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Update "With Site-Visit" Reserve Study



Leisure World Mutual 4 Seal Beach, CA

Report #: 22629-1
For Period Beginning: January 1, 2016
Expires: December 31, 2016

Date Prepared: September 23, 2015



Hello, and welcome to your Reserve Study!

We don't want you to be surprised. This Report is designed to help you anticipate, and prepare for, the major common area expenses your association will face. Inside you will find:

- 1) **The Reserve Component List** (the “Scope and Schedule” of your Reserve projects) – telling you what your association is Reserving for, what condition they are in now, and what they'll cost to replace.
- 2) **An Evaluation of your current Reserve Fund Size and Strength** (Percent Funded). This tells you your financial starting point, revealing your risk of deferred maintenance and special assessments.
- 3) **A Recommended Multi-Year Reserve Funding Plan**, answering the question... “What do we do now?”

More Questions?

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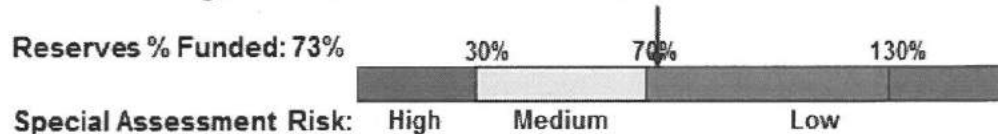
Executive Summary

Association: Leisure World Mutual 4 **#:** 22629-1
Location: Seal Beach, CA **# of Units:** 396
Report Period: January 1, 2016 through December 31, 2016

Findings/Recommendations as-of 1/1/2016:

Projected Starting Reserve Balance:	\$2,062,887
Current Fully Funded Reserve Balance:	\$2,809,232
Average Reserve Deficit (Surplus) Per Unit:.....	\$1,885
Recommended 2016 Monthly "Full Funding" Contributions:.....	\$40,609
Alternate minimum contribs* to keep Reserves above \$0:.....	\$30,000
Recommended 2016 Special Assessment for Reserves:	\$0

Most Recent Budgeted Reserve Contribution Rate:\$38,629



Economic Assumptions:

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

- This is an "Update With-Site-Visit" Reserve Study, based on a prior Report prepared by Association Reserves for your 2012 Fiscal Year. We performed our on-site inspection on August 18, 2015. This Report was prepared by a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is above the 70% funded level at 73% Funded, this means the association's special assessment & deferred maintenance risk is currently low. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where associations enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to make Reserve contributions of \$40,609.

*officially called "Baseline Funding"

Table 1: Executive Summary

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#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
103	Concrete Sidewalks/Drains - Repair	5	4	\$7,500
201	Asphalt - Resurface	20	8	\$218,000
202	Asphalt - Seal/Repair	4	0	\$28,000
205	Concrete Drives & Carports - Repair	5	4	\$25,000
302	Fire Extinguisher Cabinets - Replac	20	0	\$1,450
320	Pole Lights - Replace	20	4	\$65,000
501	Block Wall - Repair	25	0	\$20,500
701	Electric Meter Doors - Replace	20	5	\$15,000
702	Laundry Room Doors - Replace	20	1	\$5,400
803	Laundry Water Heaters (2003) - Repl	12	0	\$4,800
803	Laundry Water Heaters (2005) - Repl	12	1	\$2,400
803	Laundry Water Heaters (2009) - Repl	12	5	\$7,200
803	Laundry Water Heaters (2010) - Repl	12	6	\$2,400
803	Laundry Water Heaters (2011) - Repl	12	7	\$2,400
803	Laundry Water Heaters (Pre-2000) - Repl	12	0	\$19,200
901	Plumbing - Refurbish/Replace	N/A	0	\$269,000
901	Plumbing - Annual Repairs/Replace	1	1	\$155,000
904	Laundry Sinks - Replace	20	0	\$6,500
1003	Irrigation Time Clocks - Replace	12	0	\$7,300
1110	Interior Surfaces - Repaint	10	9	\$4,400
1115	Stucco - Repaint	10	9	\$175,000
1116	Wood Surfaces - Repaint	4	3	\$59,500
1120	Wood - Repairs	4	3	\$42,000
1303	Carport Roofs - Replace	18	6	\$325,000
1303	Comp Shingle (2015) - Replace	30	29	\$420,000
1303	Comp Shingle (2016) - Replace	30	0	\$420,000
1303	Comp Shingle (2017) - Replace	30	1	\$541,000
1303	Comp Shingle (2018) - Replace	30	2	\$548,000
1303	Comp Shingle (2019) - Replace	30	3	\$555,000
1315	Attic Entry Screens - Replace	45	11	\$5,250
1402	Building ID Signs - Replace	15	13	\$16,000
1803	Auto-Out Fire Supressors - Replace	15	14	\$25,000
1810	Storage Sheds - Replace	20	8	\$4,200
33	Total Funded Components			

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: Yellow highlighted line items are expected to require attention in the initial year, green highlighted items are expected to occur within the first five years.

Accounting - Tax Summary

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# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
103 Concrete Sidewalks/Drains - Repair	5	4	\$7,500	\$1,500	\$181.33
201 Asphalt - Resurface	20	8	\$218,000	\$130,800	\$1,317.66
202 Asphalt - Seal/Repair	4	0	\$28,000	\$28,000	\$846.21
205 Concrete Drives & Carports - Repair	5	4	\$25,000	\$5,000	\$604.43
302 Fire Extinguisher Cabinets - Replac	20	0	\$1,450	\$1,450	\$8.76
320 Pole Lights - Replace	20	4	\$65,000	\$52,000	\$392.88
501 Block Wall - Repair	25	0	\$20,500	\$20,500	\$99.13
701 Electric Meter Doors - Replace	20	5	\$15,000	\$11,250	\$90.66
702 Laundry Room Doors - Replace	20	1	\$5,400	\$5,130	\$32.64
803 Laundry Water Heaters (2003) - Repl	12	0	\$4,800	\$4,800	\$48.35
803 Laundry Water Heaters (2005) - Repl	12	1	\$2,400	\$2,200	\$24.18
803 Laundry Water Heaters (2009) - Repl	12	5	\$7,200	\$4,200	\$72.53
803 Laundry Water Heaters (2010) - Repl	12	6	\$2,400	\$1,200	\$24.18
803 Laundry Water Heaters (2011) - Repl	12	7	\$2,400	\$1,000	\$24.18
803 Laundry Water Heaters (Pre-2000) - Repl	12	0	\$19,200	\$19,200	\$193.42
901 Plumbing - Refurbish/Replace	N/A	0	\$269,000	\$269,000	\$0.00
901 Plumbing - Annual Repairs/Replace	1	1	\$155,000	\$0	\$18,737.42
904 Laundry Sinks - Replace	20	0	\$6,500	\$6,500	\$39.29
1003 Irrigation Time Clocks - Replace	12	0	\$7,300	\$7,300	\$73.54
1110 Interior Surfaces - Repaint	10	9	\$4,400	\$440	\$53.19
1115 Stucco - Repaint	10	9	\$175,000	\$17,500	\$2,115.52
1116 Wood Surfaces - Repaint	4	3	\$59,500	\$14,875	\$1,798.19
1120 Wood - Repairs	4	3	\$42,000	\$10,500	\$1,269.31
1303 Carport Roofs - Replace	18	6	\$325,000	\$216,667	\$2,182.67
1303 Comp Shingle (2015) - Replace	30	29	\$420,000	\$14,000	\$1,692.41
1303 Comp Shingle (2016) - Replace	30	0	\$420,000	\$420,000	\$1,692.41
1303 Comp Shingle (2017) - Replace	30	1	\$541,000	\$522,967	\$2,179.99
1303 Comp Shingle (2018) - Replace	30	2	\$548,000	\$511,467	\$2,208.20
1303 Comp Shingle (2019) - Replace	30	3	\$555,000	\$499,500	\$2,236.40
1315 Attic Entry Screens - Replace	45	11	\$5,250	\$3,967	\$14.10
1402 Building ID Signs - Replace	15	13	\$16,000	\$2,133	\$128.95
1803 Auto-Out Fire Supressors - Replace	15	14	\$25,000	\$1,667	\$201.48
1810 Storage Sheds - Replace	20	8	\$4,200	\$2,520	\$25.39
33 Total Funded Components					\$40,609.00

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.

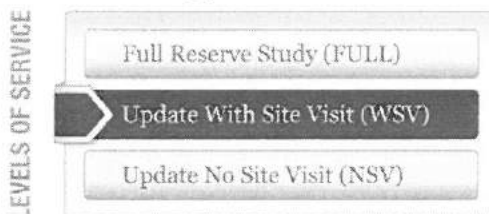
The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's 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 STUDY RESULTS

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

Methodology



For this Update With-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and

researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, *updating and adjusting* your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

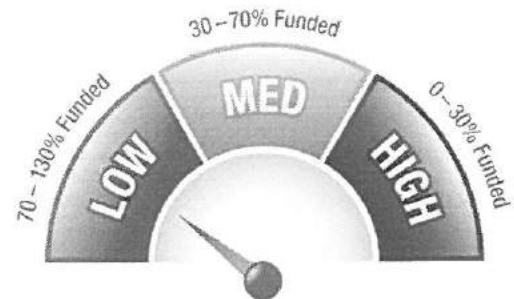
- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

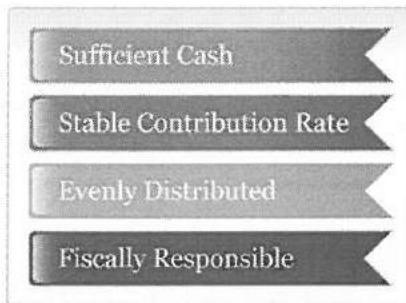


Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after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

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

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

How much should we contribute?



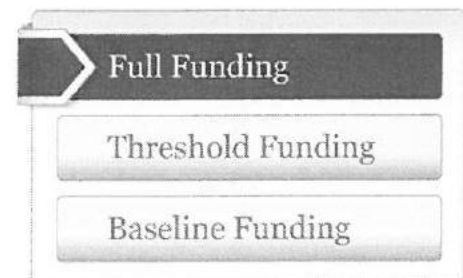
RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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

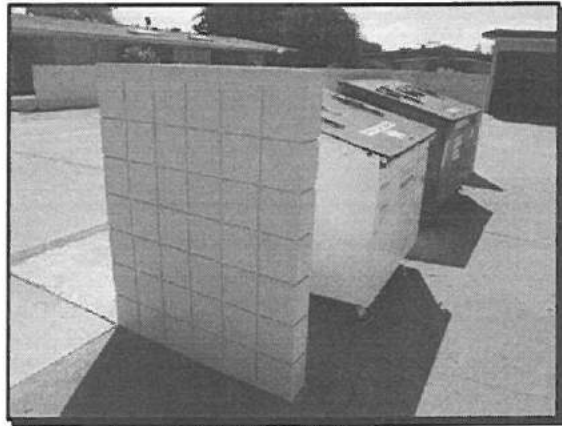
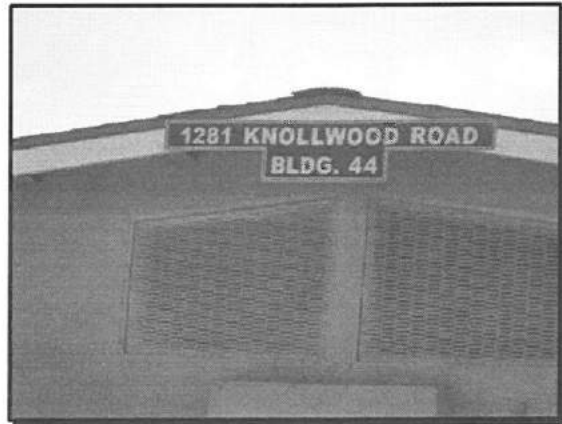


FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on August 18, 2015, we started the site inspection beginning with the roofs. We visually inspected the buildings, and were able to see most areas.



