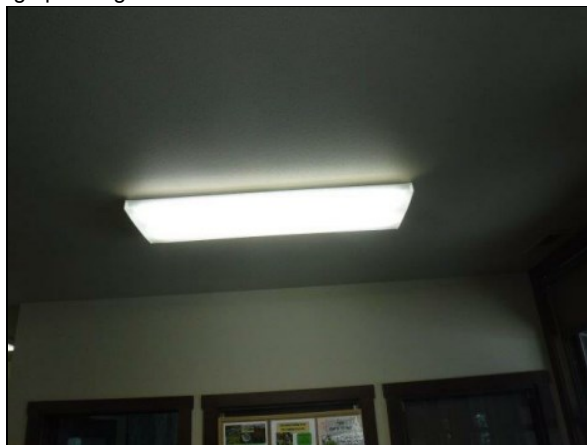
Comments: The interior lights are an assortment of ambient lights, exit lights, and emergency lighting. The lights generally appeared to be functional.

With ordinary care and maintenance, there is no predictable expectation to replace all fixtures simultaneously. If the community desires or requires an upgrade, reserves funds can be included within a future reserve study.

As routine maintenance, inspect, and repair/change bulbs as needed. Evaluate the community's needs each year, and replace individual fixtures as needed using operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 824 Harker Center Pool Lobby - Remodel

Quantity: Counters, furniture, etc.

Location: Harker Center.

Funded?: Yes.

History: None known.

Comments: Due to the pool project, the pool lobby was in a state of disarray. It is assumed the area will be refurbished at the completion of the pool project.

This component suggests setting aside funding for periodic aesthetic refurbishing. Many communities replace furniture, artwork, lighting, décor, etc. at regular intervals to maintain this important community area. A funding allowance is used below for financial planning purposes, however, costs can vary widely depending upon the scope and the desires of residents.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 12,700

Worst Case: \$ 17,300

Cost Source: Budget Allowance

Comp #: 825 Harker Center Office - Remodel

Quantity: Furniture, décor, etc.

Location: Harker Center office.

Funded?: Yes.

History: Remodeled 2009.

Comments: The office furniture appeared to be functional.

Prudent financial planning suggests setting aside funds for periodic large-scale refurbishing to maintain consistent aesthetics and marketability. The costs can vary greatly depending upon the scope of work. Adjust the costs below when a better estimate of replacements becomes known.

As routine maintenance, inspect regularly, and clean/repair promptly utilizing operating funds.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 17,000

Worst Case: \$ 23,000

Cost Source: Budget Allowance

Comp #: 826 Harker Center Lounge - Remodel

Quantity: Furniture, decor, etc.

Location: Harker Center lounge.

Funded?: Yes.

History: Furniture replaced 2009 ~\$15,900; painted 2009 ~\$6,600; carpet replaced 2009 ~\$9,700.

Comments: This component represents remodeling the Harker Center lounge.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 17,000

Worst Case: \$ 23,000

Cost Source: Budget Allowance

Comp #: 827 Harker Center Restrooms - Remodel

Quantity: 3 restrooms

Location: Harker Center.

Funded?: Yes.

History: None known.

Comments: The bathrooms were functional.

Clean and maintain as needed to extend the 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 cabinets (reface or replace), sinks, counter tops, lighting, ventilation, etc.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 10,200

Worst Case: \$ 13,800

Cost Source: Budget Allowance

Comp #: 828 Harker Pool Locker Rooms - Remodel

Quantity: 2 locker rooms

Location: Harker Center.

Funded?: Yes.

History: None known.

Comments: The component represents remodeling the Harker Pool locker rooms.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 25,500

Worst Case: \$ 34,500

Cost Source: Budget Allowance

Comp #: 830 Harker Center Kitchen - Remodel

Quantity: 1 kitchen

Location: Harker Center.

Funded?: Yes.

History: Renovated 2015 ~\$20,900.

Comments: The kitchen appeared to be functional. No problems were reported.

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

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 25,500

Worst Case: \$ 34,500

Cost Source: Budget Allowance

Comp #: 831 Harker Center Sauna - Repair/Replace

Quantity: 1 sauna

Location: Harker Center.

Funded?: Yes.

History: None known.

Comments: No damages to the sauna were observed or reported.

Repair as needed with operating funds. Clean the sauna periodically. Light sanding can refresh the appearance of the cedar interior. Inspect the heater regularly and test for performance. Repair the heater promptly to ensure safety.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 17,000

Worst Case: \$ 23,000

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$20,000

Comp #: 840 Community Computers - Repair/Replace

Quantity: 10 units

Location: Harker Center, Harker pool, Harker Tennis Pro Shop, Village pool, and Village Tennis Pro Shop.