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. Your *first five years* of projected Reserve expenses total \$3,449,930. Adding the next five years, your *first ten years* of projected Reserve expenses are \$5,541,795. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in Table 5, while details of the projects that make up these expenses are shown in Table 6. Note the significant expenses in 2016, 2017, 218, 2019, 2035, 2040, 2044, 2045 and 2046.

Annual Reserve Expenses

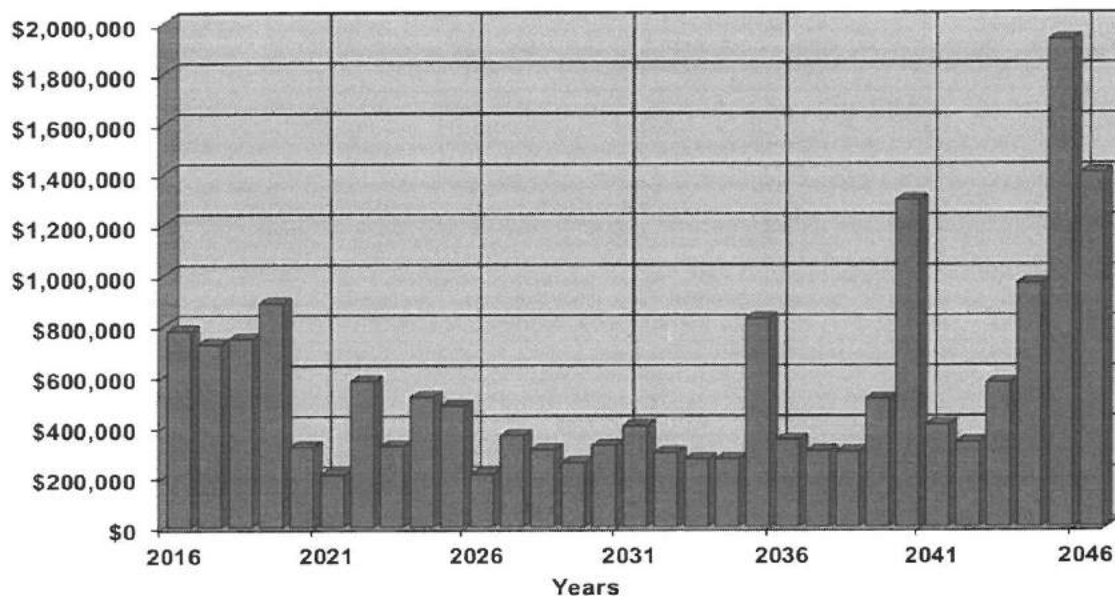


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$2,062,887 as-of the start of your Fiscal Year on January 1, 2016. This is based on your actual balance on 9/23/2015 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of January 1, 2016, your Fully Funded Balance is computed to be \$2,809,232 (see Table 3). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 73% Funded. Across the country approx 2% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$40,609/month this Fiscal Year 2016. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both Table 5 and Table 6.

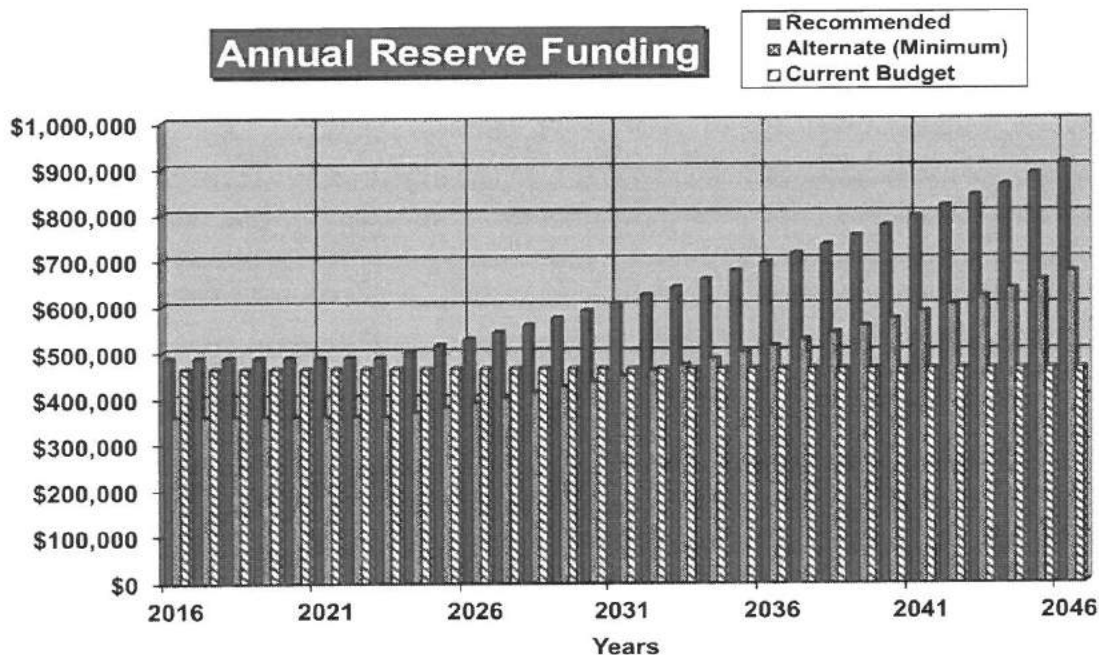


Figure 2

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

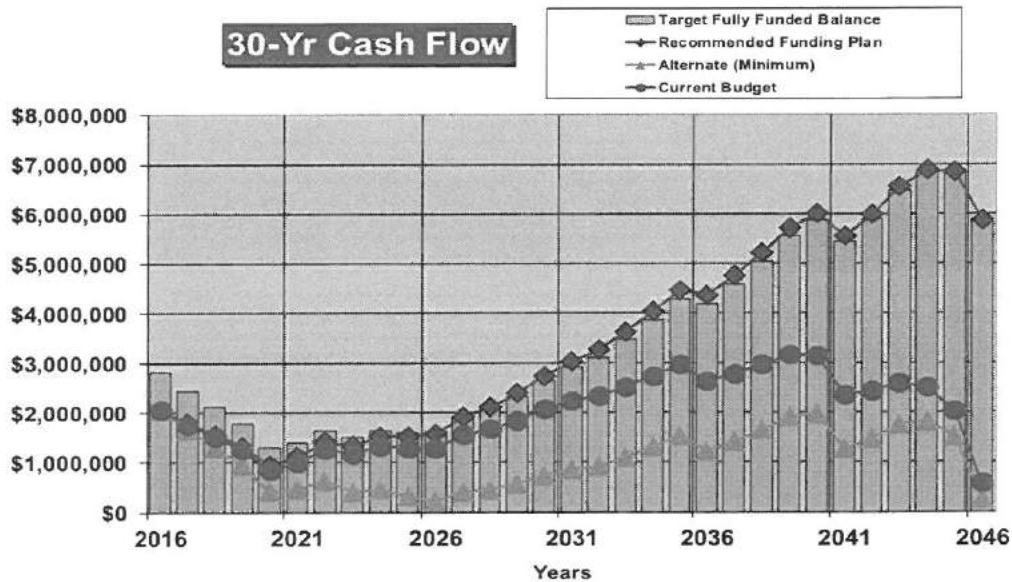


Figure 3

This figure shows this same information, plotted on a Percent Funded scale.

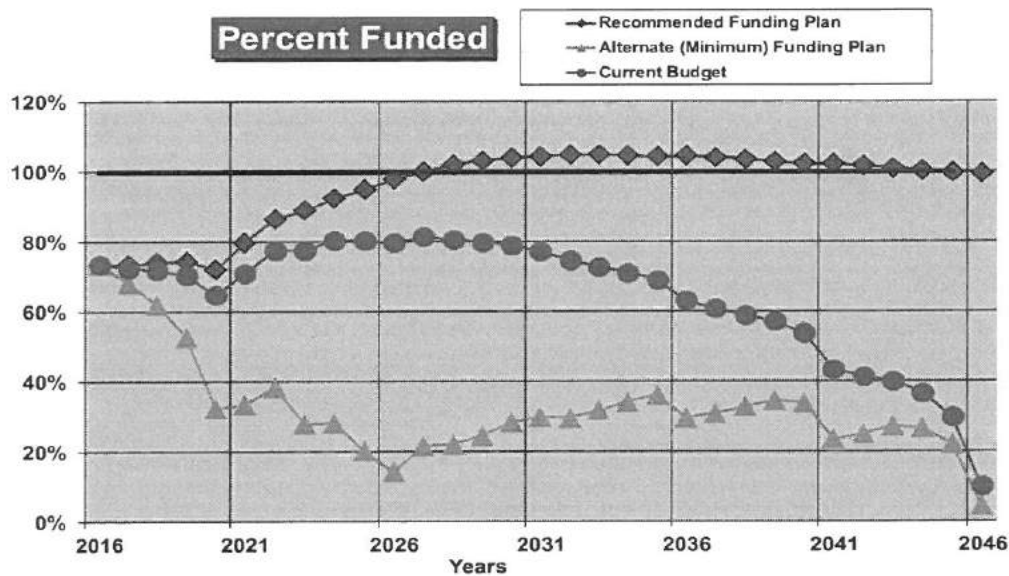


Figure 4

Table Descriptions

The tabular information in this Report is broken down into six tables.

Table 1 is a summary of your Reserve Components (your Reserve Component List), the information found in Table 2.

Table 2 is your Reserve Component List, which forms the foundation of this Reserve Study. This table represents the information from which all other tables are derived.

Table 3 shows the calculation of your Fully Funded Balance, the measure of your current Reserve component deterioration. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Table 4 shows the significance of each component to Reserve needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by Useful Life, then that component's percentage of the total is displayed.

Table 5: This table 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 for each year.

Table 6: This table shows the cash flow detail for the next 30 years. This table makes it possible to see which components are projected to require repair or replacement each year, and the size of those individual expenses.

Table 2: Reserve Component List Detail

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#	Component	Quantity	Useful	Rem.	[— Current Cost Estimate —]	
			Life	Useful Life	Best Case	Worst Case
103	Concrete Sidewalks/Drains - Repair	Extensive GSF	5	4	\$5,000	\$10,000
201	Asphalt - Resurface	Approx 124,400 GSF	20	8	\$186,000	\$250,000
202	Asphalt - Seal/Repair	Approx 124,400 GSF	4	0	\$21,000	\$35,000
205	Concrete Drives & Carports - Repair	Approx 109,500 GSF	5	4	\$20,000	\$30,000
302	Fire Extinguisher Cabinets - Replac	(8) Cabinets	20	0	\$1,100	\$1,800
320	Pole Lights - Replace	(144) Pole Fixtures	20	4	\$49,000	\$81,000
501	Block Wall - Repair	Extensive LF	25	0	\$18,000	\$23,000
701	Electric Meter Doors - Replace	(66) Doors	20	5	\$11,000	\$19,000
702	Laundry Room Doors - Replace	(16) Doors	20	1	\$4,500	\$6,300
803	Laundry Water Heaters (2003) - Repl	(2) Water Heaters	12	0	\$4,000	\$5,600
803	Laundry Water Heaters (2005) - Repl	(1) Water Heater	12	1	\$2,000	\$2,800
803	Laundry Water Heaters (2009) - Repl	(3) Water Heater	12	5	\$6,000	\$8,400
803	Laundry Water Heaters (2010) - Repl	(1) Water Heater	12	6	\$2,000	\$2,800
803	Laundry Water Heaters (2011) - Repl	(1) Water Heater	12	7	\$2,000	\$2,800
803	Laundry Water Heaters (Pre-2000) - Repl	(8) Water Heaters	12	0	\$16,000	\$22,400
901	Plumbing - Refurbish/Replace	Extensive LF	N/A	0	\$250,000	\$288,000
901	Plumbing - Annual Repairs/Replace	Extensive LF	1	1	\$130,000	\$180,000
904	Laundry Sinks - Replace	(5) Sinks	20	0	\$5,500	\$7,500
1003	Irrigation Time Clocks - Replace	(5) Controllers	12	0	\$6,200	\$8,400
1110	Interior Surfaces - Repaint	(8) Laundry Rooms	10	9	\$3,900	\$4,900
1115	Stucco - Repaint	Approx 153,500 GSF	10	9	\$160,000	\$190,000
1116	Wood Surfaces - Repaint	Approx 65,800 GSF	4	3	\$52,000	\$67,000
1120	Wood - Repairs	Extensive GSF	4	3	\$32,000	\$52,000
1303	Carport Roofs - Replace	Approx 77,600 GSF	18	6	\$260,000	\$390,000
1303	Comp Shingle (2015) - Replace	(6) Buildings	30	29	\$400,000	\$440,000
1303	Comp Shingle (2016) - Replace	(6) Buildings	30	0	\$400,000	\$440,000
1303	Comp Shingle (2017) - Replace	(7) Buildings	30	1	\$520,000	\$562,000
1303	Comp Shingle (2018) - Replace	(7) Buildings	30	2	\$528,000	\$568,000
1303	Comp Shingle (2019) - Replace	(7) Buildings	30	3	\$535,000	\$575,000
1315	Attic Entry Screens - Replace	(132) Screens	45	11	\$4,500	\$6,000
1402	Building ID Signs - Replace	Numerous Signs	15	13	\$14,000	\$18,000
1803	Auto-Out Fire Supressors - Replace	Numerous units	15	14	\$20,000	\$30,000
1810	Storage Sheds - Replace	(3) Pre-fab Units	20	8	\$3,600	\$4,800
33	Total Funded Components					

Table 3: Fully Funded Balance

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#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
103	Concrete Sidewalks/Drains - Repair	\$7,500	X	1	/	5	=	\$1,500
201	Asphalt - Resurface	\$218,000	X	12	/	20	=	\$130,800
202	Asphalt - Seal/Repair	\$28,000	X	4	/	4	=	\$28,000
205	Concrete Drives & Carports - Repair	\$25,000	X	1	/	5	=	\$5,000
302	Fire Extinguisher Cabinets - Replac	\$1,450	X	20	/	20	=	\$1,450
320	Pole Lights - Replace	\$65,000	X	16	/	20	=	\$52,000
501	Block Wall - Repair	\$20,500	X	25	/	25	=	\$20,500
701	Electric Meter Doors - Replace	\$15,000	X	15	/	20	=	\$11,250
702	Laundry Room Doors - Replace	\$5,400	X	19	/	20	=	\$5,130
803	Laundry Water Heaters (2003) - Repl	\$4,800	X	12	/	12	=	\$4,800
803	Laundry Water Heaters (2005) - Repl	\$2,400	X	11	/	12	=	\$2,200
803	Laundry Water Heaters (2009) - Repl	\$7,200	X	7	/	12	=	\$4,200
803	Laundry Water Heaters (2010) - Repl	\$2,400	X	6	/	12	=	\$1,200
803	Laundry Water Heaters (2011) - Repl	\$2,400	X	5	/	12	=	\$1,000
803	Laundry Water Heaters (Pre-2000) - Repl	\$19,200	X	12	/	12	=	\$19,200
901	Plumbing - Refurbish/Replace	\$269,000	X	0	/	0	=	\$269,000
901	Plumbing - Annual Repairs/Replace	\$155,000	X	0	/	1	=	\$0
904	Laundry Sinks - Replace	\$6,500	X	20	/	20	=	\$6,500
1003	Irrigation Time Clocks - Replace	\$7,300	X	12	/	12	=	\$7,300
1110	Interior Surfaces - Repaint	\$4,400	X	1	/	10	=	\$440
1115	Stucco - Repaint	\$175,000	X	1	/	10	=	\$17,500
1116	Wood Surfaces - Repaint	\$59,500	X	1	/	4	=	\$14,875
1120	Wood - Repairs	\$42,000	X	1	/	4	=	\$10,500
1303	Carport Roofs - Replace	\$325,000	X	12	/	18	=	\$216,667
1303	Comp Shingle (2015) - Replace	\$420,000	X	1	/	30	=	\$14,000
1303	Comp Shingle (2016) - Replace	\$420,000	X	30	/	30	=	\$420,000
1303	Comp Shingle (2017) - Replace	\$541,000	X	29	/	30	=	\$522,967
1303	Comp Shingle (2018) - Replace	\$548,000	X	28	/	30	=	\$511,467
1303	Comp Shingle (2019) - Replace	\$555,000	X	27	/	30	=	\$499,500
1315	Attic Entry Screens - Replace	\$5,250	X	34	/	45	=	\$3,967
1402	Building ID Signs - Replace	\$16,000	X	2	/	15	=	\$2,133
1803	Auto-Out Fire Supressors - Replace	\$25,000	X	1	/	15	=	\$1,667
1810	Storage Sheds - Replace	\$4,200	X	12	/	20	=	\$2,520
								\$2,809,232

Table 4: Component Significance

22629-1

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/yr	Deterioration Significance
103	Concrete Sidewalks/Drains - Repair	5	\$7,500	\$1,500	0.4%
201	Asphalt - Resurface	20	\$218,000	\$10,900	3.2%
202	Asphalt - Seal/Repair	4	\$28,000	\$7,000	2.1%
205	Concrete Drives & Carports - Repair	5	\$25,000	\$5,000	1.5%
302	Fire Extinguisher Cabinets - Replac	20	\$1,450	\$73	0.0%
320	Pole Lights - Replace	20	\$65,000	\$3,250	1.0%
501	Block Wall - Repair	25	\$20,500	\$820	0.2%
701	Electric Meter Doors - Replace	20	\$15,000	\$750	0.2%
702	Laundry Room Doors - Replace	20	\$5,400	\$270	0.1%
803	Laundry Water Heaters (2003) - Repl	12	\$4,800	\$400	0.1%
803	Laundry Water Heaters (2005) - Repl	12	\$2,400	\$200	0.1%
803	Laundry Water Heaters (2009) - Repl	12	\$7,200	\$600	0.2%
803	Laundry Water Heaters (2010) - Repl	12	\$2,400	\$200	0.1%
803	Laundry Water Heaters (2011) - Repl	12	\$2,400	\$200	0.1%
803	Laundry Water Heaters (Pre-2000) - Repl	12	\$19,200	\$1,600	0.5%
901	Plumbing - Refurbish/Replace	N/A	\$269,000	\$0	0.0%
901	Plumbing - Annual Repairs/Replace	1	\$155,000	\$155,000	46.1%
904	Laundry Sinks - Replace	20	\$6,500	\$325	0.1%
1003	Irrigation Time Clocks - Replace	12	\$7,300	\$608	0.2%
1110	Interior Surfaces - Repaint	10	\$4,400	\$440	0.1%
1115	Stucco - Repaint	10	\$175,000	\$17,500	5.2%
1116	Wood Surfaces - Repaint	4	\$59,500	\$14,875	4.4%
1120	Wood - Repairs	4	\$42,000	\$10,500	3.1%
1303	Carport Roofs - Replace	18	\$325,000	\$18,056	5.4%
1303	Comp Shingle (2015) - Replace	30	\$420,000	\$14,000	4.2%
1303	Comp Shingle (2016) - Replace	30	\$420,000	\$14,000	4.2%
1303	Comp Shingle (2017) - Replace	30	\$541,000	\$18,033	5.4%
1303	Comp Shingle (2018) - Replace	30	\$548,000	\$18,267	5.4%
1303	Comp Shingle (2019) - Replace	30	\$555,000	\$18,500	5.5%
1315	Attic Entry Screens - Replace	45	\$5,250	\$117	0.0%
1402	Building ID Signs - Replace	15	\$16,000	\$1,067	0.3%
1803	Auto-Out Fire Supressors - Replace	15	\$25,000	\$1,667	0.5%
1810	Storage Sheds - Replace	20	\$4,200	\$210	0.1%
33	Total Funded Components			\$335,926	100.0%

Table 5: 30-Year Reserve Plan Summary

22629-1

Fiscal Year Start: 1/1/2016

Interest: 1.0% Inflation: 3.0%

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

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contris.	Loans or Special Assmts	Interest Income	Reserve Expenses
2016	\$2,062,887	\$2,809,232	73.4%	Low	\$487,308	\$0	\$19,270	\$776,750
2017	\$1,792,715	\$2,439,460	73.5%	Low	\$487,308	\$0	\$16,816	\$724,914
2018	\$1,571,925	\$2,122,367	74.1%	Low	\$487,308	\$0	\$14,493	\$745,813
2019	\$1,327,913	\$1,784,927	74.4%	Low	\$487,308	\$0	\$11,334	\$886,748
2020	\$939,807	\$1,303,212	72.1%	Low	\$487,308	\$0	\$10,303	\$315,705
2021	\$1,121,713	\$1,406,563	79.7%	Low	\$487,308	\$0	\$12,685	\$205,423
2022	\$1,416,282	\$1,638,288	86.4%	Low	\$487,308	\$0	\$13,782	\$576,011
2023	\$1,341,362	\$1,507,292	89.0%	Low	\$487,308	\$0	\$14,324	\$318,414
2024	\$1,524,579	\$1,650,086	92.4%	Low	\$500,709	\$0	\$15,253	\$513,295
2025	\$1,527,245	\$1,609,202	94.9%	Low	\$514,478	\$0	\$15,522	\$478,721
2026	\$1,578,525	\$1,615,852	97.7%	Low	\$528,627	\$0	\$17,467	\$208,307
2027	\$1,916,311	\$1,914,772	100.1%	Low	\$543,164	\$0	\$20,160	\$362,323
2028	\$2,117,311	\$2,077,973	101.9%	Low	\$558,101	\$0	\$22,539	\$305,541
2029	\$2,392,411	\$2,318,924	103.2%	Low	\$573,449	\$0	\$25,635	\$254,644
2030	\$2,736,851	\$2,634,328	103.9%	Low	\$589,218	\$0	\$28,839	\$321,425
2031	\$3,033,484	\$2,905,652	104.4%	Low	\$605,422	\$0	\$31,508	\$399,619
2032	\$3,270,795	\$3,120,278	104.8%	Low	\$622,071	\$0	\$34,508	\$293,661
2033	\$3,633,713	\$3,466,650	104.8%	Low	\$639,178	\$0	\$38,368	\$268,092
2034	\$4,043,167	\$3,866,407	104.6%	Low	\$656,755	\$0	\$42,570	\$267,963
2035	\$4,474,530	\$4,295,446	104.2%	Low	\$674,816	\$0	\$44,194	\$825,551
2036	\$4,367,989	\$4,180,713	104.5%	Low	\$693,374	\$0	\$45,631	\$344,877
2037	\$4,762,117	\$4,575,833	104.1%	Low	\$712,441	\$0	\$49,920	\$298,391
2038	\$5,226,087	\$5,049,435	103.5%	Low	\$732,034	\$0	\$54,686	\$296,996
2039	\$5,715,811	\$5,557,992	102.8%	Low	\$752,164	\$0	\$58,656	\$506,225
2040	\$6,020,407	\$5,886,189	102.3%	Low	\$772,849	\$0	\$57,861	\$1,294,483
2041	\$5,556,633	\$5,432,812	102.3%	Low	\$794,102	\$0	\$57,782	\$403,890
2042	\$6,004,627	\$5,904,246	101.7%	Low	\$815,940	\$0	\$62,742	\$334,272
2043	\$6,549,037	\$6,483,263	101.0%	Low	\$838,379	\$0	\$67,141	\$569,761
2044	\$6,884,796	\$6,859,483	100.4%	Low	\$861,434	\$0	\$68,651	\$963,675
2045	\$6,851,206	\$6,864,315	99.8%	Low	\$885,123	\$0	\$63,577	\$1,930,263