Funded?: No. Costs are best handled with operating funds.

History: Pool computer replaced 2020 ~\$550; workstation replaced 2018 ~\$1,300; Village pool computer replaced 2018 ~\$475; card printer replaced 2018 ~\$1,900; unit replaced 2017 ~\$1,300; tablet replaced 2016 ~\$1,200; multiple units replaced 2013 ~\$5,700.

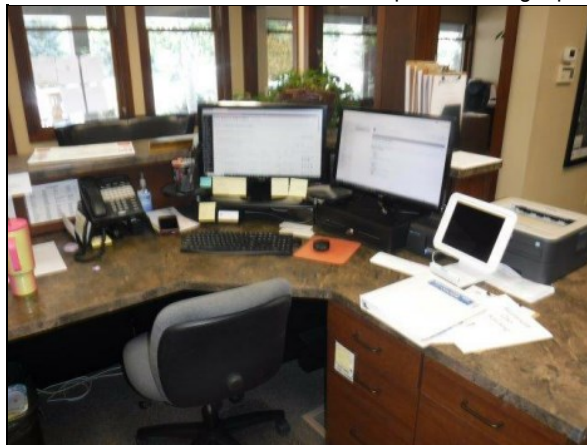
Comments: The office equipment is assumed to function properly. No problems were reported at the time of our site visit.

Plan to replace the equipment individually, as needed, with operating funds.

Another option is to set up a lease arrangement with a vendor. Typically, the lease covers hardware, maintenance, and operation costs for a given time period (usually 10 years). At the end of the lease, there may be an option of purchasing the existing system for a nominal fee, or installing new hardware with either another lease option or outright purchase.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 841 Community Software - Upgrade

Quantity: Ally software

Location: The community's computer system.

Funded?: Yes.

History: Annual updates.

Comments: It was reported in a prior reserve study the association uses a customized software called Ally which was constructed specifically for the community. They further reported small annual updates are completed.

Funding is included below as previously requested for periodic larger software upgrades. The costs can vary widely based on the final scope of work, therefore, we recommend advanced research is completed. Future reserve studies can be updated accordingly.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 23,800

Worst Case: \$ 32,200

Cost Source: Inflated Estimate Provided by Client: 2020 ~\$25,000

Comp #: 842 Community Website - Upgrade

Quantity: 1 system

Location: Online.

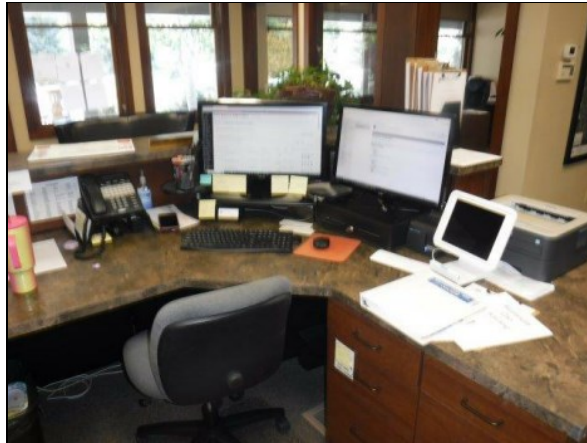
Funded?: Yes.

History: None known.

Comments: This component represents upgrading the community's website.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 9,300

Worst Case: \$ 12,700

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$11,000

Comp #: 843 Harker Center Copy Machines - Replace

Quantity: 2 units

Location: Harker Center.

Funded?: Yes.

History: Unit replaced 2014 ~\$12,700; color copier replaced 2008 ~\$19,000.

Comments: Two copy machines were present at the time of our site visit, a black and white unit and a color unit. The community's manager reported in a prior reserve study the black and white unit will not be replaced when it fails. Funding below is for the color unit only.

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

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 17,000

Worst Case: \$ 23,000

Cost Source: Budget Allowance

Comp #: 844 Harker Center Postage Machine - Replace

Quantity: 1 unit

Location: Harker Center.

Funded?: No. Reported to be leased.

History: None known.

Comments: The community's staff reported the postage machine is leased.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 845 Harker Center A/V Equipment - Replace

Quantity: Projector, TV, etc.

Location: Harker Center.

Funded?: No. Costs are best handled with operating funds.

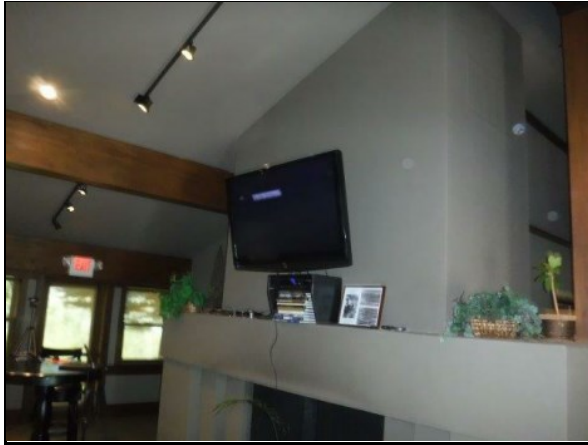
History: None known.

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

Plan to replace the equipment individually, as needed, with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 850 Harker Center Water Heater - Replace

Quantity: 1 Bock 100 gallon

Location: Harker Center basement.

Funded?: Yes.

History: Replaced 2024.

Comments: The gas water heater is manufactured by Bock. The serial number date is 2024. No problems were reported 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. The association should perform an annualized cost analysis by comparing the upfront installation cost, total useful life of the product, and annual energy savings when making a replacement decision.

Resource:

<https://www.lowes.com/n/how-to/water-heater-maintenance>

Useful Life:
12 years

Remaining Life:
12 years



Best Case: \$ 13,600

Worst Case: \$ 18,400

Cost Source: Inflated Budget Allowance Provided by Client: 2024 ~\$16,000

Comp #: 851 Harker Center Water Softener - Replace

Quantity: 1 system

Location: Harker Center.

Funded?: Yes.

History: None known.

Comments: This component represents repair/replacement of the Harker Center water softener system.

Useful Life:
25 years

Remaining Life:
3 years



Best Case: \$ 4,200

Worst Case: \$ 5,800

Cost Source: Inflated Budgeted Estimate Provided by Client: 2024 ~\$5,000

Comp #: 860 Harker Center Electric Hoist - Replace

Quantity: 1 ElectroLift

Location: Harker Center basement.

Funded?: No. The useful life cannot be estimated.

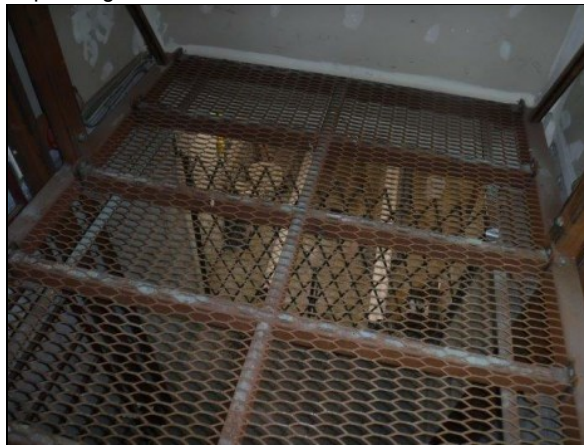
History: None known.

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

This hoist is expected to receive relatively little use and there is no basis to expect a complete replacement of the unit. The motor may require repair or a rebuild, however, we are unable to estimate the frequency and extent. Replacement will be based on actual use. Complete repairs with operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Systems & Equipment

Comp #: 900 Plumbing - Systems Evaluation

Quantity: Supply & drain lines

Location: Throughout the community.
Funded?: No. Costs are best handled with operating funds.
History: None known.

Comments: Plumbing systems are generally considered life limited by the engineering community. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc.

The vast majority of the plumbing system is hidden, and not visible for review. A reserve study is limited to visual exterior observations and research for budget purposes.

We highly recommend the association engage a qualified firm to conduct a baseline study, evaluating the plumbing systems (supply, waste, any fire system pipe), including forensic wall openings, and test sections of piping. Additional testing may be further recommended. Patterns of significant repair expenses, leaks, poor flow, and sediments in the lines, should accelerate the need to address proactively and seek a detailed analysis to identify hidden conditions, project a remaining useful life, and recommendations for any needed repairs, maintenance, etc. The cost can vary depending on the complexity of systems, the number of wall or ceiling openings, etc. Prior to such an evaluation, there is no predictable basis at this time for large-scale plumbing repair or replacement expenses. Results should be included in the subsequent reserve study update.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 901 Plumbing - Repair/Replace

Quantity: Supply & drain lines

Location: Throughout the community.

Funded?: No. Large-scale repairs or replacements are not predictable prior to a systems evaluation.

History: None known.