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)
22629-1

Fiscal Year	2016	2017	2018	2019	2020
Starting Reserve Balance	\$2,062,887	\$1,792,715	\$1,571,925	\$1,327,913	\$939,807
Annual Reserve Contribution	\$487,308	\$487,308	\$487,308	\$487,308	\$487,308
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$19,270	\$16,816	\$14,493	\$11,334	\$10,303
Total Income	\$2,569,465	\$2,296,839	\$2,073,726	\$1,826,555	\$1,437,418
# Component					
103 Concrete Sidewalks/Drains - Repair	\$0	\$0	\$0	\$0	\$8,441
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$28,000	\$0	\$0	\$0	\$31,514
205 Concrete Drives & Carports - Repair	\$0	\$0	\$0	\$0	\$28,138
302 Fire Extinguisher Cabinets - Replac	\$1,450	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$73,158
501 Block Wall - Repair	\$20,500	\$0	\$0	\$0	\$0
701 Electric Meter Doors - Replace	\$0	\$0	\$0	\$0	\$0
702 Laundry Room Doors - Replace	\$0	\$5,562	\$0	\$0	\$0
803 Laundry Water Heaters (2003) - Repl	\$4,800	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2005) - Repl	\$0	\$2,472	\$0	\$0	\$0
803 Laundry Water Heaters (2009) - Repl	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2010) - Repl	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2011) - Repl	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (Pre-2000) - Repl	\$19,200	\$0	\$0	\$0	\$0
901 Plumbing - Refurbish/Replace	\$269,000	\$0	\$0	\$0	\$0
901 Plumbing - Annual Repairs/Replace	\$0	\$159,650	\$184,440	\$169,373	\$174,454
904 Laundry Sinks - Replace	\$6,500	\$0	\$0	\$0	\$0
1003 Irrigation Time Clocks - Replace	\$7,300	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$65,017	\$0
1120 Wood - Repairs	\$0	\$0	\$0	\$45,895	\$0
1303 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2016) - Replace	\$420,000	\$0	\$0	\$0	\$0
1303 Comp Shingle (2017) - Replace	\$0	\$557,230	\$0	\$0	\$0
1303 Comp Shingle (2018) - Replace	\$0	\$0	\$581,373	\$0	\$0
1303 Comp Shingle (2019) - Replace	\$0	\$0	\$0	\$606,463	\$0
1315 Attic Entry Screens - Replace	\$0	\$0	\$0	\$0	\$0
1402 Building ID Signs - Replace	\$0	\$0	\$0	\$0	\$0
1803 Auto-Out Fire Supressors - Replace	\$0	\$0	\$0	\$0	\$0
1810 Storage Sheds - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$776,750	\$724,914	\$745,813	\$886,748	\$315,705
Ending Reserve Balance:	\$1,792,715	\$1,571,925	\$1,327,913	\$939,807	\$1,121,713

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)**22629-1**

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$1,121,713	\$1,416,282	\$1,341,362	\$1,524,579	\$1,527,245
Annual Reserve Contribution	\$487,308	\$487,308	\$487,308	\$500,709	\$514,478
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,685	\$13,782	\$14,324	\$15,253	\$15,522
Total Income	\$1,621,706	\$1,917,373	\$1,842,993	\$2,040,541	\$2,057,246
# Component					
103 Concrete Sidewalks/Drains - Repair	\$0	\$0	\$0	\$0	\$9,786
201 Asphalt - Resurface	\$0	\$0	\$0	\$276,156	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$35,470	\$0
205 Concrete Drives & Carports - Repair	\$0	\$0	\$0	\$0	\$32,619
302 Fire Extinguisher Cabinets - Replac	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Wall - Repair	\$0	\$0	\$0	\$0	\$0
701 Electric Meter Doors - Replace	\$17,389	\$0	\$0	\$0	\$0
702 Laundry Room Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2003) - Repl	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2005) - Repl	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2009) - Repl	\$8,347	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2010) - Repl	\$0	\$2,866	\$0	\$0	\$0
803 Laundry Water Heaters (2011) - Repl	\$0	\$0	\$2,952	\$0	\$0
803 Laundry Water Heaters (Pre-2000) - Repl	\$0	\$0	\$0	\$0	\$0
901 Plumbing - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
901 Plumbing - Annual Repairs/Replace	\$179,687	\$185,078	\$190,630	\$196,349	\$202,240
904 Laundry Sinks - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$5,741
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$228,335
1116 Wood Surfaces - Repaint	\$0	\$0	\$73,177	\$0	\$0
1120 Wood - Repairs	\$0	\$0	\$51,655	\$0	\$0
1303 Carport Roofs - Replace	\$0	\$388,067	\$0	\$0	\$0
1303 Comp Shingle (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2017) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2019) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Attic Entry Screens - Replace	\$0	\$0	\$0	\$0	\$0
1402 Building ID Signs - Replace	\$0	\$0	\$0	\$0	\$0
1803 Auto-Out Fire Supressors - Replace	\$0	\$0	\$0	\$0	\$0
1810 Storage Sheds - Replace	\$0	\$0	\$0	\$5,320	\$0
Total Expenses	\$205,423	\$576,011	\$318,414	\$513,295	\$478,721
Ending Reserve Balance:	\$1,416,282	\$1,341,362	\$1,524,579	\$1,527,245	\$1,578,525

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)**22629-1**

Fiscal Year		2026	2027	2028	2029	2030
Starting Reserve Balance		\$1,578,525	\$1,916,311	\$2,117,311	\$2,392,411	\$2,736,851
Annual Reserve Contribution		\$528,627	\$543,164	\$558,101	\$573,449	\$589,218
Recommended Special Assessments		\$0	\$0	\$0	\$0	\$0
Interest Earnings		\$17,467	\$20,160	\$22,539	\$25,635	\$28,839
Total Income		\$2,124,618	\$2,479,635	\$2,697,951	\$2,991,495	\$3,354,909
#	Component					
103	Concrete Sidewalks/Drains - Repair	\$0	\$0	\$0	\$0	\$11,344
201	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202	Asphalt - Seal/Repair	\$0	\$0	\$39,921	\$0	\$0
205	Concrete Drives & Carports - Repair	\$0	\$0	\$0	\$0	\$37,815
302	Fire Extinguisher Cabinets - Replac	\$0	\$0	\$0	\$0	\$0
320	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
501	Block Wall - Repair	\$0	\$0	\$0	\$0	\$0
701	Electric Meter Doors - Replace	\$0	\$0	\$0	\$0	\$0
702	Laundry Room Doors - Replace	\$0	\$0	\$0	\$0	\$0
803	Laundry Water Heaters (2003) - Repl	\$0	\$0	\$6,844	\$0	\$0
803	Laundry Water Heaters (2005) - Repl	\$0	\$0	\$0	\$3,524	\$0
803	Laundry Water Heaters (2009) - Repl	\$0	\$0	\$0	\$0	\$0
803	Laundry Water Heaters (2010) - Repl	\$0	\$0	\$0	\$0	\$0
803	Laundry Water Heaters (2011) - Repl	\$0	\$0	\$0	\$0	\$0
803	Laundry Water Heaters (Pre-2000) - Repl	\$0	\$0	\$27,375	\$0	\$0
901	Plumbing - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
901	Plumbing - Annual Repairs/Replace	\$208,307	\$214,556	\$220,993	\$227,623	\$234,451
904	Laundry Sinks - Replace	\$0	\$0	\$0	\$0	\$0
1003	Irrigation Time Clocks - Replace	\$0	\$0	\$10,408	\$0	\$0
1110	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115	Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116	Wood Surfaces - Repaint	\$0	\$82,362	\$0	\$0	\$0
1120	Wood - Repairs	\$0	\$58,138	\$0	\$0	\$0
1303	Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1303	Comp Shingle (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1303	Comp Shingle (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1303	Comp Shingle (2017) - Replace	\$0	\$0	\$0	\$0	\$0
1303	Comp Shingle (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1303	Comp Shingle (2019) - Replace	\$0	\$0	\$0	\$0	\$0
1315	Attic Entry Screens - Replace	\$0	\$7,267	\$0	\$0	\$0
1402	Building ID Signs - Replace	\$0	\$0	\$0	\$23,497	\$0
1803	Auto-Out Fire Supressors - Replace	\$0	\$0	\$0	\$0	\$37,815
1810	Storage Sheds - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$208,307	\$362,323	\$305,541	\$254,644	\$321,425
Ending Reserve Balance:		\$1,916,311	\$2,117,311	\$2,392,411	\$2,736,851	\$3,033,484

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)
22629-1

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$3,033,484	\$3,270,795	\$3,633,713	\$4,043,167	\$4,474,530
Annual Reserve Contribution	\$605,422	\$622,071	\$639,178	\$656,755	\$674,816
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$31,508	\$34,508	\$38,368	\$42,570	\$44,194
Total Income	\$3,670,414	\$3,927,374	\$4,311,259	\$4,742,493	\$5,193,540
# Component					
103 Concrete Sidewalks/Drains - Repair	\$0	\$0	\$0	\$0	\$13,151
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$44,932	\$0	\$0	\$0
205 Concrete Drives & Carports - Repair	\$0	\$0	\$0	\$0	\$43,838
302 Fire Extinguisher Cabinets - Replac	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Wall - Repair	\$0	\$0	\$0	\$0	\$0
701 Electric Meter Doors - Replace	\$0	\$0	\$0	\$0	\$0
702 Laundry Room Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2003) - Repl	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2005) - Repl	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2009) - Repl	\$0	\$0	\$11,901	\$0	\$0
803 Laundry Water Heaters (2010) - Repl	\$0	\$0	\$0	\$4,086	\$0
803 Laundry Water Heaters (2011) - Repl	\$0	\$0	\$0	\$0	\$4,208
803 Laundry Water Heaters (Pre-2000) - Repl	\$0	\$0	\$0	\$0	\$0
901 Plumbing - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
901 Plumbing - Annual Repairs/Replace	\$241,485	\$248,729	\$256,191	\$263,877	\$271,793
904 Laundry Sinks - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$7,715
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$306,864
1116 Wood Surfaces - Repaint	\$92,699	\$0	\$0	\$0	\$104,334
1120 Wood - Repairs	\$65,435	\$0	\$0	\$0	\$73,647
1303 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2017) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2019) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Attic Entry Screens - Replace	\$0	\$0	\$0	\$0	\$0
1402 Building ID Signs - Replace	\$0	\$0	\$0	\$0	\$0
1803 Auto-Out Fire Supressors - Replace	\$0	\$0	\$0	\$0	\$0
1810 Storage Sheds - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$399,619	\$293,661	\$268,092	\$267,963	\$825,551
Ending Reserve Balance:	\$3,270,795	\$3,633,713	\$4,043,167	\$4,474,530	\$4,367,989

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)
22629-1

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$4,367,989	\$4,762,117	\$5,226,087	\$5,715,811	\$6,020,407
Annual Reserve Contribution	\$693,374	\$712,441	\$732,034	\$752,164	\$772,849
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,631	\$49,920	\$54,686	\$58,656	\$57,861
Total Income	\$5,106,994	\$5,524,478	\$6,012,807	\$6,526,631	\$6,851,116
# Component					
103 Concrete Sidewalks/Drains - Repair	\$0	\$0	\$0	\$0	\$15,246
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$50,571	\$0	\$0	\$0	\$56,918
205 Concrete Drives & Carports - Repair	\$0	\$0	\$0	\$0	\$50,820
302 Fire Extinguisher Cabinets - Replac	\$2,619	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$132,132
501 Block Wall - Repair	\$0	\$0	\$0	\$0	\$0
701 Electric Meter Doors - Replace	\$0	\$0	\$0	\$0	\$0
702 Laundry Room Doors - Replace	\$0	\$10,046	\$0	\$0	\$0
803 Laundry Water Heaters (2003) - Repl	\$0	\$0	\$0	\$0	\$9,757
803 Laundry Water Heaters (2005) - Repl	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2009) - Repl	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2010) - Repl	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (2011) - Repl	\$0	\$0	\$0	\$0	\$0
803 Laundry Water Heaters (Pre-2000) - Repl	\$0	\$0	\$0	\$0	\$39,030
901 Plumbing - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
901 Plumbing - Annual Repairs/Replace	\$279,947	\$288,346	\$296,996	\$305,906	\$315,083
904 Laundry Sinks - Replace	\$11,740	\$0	\$0	\$0	\$0
1003 Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$0	\$14,839
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$117,428	\$0
1120 Wood - Repairs	\$0	\$0	\$0	\$82,891	\$0
1303 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$660,658
1303 Comp Shingle (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2017) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle (2019) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Attic Entry Screens - Replace	\$0	\$0	\$0	\$0	\$0
1402 Building ID Signs - Replace	\$0	\$0	\$0	\$0	\$0
1803 Auto-Out Fire Supressors - Replace	\$0	\$0	\$0	\$0	\$0
1810 Storage Sheds - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$344,877	\$298,391	\$296,996	\$506,225	\$1,294,483
Ending Reserve Balance:	\$4,762,117	\$5,226,087	\$5,715,811	\$6,020,407	\$5,556,633

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)**22629-1**

Fiscal Year		2041	2042	2043	2044	2045
Starting Reserve Balance		\$5,556,633	\$6,004,627	\$6,549,037	\$6,884,796	\$6,851,206
Annual Reserve Contribution		\$794,102	\$815,940	\$838,379	\$861,434	\$885,123
Recommended Special Assessments		\$0	\$0	\$0	\$0	\$0
Interest Earnings		\$57,782	\$62,742	\$67,141	\$68,651	\$63,577
Total Income		\$6,408,517	\$6,883,309	\$7,454,557	\$7,814,881	\$7,799,906
#	Component					
103	Concrete Sidewalks/Drains - Repair	\$0	\$0	\$0	\$0	\$17,674
201	Asphalt - Resurface	\$0	\$0	\$0	\$498,768	\$0
202	Asphalt - Seal/Repair	\$0	\$0	\$0	\$64,062	\$0
205	Concrete Drives & Carports - Repair	\$0	\$0	\$0	\$0	\$58,914
302	Fire Extinguisher Cabinets - Replac	\$0	\$0	\$0	\$0	\$0
320	Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
501	Block Wall - Repair	\$42,922	\$0	\$0	\$0	\$0
701	Electric Meter Doors - Replace	\$31,407	\$0	\$0	\$0	\$0
702	Laundry Room Doors - Replace	\$0	\$0	\$0	\$0	\$0
803	Laundry Water Heaters (2003) - Repl	\$0	\$0	\$0	\$0	\$0
803	Laundry Water Heaters (2005) - Repl	\$5,025	\$0	\$0	\$0	\$0
803	Laundry Water Heaters (2009) - Repl	\$0	\$0	\$0	\$0	\$16,967
803	Laundry Water Heaters (2010) - Repl	\$0	\$0	\$0	\$0	\$0
803	Laundry Water Heaters (2011) - Repl	\$0	\$0	\$0	\$0	\$0
803	Laundry Water Heaters (Pre-2000) - Repl	\$0	\$0	\$0	\$0	\$0
901	Plumbing - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
901	Plumbing - Annual Repairs/Replace	\$324,536	\$334,272	\$344,300	\$354,629	\$365,268
904	Laundry Sinks - Replace	\$0	\$0	\$0	\$0	\$0
1003	Irrigation Time Clocks - Replace	\$0	\$0	\$0	\$0	\$0
1110	Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$10,369
1115	Stucco - Repaint	\$0	\$0	\$0	\$0	\$412,399
1116	Wood Surfaces - Repaint	\$0	\$0	\$132,167	\$0	\$0
1120	Wood - Repairs	\$0	\$0	\$93,294	\$0	\$0
1303	Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1303	Comp Shingle (2015) - Replace	\$0	\$0	\$0	\$0	\$989,758
1303	Comp Shingle (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1303	Comp Shingle (2017) - Replace	\$0	\$0	\$0	\$0	\$0
1303	Comp Shingle (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1303	Comp Shingle (2019) - Replace	\$0	\$0	\$0	\$0	\$0
1315	Attic Entry Screens - Replace	\$0	\$0	\$0	\$0	\$0
1402	Building ID Signs - Replace	\$0	\$0	\$0	\$36,607	\$0
1803	Auto-Out Fire Supressors - Replace	\$0	\$0	\$0	\$0	\$58,914
1810	Storage Sheds - Replace	\$0	\$0	\$0	\$9,609	\$0
Total Expenses		\$403,890	\$334,272	\$569,761	\$963,675	\$1,930,263
Ending Reserve Balance:		\$6,004,627	\$6,549,037	\$6,884,796	\$6,851,206	\$5,869,643

Accuracy, Limitations, and Disclosures

Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. We can control measurements, which we attempt to establish within 5% accuracy through a combination of on-site measurements, drawings, and satellite imagery. The starting Reserve Balance and interest rate earned on deposited Reserve funds that you provided to us were considered reliable and were not confirmed independently. We have considered the association's representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable. Component Useful Life, Remaining Useful Life, and Current Cost estimates assume a stable economic environment and lack of natural disasters.

Because the physical condition of your components, the association's Reserve balance, the economic environment, and legislative environment change each year, this Reserve Study is by nature a "one-year" document. Because a long-term perspective improves the accuracy of near-term planning, this Report projects expenses for the next 30 years. It is our recommendation and that of the Financial Accounting Standards Board (FASB) that your Reserve Study be updated each year as part of the annual budget process.

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company president, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association's situation.

Component quantities indicated in this Report were found in prior Reserve Studies unless otherwise noted. No destructive or intrusive testing was performed. This Report and this site inspection were accomplished only for Reserve budget purposes (to help identify and address the normal deterioration of properly built and installed components with predictable life expectancies). The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective.

Association Reserves' 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.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

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 Table 6.

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

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 103 **Concrete Sidewalks/Drains - Repair** Quantity: Extensive GSF

Location : Common area walkways

Funded? : Yes

History : 2015 \$65,800; 2016 expecting \$25,000 for Sidewalks & Carports.

Evaluation : In 2015 & 2016 all concrete repairs are being performed for a total of about \$148,900. The future cost is split proportionally between sidewalks and drives, expecting future repair to maintain them timely.

Useful Life:

5 years

Remaining Life:

4 years



Best Case: \$5,000

Worst Case: \$10,000

Allocation for sectional repair and replacement

Higher allocation

Cost Source: Estimate Provided by Client

Comp # : 201 **Asphalt - Resurface**

Quantity: Approx 124,400 GSF

Location : Streets and drives

Funded? : Yes

History : 2004 Overlay \$200,000; 2008 \$10,000.

Evaluation : The asphalt is still in good condition, some cracking evident but well sealed and maintained.

Useful Life:

20 years

Remaining Life:

8 years



Best Case: \$186,000

Worst Case: \$250,000

Allowance to remove & replace

Higher allowance

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 202 Asphalt - Seal/Repair

Quantity: Approx 124,400 GSF

Location : Streets/Drive Areas

Funded? : Yes

History :

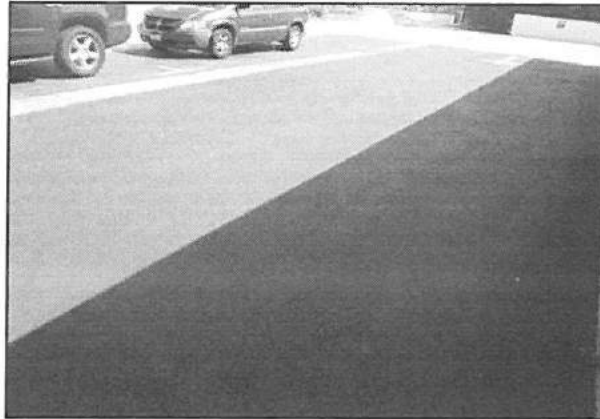
Evaluation : Well sealed, some cracking but not significant, some areas of dryness, no extensive deterioration. This is a petroleum based product subject to significant cost fluctuations.

Useful Life:

4 years

Remaining Life:

0 years



Best Case: \$21,000

Worst Case: \$35,000

Allowance to seal and minor repairs

Higher allowance

Cost Source: ARI Cost Database

Comp # : 205 Concrete Drives & Carports - Repair

Quantity: Approx 109,500 GSF

Location : Concrete portion of drives and parking areas

Funded? : Yes

History : 2015 Carports \$15,600 & Roadways \$38,000.

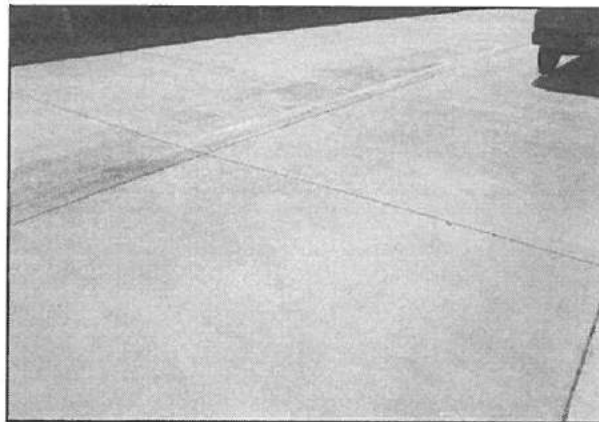
Evaluation : The driveways are generally in good condition. No extensive cracking or lifting. The association expects to continue with routine sectional repair or replacement on a more frequent basis to perform repairs on a timely basis.

Useful Life:

5 years

Remaining Life:

4 years



Best Case: \$20,000

Worst Case: \$30,000

Allocation for sectional repair and replacement

Higher allocation

Cost Source: Estimate Provided by Client

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 302

Fire Extinguisher Cabinets - Replac

Quantity: (8) Cabinets

Location : Laundry areas

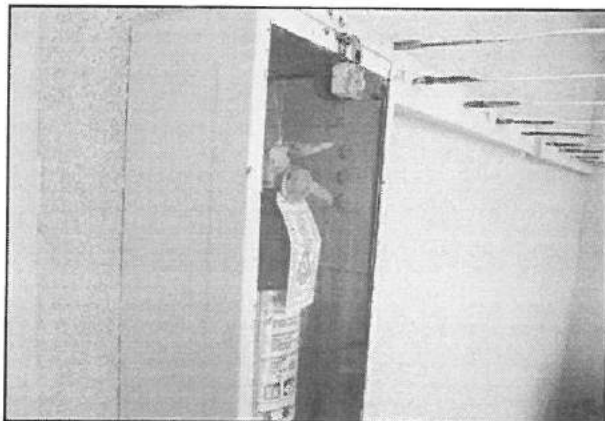
Funded? : Yes

History :

Evaluation : These are exterior wall mounted cabinets. They are showing signs of rust and advanced age. They can be painted to improve appearance and extend the life.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$1,100

Worst Case: \$1,800

Allowance to replace with similar design, installed

Higher allowance

Cost Source: ARI Cost Database

Comp # : 320

Pole Lights - Replace

Quantity: (144) Pole Fixtures

Location : Common areas

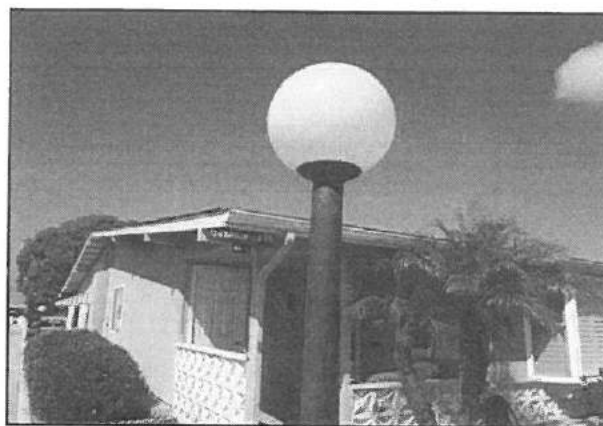
Funded? : Yes

History :

Evaluation : The metal posts are showing some oxidation, corrosion and rusting. Some more advanced than others. Globes are dated but aging normally. No abuse or mistreatment. Keep poles painted to reach or extend average life.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$49,000

Worst Case: \$81,000

Allowance to replace with similar size and design,
installed

Higher allowance

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 324 **Wall Lights - Replace**

Quantity: Numerous Lights

Location : Exterior walls

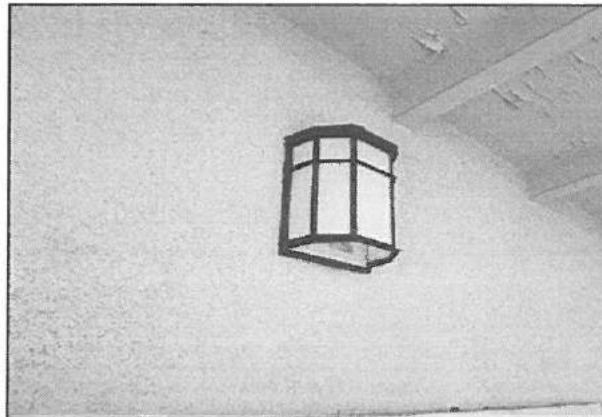
Funded? : No These fixtures are minimal cost components with varying size and condition. Replace fixtures as needed using Operating Funds. SCE replace them in 2015 at no cost to the association.

History :

Evaluation :

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp # : 325 **Carport Lights - Replace**

Quantity: Numerous Fixtures

Location : Garages

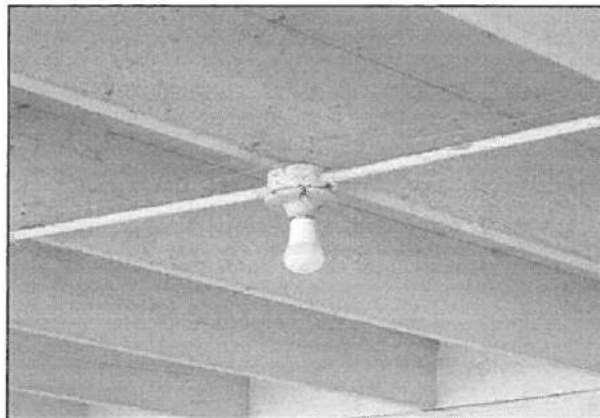
Funded? : No The age and conditions vary somewhat. They are minimal cost components with no expectation to replace all at one time. Continue to replace as needed using Operating Funds.

History :

Evaluation :

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 402 Upper Storage Cabinets - Replace Quantity: Extensive LF

Location : Garages

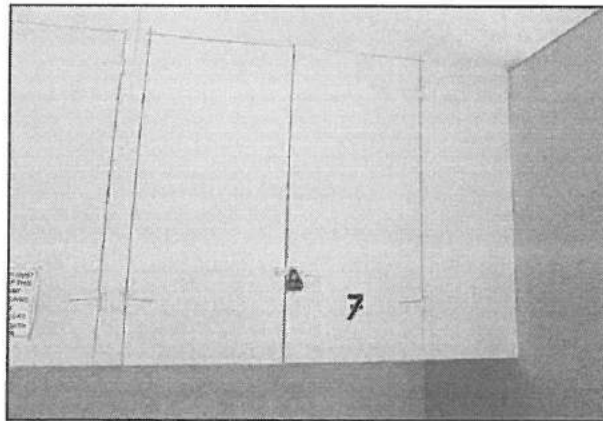
Funded? : No These upper cabinets are the responsibility of the association. The lower cabinets are added by the owners. The cabinet doors are well maintained and structurally sound. No expectation to replace, repairs are handled in the 1120 Wood Repair component.

History :

Evaluation :

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp # : 501 Block Wall - Repair

Quantity: Extensive LF

Location : Common area

Funded? : Yes

History :

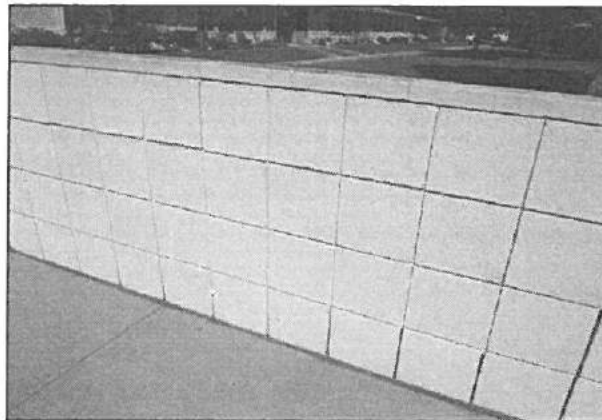
Evaluation : These walls are showing signs of deterioration and noted leaning. Expect to do major repairs to restore stability.

Useful Life:

25 years

Remaining Life:

0 years



Best Case: \$18,000

Worst Case: \$23,000

Allocation for wall repairs

Higher allocation

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 701 Electric Meter Doors - Replace

Quantity: (66) Doors

Location : End of buildings

Funded? : Yes

History :

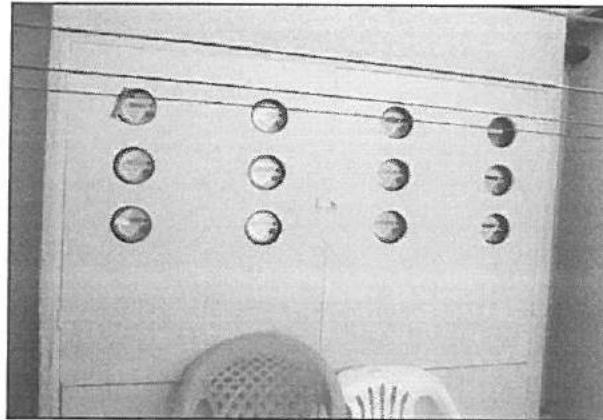
Evaluation : These are plywood doors with holes cut in for meter reading. They are showing normal signs of warping and weathering. Well mounted and structurally sound and showing no significant deterioration.

Useful Life:

20 years

Remaining Life:

5 years



Best Case: \$11,000

Worst Case: \$19,000

Allowance to replace, installed

Higher allowance

Cost Source: ARI Cost Database

Comp # : 702 Laundry Room Doors - Replace

Quantity: (16) Doors

Location : Laundry rooms

Funded? : Yes

History :

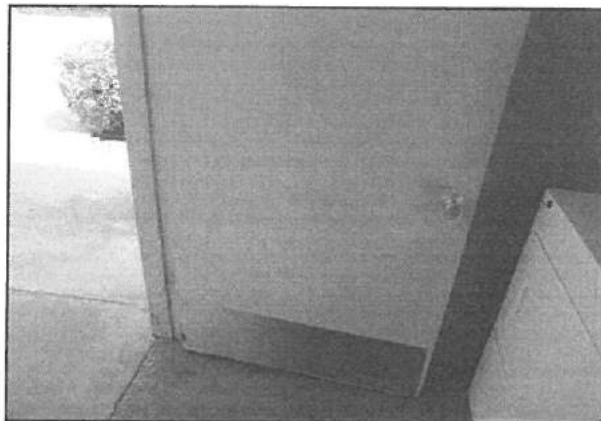
Evaluation : These doors are structurally sound with no mounting failures, normal aging and some dents noted.. Continue to paint to protect surface from deterioration.

Useful Life:

20 years

Remaining Life:

1 years



Best Case: \$4,500

Worst Case: \$6,300

Allowance to replace, installed

Higher allowance

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 803

Laundry Water Heaters (2003) - Repl

Quantity: (2) Water Heaters

Location :

Funded? : Yes

History : Replaced in 2003

Evaluation : These are showing no signs of rust or advanced deterioration. Expect to replace when they no longer function reliably.

Useful Life:

12 years

Remaining Life:

0 years



Best Case: \$4,000

Worst Case: \$5,600

Allowance to replace with similar size, installed

Higher allowance

Cost Source: ARI Cost Database

Comp # : 803

Laundry Water Heaters (2005) - Repl

Quantity: (1) Water Heater

Location :

Funded? : Yes

History : Installed in 2005.

Evaluation : This unit is showing no signs of rust or advanced deterioration. Expect to replace when they no longer function reliably.

Useful Life:

12 years

Remaining Life:

1 years



Best Case: \$2,000

Worst Case: \$2,800

Allowance to replace with similar size, installed

Higher allowance

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 803 Laundry Water Heaters (2009) - Repl Quantity: (3) Water Heater

Location : Utility areas

Funded? : Yes

History : Installed in 2009.

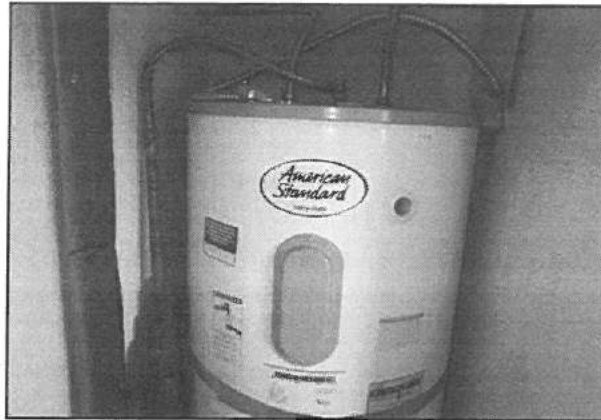
Evaluation : These units are in good condition, no noted rusting or advanced age. Expect to replace when they no longer function reliably.

Useful Life:

12 years

Remaining Life:

5 years



Best Case: \$6,000

Worst Case: \$8,400

Allowance to replace with similar size, installed

Higher allowance

Cost Source: ARI Cost Database

Comp # : 803 Laundry Water Heaters (2010) - Repl Quantity: (1) Water Heater

Location : Utility areas

Funded? : Yes

History : Installed in 2010.

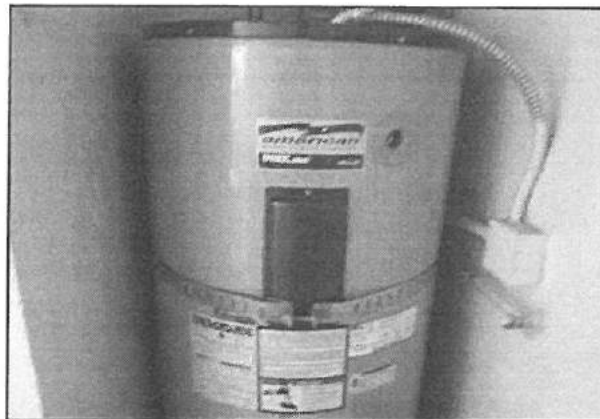
Evaluation : This unit is in good condition, no noted rusting or advanced age. Expect to replace when they no longer function reliably.

Useful Life:

12 years

Remaining Life:

6 years



Best Case: \$2,000

Worst Case: \$2,800

Allowance to replace with similar size, installed

Higher allowance

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 803 Laundry Water Heaters (2011) - Repl

Quantity: (1) Water Heater

Location :

Funded? : Yes

History : Installed in 2011.

Evaluation : This unit is new and in good condition. No premature rust or deterioration. Expect to replace when they no longer function reliably.

Useful Life:

12 years

Remaining Life:

7 years



Best Case: \$2,000

Worst Case: \$2,800

Allowance to replace with similar size, installed

Higher allowance

Cost Source: ARI Cost Database

Comp # : 803 Laundry Water Heaters (Pre-2000)

Quantity: (8) Water Heaters

Location : Utility room area

Funded? : Yes

History :

Evaluation : These are all past average life and can be expected to be replaced when they no longer function reliably.

Useful Life:

12 years

Remaining Life:

0 years



Best Case: \$16,000

Worst Case: \$22,400

Allowance to replace with similar size, installed

Higher allowance

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 901 Plumbing - Annual Repairs/Replace Quantity: Extensive LF

Location :

Funded? : Yes

History :

Evaluation : This funding has been included at the request of the client. Major plumbing repair, due to advanced age, is expected. This will fund for annual expenses for refurbishing or replacement of plumbing lines.

Useful Life:

1 years

Remaining Life:

1 years

Photo Not Available

Best Case: \$130,000

Worst Case: \$180,000

Allowance for major repair or refurbishing

Higher allowance

Cost Source: ARI Cost Database

Comp # : 901 Plumbing - Refurbish/Replace Quantity: Extensive LF

Location :

Funded? : Yes

History :

Evaluation : This funding has been included at the request of the client. Major plumbing repair, due to advanced age, is expected.

Useful Life:

Remaining Life:

0 years

Photo Not Available

Best Case: \$250,000

Worst Case: \$288,000

Allowance for major repair or refurbishing

Higher allowance

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 904 Laundry Sinks - Replace

Quantity: (5) Sinks

Location : Laundry rooms

Funded? : Yes

History :

Evaluation : These are standard porcelain, free-standing, sinks. Older in appearance with some staining. These are at the end of average life and should be considered for replacement.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$5,500

Worst Case: \$7,500

Allowance to replace, installed

Higher allowance

Cost Source: ARI Cost Database

Comp # : 1003 Irrigation Time Clocks - Replace

Quantity: (5) Controllers

Location : Wall mounted

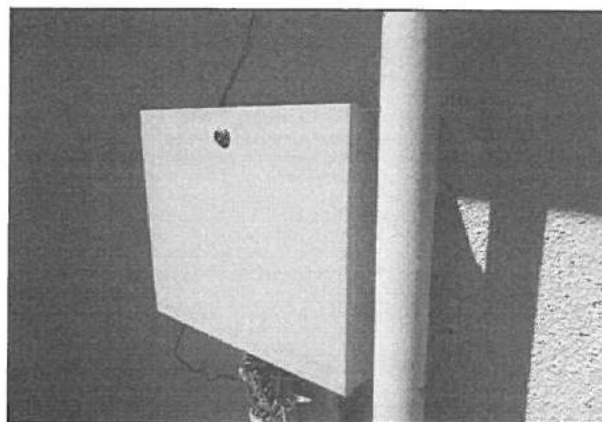
Funded? : Yes

History : (1) New Rainbird.

Evaluation : The controllers are showing normal advanced age, no rust or abuse noted. No reported problems, presumed to be functional and operating normally. Expect to replace when your maintenance vendor advises the need to do so.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$6,200

Worst Case: \$8,400

Allowance to replace, installed

Higher allowance

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 1110 Interior Surfaces - Repaint

Quantity: (8) Laundry Rooms

Location : Laundry room interiors

Funded? : Yes

History : 2015 Being repainted with stucco and wood.

Evaluation : The surfaces are well painted and overall good condition. No excessive scuffing, peeling or damage.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$3,900

Worst Case: \$4,900

Allowance to repaint, includes labor and materials

Higher allowance

Cost Source: ARI Cost Database

Comp # : 1115 Stucco - Repaint

Quantity: Approx 153,500 GSF

Location : Exterior building surfaces

Funded? : Yes

History : Painted in 2004. Being painted in 2015-16 with wood for \$239,000..

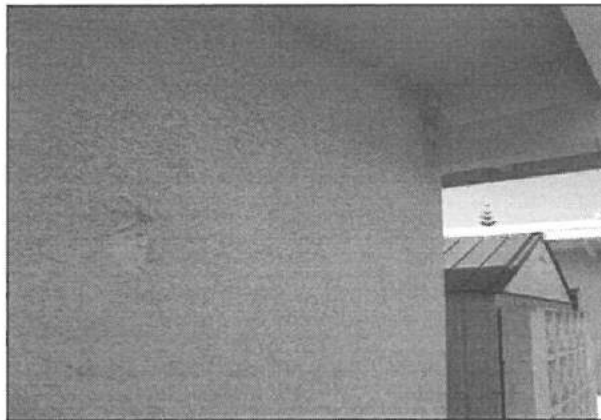
Evaluation : Surfaces are faded, dry and has a lot of debris accumulation. The stucco is being painted in 2015. For the purpose of the study it is considered renewed at this time.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$160,000

Worst Case: \$190,000

Allowance to repaint, includes minor repair, proper preparation and quality paint products and application

Higher allowance

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 1116 Wood Surfaces - Repaint

Quantity: Approx 65,800 GSF

Location : Wood trim, eaves and doors

Funded? : Yes

History : Painting in 2015-16 with stucco for \$239,000.

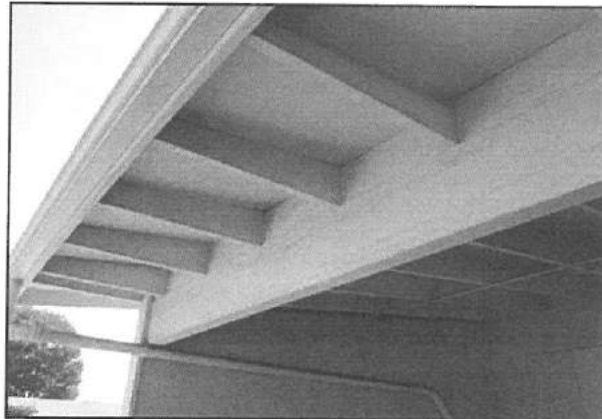
Evaluation : There surfaces are dry, faded with some cracking noted. Surface is being painted in 2015. For the purpose of this study it is considered renewed and in good condition.

Useful Life:

4 years

Remaining Life:

3 years



Best Case: \$52,000

Worst Case: \$67,000

Allowance to repaint, includes minor repair, proper preparation and quality paint products and application

Higher allowance

Cost Source: ARI Cost Database

Comp # : 1120 Wood - Repairs

Quantity: Extensive GSF

Location : All wood trim, eaves and cabinets

Funded? : Yes

History : 2015-16 approx \$72,000

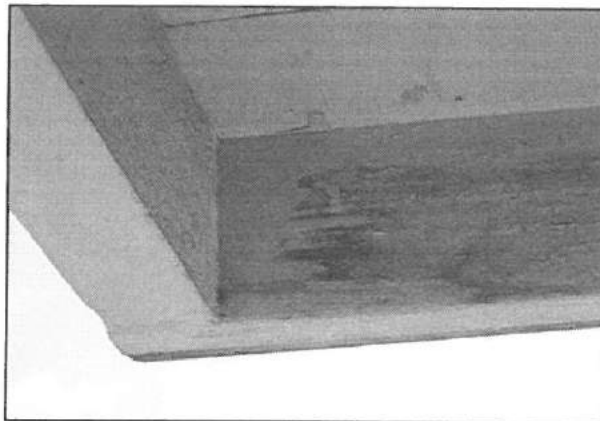
Evaluation : This component is expected to be a continual need to maintain structural integrity and appearance. There is some wood cracking and dry rot evident which is being addressed prior to painting in 2015-16 for \$59,000. Expect somewhat lower amounts with routine repair each paint cycle.

Useful Life:

4 years

Remaining Life:

3 years



Best Case: \$32,000

Worst Case: \$52,000

Allocation for wood repairs

Higher allocation

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 1303 **Carport Roofs - Replace**

Quantity: Approx 77,600 GSF

Location : Rooftop of buildings

Funded? : Yes

History :

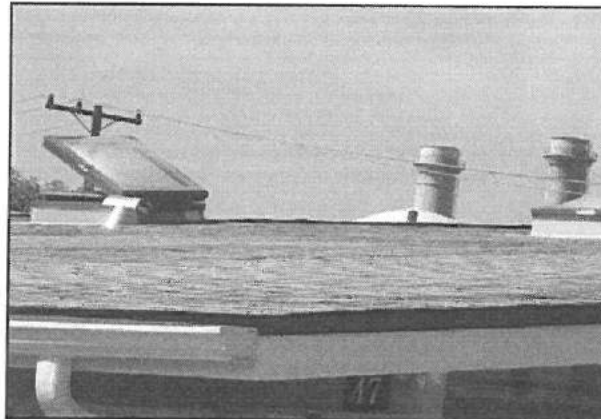
Evaluation : The carports do not have any excessive debris and no noted curling. Contact a qualified roofing consultant to provide accurate evaluation of roofing system and maintenance needs.

Useful Life:

18 years

Remaining Life:

6 years



Best Case: \$260,000

Worst Case: \$390,000

Allowance to remove and replace

Higher allowance

Cost Source: ARI Cost Database

Comp # : 1303 **Comp Shingle (2015) - Replace**

Quantity: (6) Buildings

Location : Rooftop of buildings

Funded? : Yes

History :

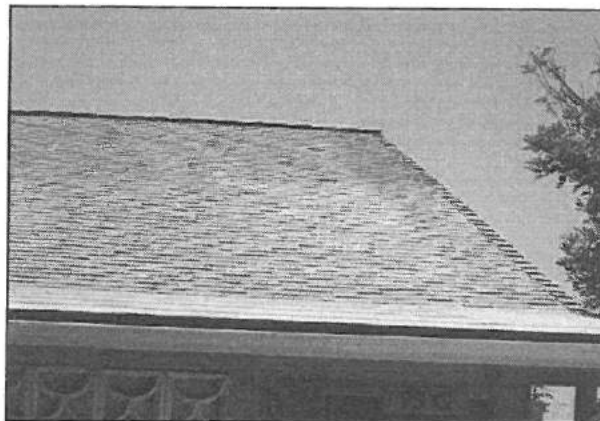
Evaluation : The association has established a roof replacement plan with a 30 year roof system as follows: 2015=(6) Bldgs @ \$420,000; 2016=(7) Bldgs \$420,000; 2017=(7) Bldgs \$541,000; 2018=7 Bldgs \$548,000; and 2019=(7) Bldgs \$555,000. This funding is based on the program planned by the association.

Useful Life:

30 years

Remaining Life:

29 years



Best Case: \$400,000

Worst Case: \$440,000

Allowance to remove and replace

Higher allowance

Cost Source: Estimate Provided by Client

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 1303 Comp Shingle (2016) - Replace

Quantity: (6) Buildings

Location : Rooftop of buildings

Funded? : Yes

History :

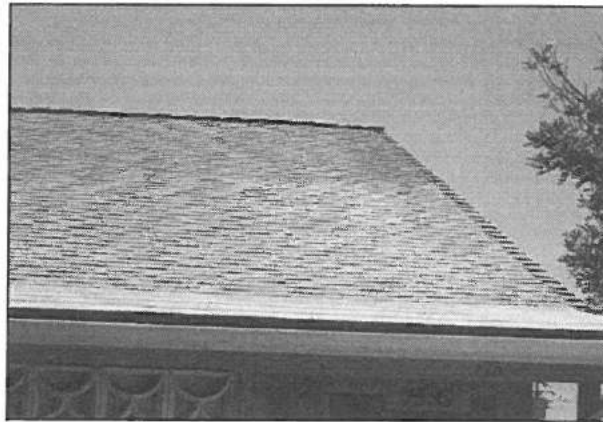
Evaluation : The association has established a roof replacement plan with a 30 year roof system as follows: 2015=(6) Bldgs @ \$420,000; 2016=(7) Bldgs \$420,000; 2017=(7) Bldgs \$541,000; 2018=7 Bldgs \$548,000; and 2019=(7) Bldgs \$555,000. This funding is based on the program planned by the association.

Useful Life:

30 years

Remaining Life:

0 years



Best Case: \$400,000

Worst Case: \$440,000

Allowance to remove and replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp # : 1303 Comp Shingle (2017) - Replace

Quantity: (7) Buildings

Location : Rooftop of buildings

Funded? : Yes

History :

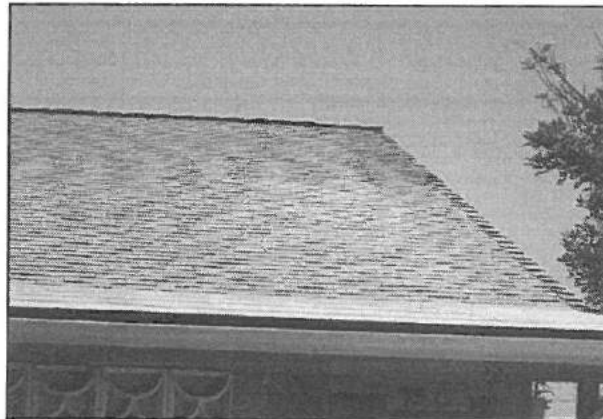
Evaluation : The association has established a roof replacement plan with a 30 year roof system as follows: 2015=(6) Bldgs @ \$420,000; 2016=(7) Bldgs \$420,000; 2017=(7) Bldgs \$541,000; 2018=7 Bldgs \$548,000; and 2019=(7) Bldgs \$555,000. This funding is based on the program planned by the association.

Useful Life:

30 years

Remaining Life:

1 years



Best Case: \$520,000

Worst Case: \$562,000

Allowance to remove and replace

Higher allowance

Cost Source: Estimate Provided by Client

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 1303 **Comp Shingle (2018) - Replace**

Quantity: (7) Buildings

Location : Rooftop of buildings

Funded? : Yes

History :

Evaluation : The association has established a roof replacement plan with a 30 year roof system as follows: 2015=(6) Bldgs @ \$420,000; 2016=(7) Bldgs \$420,000; 2017=(7) Bldgs \$541,000; 2018=7 Bldgs \$548,000; and 2019=(7) Bldgs \$555,000. This funding is based on the program planned by the association.

Useful Life:

30 years

Remaining Life:

2 years



Best Case: \$528,000

Worst Case: \$568,000

Allowance to remove and replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp # : 1303 **Comp Shingle (2019) - Replace**

Quantity: (7) Buildings

Location : Rooftop of buildings

Funded? : Yes

History :

Evaluation : The association has established a roof replacement plan with a 30 year roof system as follows: 2015=(6) Bldgs @ \$420,000; 2016=(7) Bldgs \$420,000; 2017=(7) Bldgs \$541,000; 2018=7 Bldgs \$548,000; and 2019=(7) Bldgs \$555,000. This funding is based on the program planned by the association.

Useful Life:

30 years

Remaining Life:

3 years



Best Case: \$535,000

Worst Case: \$575,000

Allowance to remove and replace

Higher allowance

Cost Source: Estimate Provided by Client

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 1310 Gutters/Downspouts - Repair

Quantity: Approx 6,900 LF

Location : Roof perimeters

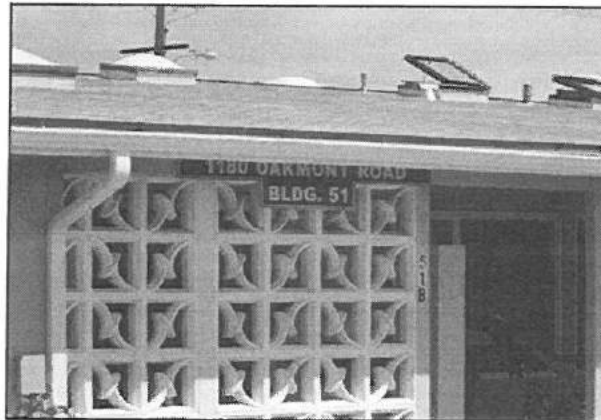
Funded? : No No separate funding required, the replacement is included in the roof replacement cost. Future maintenance should be handled using Operating Funds. Should major expenses present themselves, funding should be established at that time.

History : Being replaced with roof system, cost included in roofing contract.

Evaluation :

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp # : 1315 Attic Entry Screens - Replace

Quantity: (132) Screens

Location : Exterior Building

Funded? : Yes

History :

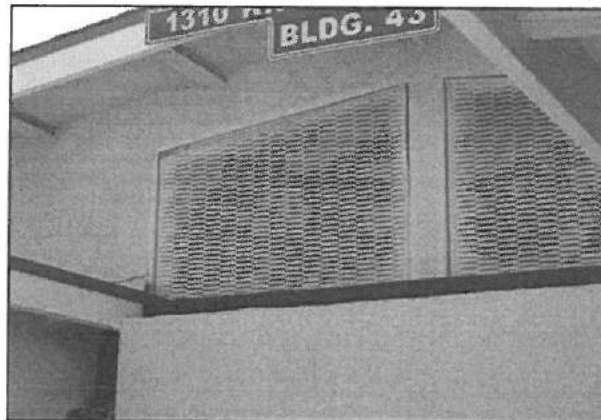
Evaluation : The screens are in good condition, no signs of rusting or damage. Eventual replacement is expected.

Useful Life:

45 years

Remaining Life:

11 years



Best Case: \$4,500

Worst Case: \$6,000

Allowance to replace

Higher allowance

Cost Source: ARI Cost Database

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 1402 Building ID Signs - Replace

Quantity: Numerous Signs

Location : Building exterior

Funded? : Yes

History :

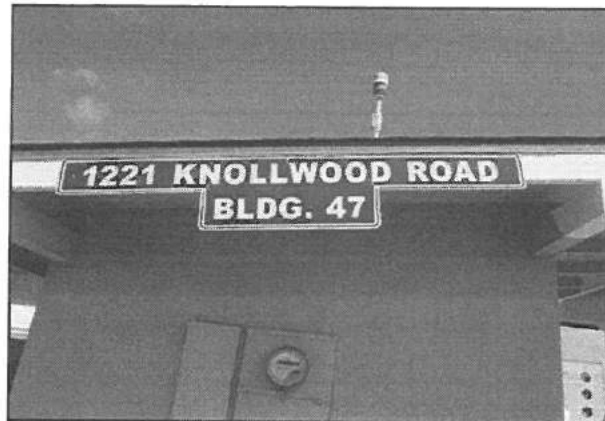
Evaluation : The signage is attractive and legible. No damage or evidence of abnormal conditions, well mounted and maintained.

Useful Life:

15 years

Remaining Life:

13 years



Best Case: \$14,000

Worst Case: \$18,000

Allowance to replace, installed

Higher allowance

Cost Source: ARI Cost Database

Comp # : 1402 Directory Sign - Replace

Quantity: (1) Directory

Location :

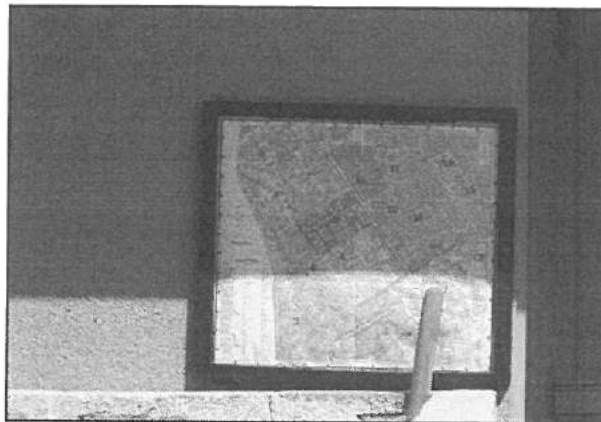
Funded? : No This is a wood frame mount directory. It is showing normal aging and wear. Cost to replace is minimal. Expect to refurbish or replace as needed using Operating Funds.

History :

Evaluation :

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Association Reserves LLC, Orange County

Component Details

Client: 22629A Leisure World Mutual 4

Comp # : 1803 **Auto-Out Fire Supressors - Replace** Quantity: Numerous units

Location :

Funded? : Yes

History : 2015, \$23,000.

Evaluation : These are being added in 2015. Expect to be new, functional and in good condition. Follow all maintenance and inspections recommended by the manufacturer.

Useful Life:

15 years

Remaining Life:

14 years

Photo Not Available

Best Case: \$20,000

Worst Case: \$30,000

Allowance to replace

Higher allowance

Cost Source: Client cost history with inflation

Comp # : 1810 **Storage Sheds - Replace**

Quantity: (3) Pre-fab Units

Location : Grounds

Funded? : Yes

History :

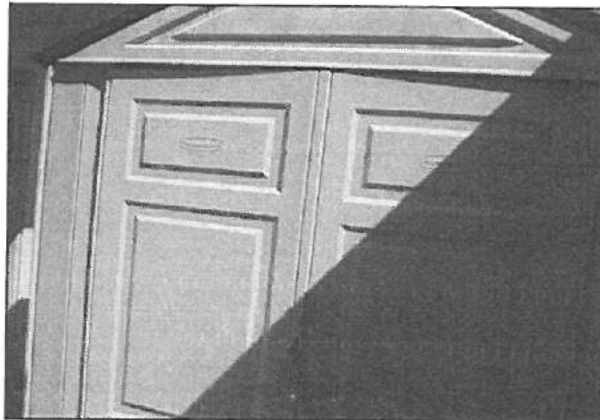
Evaluation : These are functional, no damage, normal aging. \$1,200 - \$1,600/ea

Useful Life:

20 years

Remaining Life:

8 years



Best Case: \$3,600

Worst Case: \$4,800

Allowance to replace, rebuildt and installed

Higher allowance

Cost Source: ARI Cost Database