Comments: Plumbing systems are generally considered life limited by the engineering community. The costs for systems replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc.

See the previous component for a recommended plumbing evaluation. Until a qualified engineering firm has performed an evaluation of your plumbing systems, and provided specific recommendations, there is no predictable basis for system replacement reserves funding at this time.

Manufacturing defects become apparent from time to time, and certain site conditions (e.g. galvanic corrosion, dissimilar metals in contact with piping, chemical reactions, etc.) can contribute to premature deterioration of the plumbing systems.

Treat minor repairs as an ongoing maintenance expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 916 HVAC Systems - Repair/Replace

Quantity: Assorted pieces

Location: Throughout the various buildings.

Funded?: No. Costs are best handled with operating funds.

History: None known.

Comments: No problems with the HVAC systems were reported.

Due to the varying ages of the assorted pieces, we recommend replacing individual pieces, as needed, with operating funds. If a large-scale system replacement becomes necessary, funding can be added to this component in a future reserves study.

Air conditioning manufacturers are required to cease all production utilizing R22 refrigerant (AC Freon) by Jan 1, 2020 in favor of more environmentally friendly products (currently R410A). There are currently no reported service restrictions by the EPA for existing R22 units. New equipment utilizing R410A is readily available. When replacement of your system is necessary, a changeover to R410A may necessitate replacement of the refrigerant lines as they use different lubricants for the compressors (costs of refrigerant lines is not included in our allowances below - discuss this and other potential costs with your service vendor). Evaluate all options for annualized costs and environmental impact as well as comfort.

Resources:

American Society of Heating, Refrigerating and Air-Conditioning Engineers: <https://www.ashrae.org/http://home.howstuffworks.com/ac2.htm>

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 920 Electrical System - Maintain/Repair

Quantity: Main & branch systems

Location: Throughout the community.

Funded?: No. Large-scale repairs or replacements are not predictable.

History: None known.

Comments: The majority of the electrical system is not visible for review. Analysis of the electrical system, beyond a limited visual review, is not within the scope of a reserve study. No large issues or problems/defects were reported.

We recommend periodic evaluation by engineer/master electrician to evaluate the system(s) for safety, code-compliance, maintenance, and repair and replacement needs. Any predictable expenses identified that meet the criteria for reserves funding can be included in the reserves plan. 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.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 921 Community Telephone System - Replace

Quantity: Handsets, etc.

Location: Throughout the various buildings.

Funded?: No. Costs are best handled with operating funds.

History: Replaced 2009 ~\$4,900.

Comments: No problems with the telephone system were reported.

Plan on replacing the system with operating funds. The cost allowances can vary widely based on the equipment chosen. The costs can additionally increase if rewiring is necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 922 Wi-Fi System - Repair/Replace

Quantity: 1 system

Location: Throughout the community.

Funded?: No. Costs are best handled with operating funds.

History: Installed 2018 ~\$2,900.

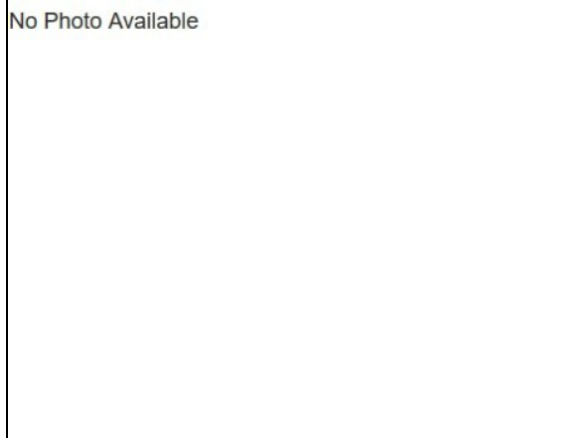
Comments: The association reported no problems with the Wi-Fi system during our site visit.

Plan to replace the system utilizing operating funds.

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. At the end of the lease, there may be an option of purchasing the existing system for a nominal fee, or installing new hardware with either another lease option or outright purchase.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 935 Tennis Court Ticket Scanners - Replace

Quantity: 2 scanners

Location: The Harker and Village tennis courts.

Funded?: No. The useful life cannot be estimated.

History: Installed 2020.

Comments: No problems with the scanners were reported.

We are unable to estimate the useful lives of the scanners. Plan to replace the scanners utilizing operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 937 AED Devices - Replace

Quantity: ~ (3) devices

Location: Scattered common area locations

Funded?: No. Costs are best handled with operating funds.

History: Purchased 2015 \$4,100.

Comments: The emergency defibrillators were observed in wall mounted emergency casings. It is assumed the units will function properly in an emergency.

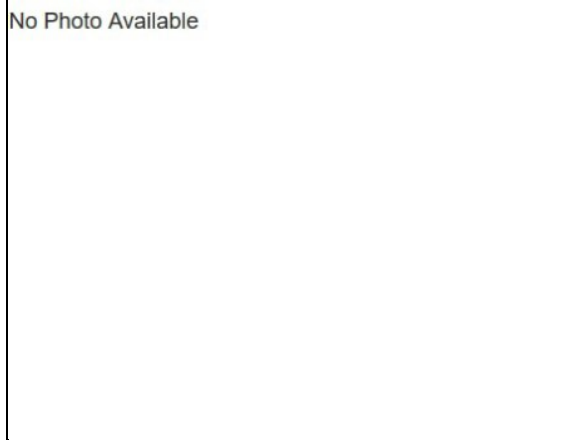
Research indicates defibrillator electrode packs require replacement every two years and the batteries typically require replacement every five years. Experts and manufacturers also recommend inspecting and testing the unit every three months. Additional research revealed defibrillators have indicators notifying individuals of batteries in need of replacement.

Inspect regularly, and replace the batteries, as needed. We further recommend annual inspection/testing by a certified professional to ensure the unit will function properly in an emergency. Plan to replace the unit every 10 to 15 years. Track the actual history and expenses, and adjust this component accordingly in future reports.

For additional information, contact the local fire department.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 945 Surveillance System - Repair/Replace

Quantity: Cameras & DVR

Location: Throughout the community.

Funded?: Yes.

History: Installed 2016 ~\$2,000.

Comments: The surveillance system appeared operational at time of our site visit. The association reported no problems with the existing setup.

Although it is difficult to predict the timing, cost, and scope of future replacement, we suggest a general funding allowance for periodic upgrades and significant repair/replacements. Costs and timing can vary greatly depending upon the number and quality of the cameras, and other system specifications. Expect some local repair/replacement maintained with operating funds in between overhaul cycles.

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 the end of the lease, there may be an option of purchasing the existing system for a nominal fee, or installing new hardware with either another lease option or outright purchase.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 10,200

Worst Case: \$ 13,800

Cost Source: Budget Allowance

Comp #: 974 Riding Mower - Repair/Replace

Quantity: 1 John Deere E130

Location: Village Tennis Pro Shop.

Funded?: No. The useful life cannot be estimated.

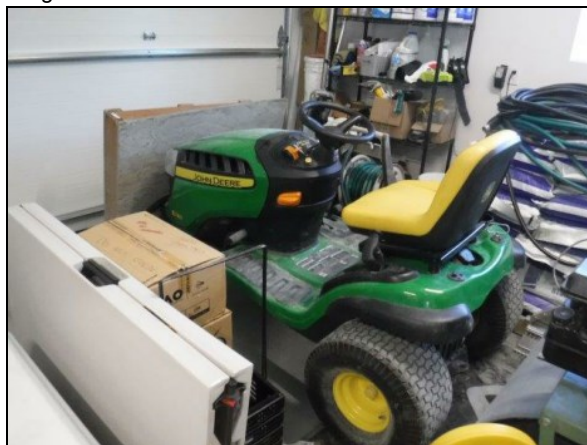
History: None known.

Comments: The riding mower is assumed to be maintained and function properly.

Inspect regularly, and continue regular maintenance (oil changes, lube, tire pressure, etc) utilizing operating funds. Replacement of the unit is based on its actual usage.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 976 Tennis Court Roller - Repair/Replace

Quantity: 1 Brutus Gator Rake

Location: The Village tennis courts.

Funded?: Yes.

History: Purchased 2010.

Comments: No problems with the tennis court roller were reported during our site visit.

This component factors periodic replacement of the roller. The actual timing of replacement varies upon actual use. The costs can vary widely based on whether new or used equipment is purchased and the model.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 10,200

Worst Case: \$ 13,800

Cost Source: Budget Allowance

Comp #: 999 Reserve Study - Update

Quantity: Annual update

Location: The community common and limited common elements.

Funded?: No. Costs are best handled with operating funds.

History: 2024 WSV; 2021 Full.

Comments: It is recommended reserve studies are updated annually, with site inspections by an independent reserve study professional no less than every three years to assess changes in condition (i.e., physical, economic, governmental, etc), and the resulting effect on the community's long-term reserves plan. Reserve Study costs are most appropriately factored within the annual operating budget, not as a reserves component.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: