Reserve Analysis Report

La Florentine at Renaissance La Jolla

5157 Renaissance Ave
San Diego, CA 92122

Level III Study without Site Inspection

Fiscal Year End Date: December 31, 2022

MCCAFFERY
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Section

1 Preface

Written description of a reserve study and the figures in the report

Includes glossary, preparer qualifications, and calculation description

2-7 Executive Summary

Summarizes key findings of the report. Includes development description and lists the projected balance and percent funded. Summarizes the funding plans

Includes funding plans bar graph

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Describes percent funded calculation and funding levels

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2-12 Future Percent Funded

Includes table and chart of percent funded for various levels of funding over the next 15 years

3 Component Summary & Component Significance

Lists all components included in the study in table form

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These figures are the basis for all other calculations in the study

4 Annual Expenses by Component

Lists all projected expenses for each component over the next 30 years in table form

5 Component Details

Lists details of each individual component

Includes notes and pictures of selected components if site inspection was conducted

6 Assessment and Reserve Funding Disclosure Summary

Form that is required to be sent out with annual budget package by California Civil Code

Preface

A reserve study is a detailed report that assists common interest developments (CID) in planning for long-term common area repair and replacement expenses. These common areas differ for every development. They can include streets, roofs, recreational facilities and many other items.
A reserve study estimates the costs of common area repairs and replacements over a 30 year period. Each component is given a useful life, remaining life, and estimated cost. A reserve study then calculates the funds necessary to cover these expenses by creating funding plans.

The Big Picture - What are the significant figures to look at in the report?

- **The Component List –** What are our reserve components and when will they need maintenance

Every reserve study must start with a list of the components. The component summary contains the list of all the components, their useful and remaining lives, and their estimated costs. These numbers are the building blocks for most of the figures in the study.

- **Percent Funded -** What is our current financial standing

Probably the most important number in a reserve study is percent funded. It's almost like a credit score for an association. It tells them the current strength of their reserve fund.

Over 70% = Well Funded Between 30-70% = Fairly Funded Below 30% = Poorly Funded

The lower your percent funded the higher the risk of a special assessment. A low percent funded also increases the likelihood of deferred maintenance which can cause declining property values.

- **Funding Plans -** How much do we need to save for the future

The next important part of the study is the theoretical 30 year funding plans. The study contains 3 funding plans. It projects what the percent funded will be over the next 30 years if the CID follows each of these plans.

Current Funding Plan – This plan is based on what the association is currently contributing to its reserve fund. This information is supplied by the board or management

Recommended Funding Plan – This is McCaffery's recommendation, if a CID follows the recommended plan they should end up well funded and near the 100% funded level.

5% Threshold Funding Plan - The threshold funding plan is a 30 year cash flow plan that calculates the minimum amount a CID should contribute so their reserve balance won't fall below 5% funded and cause the need for a special assessment. The percent funded will at some point fall into poorly funded levels but will never drop below 5%. If a CID has a funding plan that is below this threshold plan they should also plan on a future special assessment and/or a deferred maintenance. (Following this plan does carry higher risk of a special assessment if a component fails early or costs more than expected)

Why Should a Reserve Study be performed?

Certain states, such as California, require that reserve studies be completed and updated annually and that the board of directors inform owners of the reserve status with their annual budget. In addition, the board of directors of a common interest development (CID) has a legal and fiduciary duty to maintain the community in a good state of repair. Property Values are directly affected by the level of maintenance and upkeep of the common area components. Reserve studies create a maintenance plan, which keeps a development in good condition, therefore increasing property appreciation and value. The amount of funds in the reserve account also greatly affects property values. Reserve studies inform CID's how much they should have in their reserve account, which eliminates costly special assessments. Over time each member of a CID should contribute their fair share to the reserve account so when expenses arise the required funds are available. Reserve Studies help board members fulfill their fiduciary duty and also help avoid litigation against an association.

Where do Component Repair/Replacement Cost Estimates Come From?

The most accurate cost source is actual bids from contractors or to look at contracts from when the repair/replacement was last performed. In most cases bids or contracts are not available so unit costs for similar work done in the same local area are used. In addition, it is helpful to talk to local vendors who have knowledge of the work and can help with a cost estimate. A third source is to use construction cost estimators such as RS Means. Many times the entire quantity of a component will not need to be replaced or repaired all at once. An example of this is concrete sidewalks. All sidewalks should never have to be replaced, but some sections may experience cracking. In this case an allowance can be created for their partial replacement.

The cost source number for each component is provided in the component summary and details. An explanation of each follows:

1. **Local Historical Cost** – Cost based on bids for similar work done in same area.
2. **McCaffery Estimate** – Estimate or Allowance made by McCaffery Staff Member.
3. **Board/Manager Direction** – Cost estimate provided by board member or property manager.
4. **Bid/Contract** – Bid came from actual bid or contract.
5. **Cost Manual** – Cost came from estimating manual.
6. **Previous Study** – Cost came from previous reserve study.

Glossary of Terms:

Contingency – An allowance for miscellaneous components, unpredictable expenses and/or costs that were higher than expected. (5% of total current cost unless directed otherwise)

Current Budgeted Reserve Assessment – Amount currently being deposited into reserve account. Provided by Property Manager or Board Member.

Depreciation This Year – Amount that should be saved for component during current year. Provided for each component and summed for all components. If the association is 100% funded this is the amount they should contribute to the reserve fund annually. =(Total Current Cost / Normal Useful Life)

Depreciation Percent – A components percentage of the total depreciation of all components. =(Component Depreciation/Total Depreciation of all components)

Fully Funded Balance – The total depreciation over the life of the component. In other words, the amount that should have been saved during the life of the component. Provided for each component and summed for all components =((Useful Life – Remaining Life) * Depreciation This Year)

Full Funded Balance Percent – A component's percentage of the total fully funded balance of all components. =(Component FFB/Total FFB of all Components)

Monthly Contribution – The amount that should be allocated to each component using the recommended funding plan. =((Component Depreciation/Total Depreciation)*Recommended Monthly Funding)

Life Remaining Percent – The percentage of life that a component has remaining =(Remaining Live/Useful Life)

Normal Useful Life – Typical useable life for a component.

Percent Funded – The percentage of the fully funded balance that the CID has in reserve fund. (Projected Balance/ Fully Funded Balance)

Projected Balance – Projected balance at fiscal year end with current funding plan. Calculated using current reserve balance, remaining contributions to reserves before year-end, and planned expenses before year-end. Supplied by board or management.

Recommended Reserve Contribution – Recommended amount that the CID should allocate into reserves to offset future expenses.

Remaining Life – Expected remaining useable life of component. (0 year remaining life means the component will be serviced in the upcoming fiscal year)

Replacement Year – Year that component is projected to be replaced or repaired.

Total Cost – Total cost to replace or repair component in today's dollars. =(Quantity x Unit Cost)

Total Future Cost - Current cost adjusted to future cost taking into account inflation and replacement year. =(Current Cost * (1+ inflation rate)^(Replacement Year-Present Year))

Threshold Reserve Contribution – Reserve contribution that should be allocated into reserves to keep reserve balance above a minimum amount during the next 30 years. (Minimum amount is 5% funded unless otherwise noted)

Under Funded – Amount association is short of fully funded balance; also known as a deficit. =(Fully Funded Balance – Projected Balance)

Unit Cost – Cost per Unit.

Unit of Measure – Unit used to measure component. (Explanations shown below)

SF – Square Feet
SY – Square Yard
LF – Linear Feet
Each – Per Single Unit
Lump Sum - Total cost for component
Allowance – Allowance for component repair or replacement
Contract – Cost obtained from actual contract or bid

Useful Life – Time in years component is expected to last.

What Procedures were used for calculation and establishment of reserves?

In this study the fully funded reserve balance for a component at a given time was computed using the component method. Using the component method the fully funded reserve balance equals the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component.

For example if the cost of a boiler is $10,000, the useful life is 10 years and the remaining life is 3 years. The recommended reserve balance would be:

$10,000 x ((10-3)/10) = $7,000.

Preparer Qualifications

Brian McCaffery, President and founder of McCaffery Reserve Consulting, earned his Bachelor of Science Degree in Architectural Engineering from the University of Colorado in Boulder. His degree program included coursework in Building Exterior, Lighting, Electrical Systems, Heating Ventilating and Air Conditioning, Concrete and Steel Design, Civil Engineering, Structural Engineering, and Estimating. He has worked in the Building Construction/Architectural Engineering industry for 11 years and has been performing reserve studies for the past 9 years. During his professional career, Brian has worked for multiple companies that perform reserve studies. He has performed over 3,000 reserve studies throughout the state of California and the United States. Brian is a certified Reserve Specialist, designated by the Community Associations Institute (CAI). The Reserve Specialist designation is awarded to experienced, qualified reserve specialists, who through years of specialized experience, can help ensure that your community association prepares its reserve budget as accurately as possible. Brian also has a permit to perform reserve studies in the state of Nevada (Reserve study permit #9).

McCaffery understands that most homeowners, board members, and property managers can have a difficult time understanding all the numbers in a reserve study. That is why we make it a priority to make our report easy for anyone to understand. The layout of this report is set up with graphs, explanations and figures to make it easy to follow. If you read through the full report, you should have a good understanding of the numbers and calculations. We strive to make sure our studies are second to none in the industry. The important figures are summarized in the executive summary and the supporting graphs and figures give a full explanation of how the findings were derived. Further descriptions are provided in the descriptions section.

For more useful information on reserve studies please visit:

www.mccafferyreserveconsulting.com

For a quick video that highlights the main sections please see:
http://www.mccafferyreserveconsulting.com/sample-reserve-study

Or scan QR code below with a smart phone

One Page Description of how we come up with the Numbers in this Report

The numbers in this report start with the components listed in the component summary.

1. Every component is given a useful life, remaining life, and an estimated cost

We will use a boiler as an example. This boiler is expected to last 10 years and has been in use for 7 years. The estimated cost is $10,000.

Component	Useful Life	Remaining Life	Cost
Boiler	10	3	$10,000

2. The fully funded balance is calculated

Fully Funded Balance = (Useful life-Remaining Life)/Useful Life * Cost

(10-3)/10 * $10,000 = $7,000

The fully funded balance is then summed for all components and this is the total fully funded balance for the development.

3. Fully Funded Balance is then compared to the actual projected year-end balance that the development has saved for reserves

This is called the percent funded. For our example let's say the development had $5,000 saved for their boiler. Their percent funded would be:

Percent Funded = Projected Year End Reserve Balance/Fully Funded Balance
$5,000/$7,000 = 71%

4. Next expenses are projected for each component for the next 30 years using the useful and remaining lives

This information is shown in the annual expenses by component section. Inflation is included in these figures.

5. Using the projected expenses for the next 30 years the funding plans are created

Funding plans are created so that the development has enough money to offset their projected expenses for the next 30 years.

We try to create funding plans that have a uniform contribution over a 30 year period with a slight increase over time for inflation.

Executive Summary

La Florentine at Renaissance La Jolla

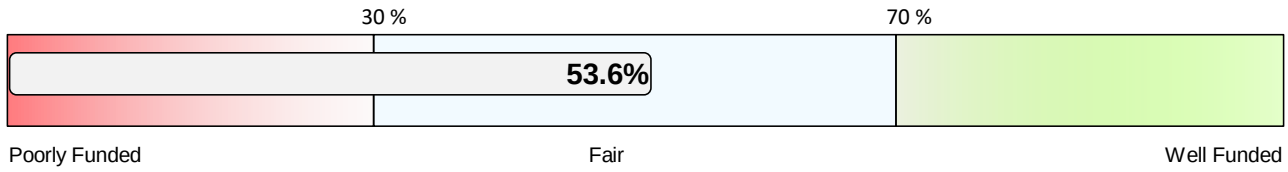
This is a Homeowners Association with 98 Condominium Units.

The common area components include: asphalt, pool, and building exterior.

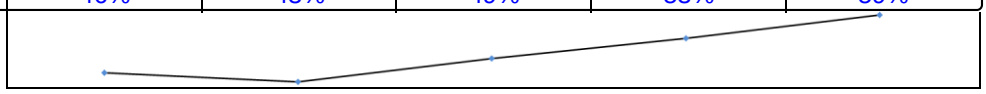
This is a level III annual update, the last site inspection was performed in 2021

Reserve Fund Balance at Fiscal Year End

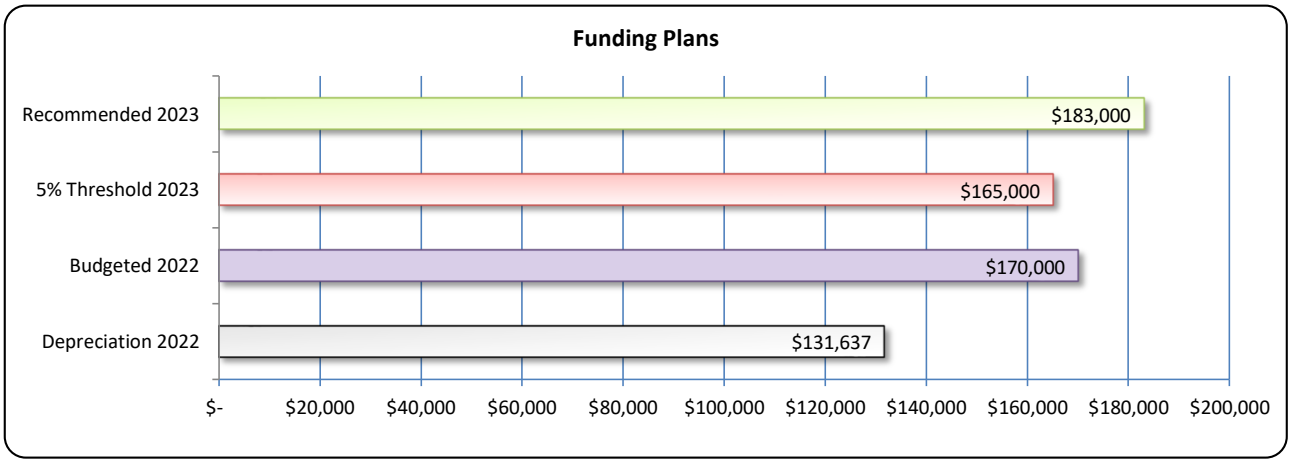
Fully Funded Reserve Balance		$ 1,738,859
Projected Balance	December 31, 2022	$ 931,819
Under Funded (Deficiency in Reserve Funding)		$ 807,040
Deficiency in Reserve Funding Per Unit		$ 8,235.10
Percent Funded		**53.6%**



5 Year Percent Funded	2023	2024	2025	2026	2027
Projection	46%	43%	49%	53%	59%



Funding Plans	Annually	Monthly	Per Unit Monthly
Depreciation of Components in 2022	$ 131,637	$ 10,970	$ 111.94
Budgeted Reserve Contribution 2022	$ 170,000	$ 14,167	$ 144.56
5% Threshold Reserve Contribution for 2023	$ 165,000	$ 13,750	$ 140.31
Recommended Reserve Contribution for 2023	**$ 183,000**	**$ 15,250**	**$ 155.61**



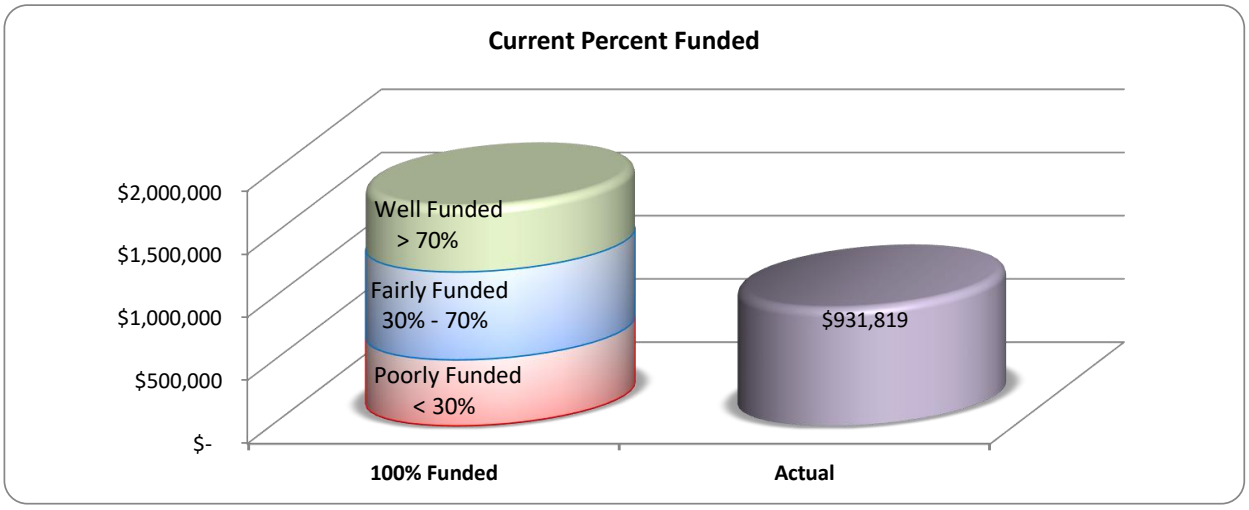
Percent Funded

Percent Funded is probably the most important number in a reserve study

Your current percent funded is:	Year End Balance	$	931,819	=	**54%**
	Fully Funded Balance	$	1,738,859		

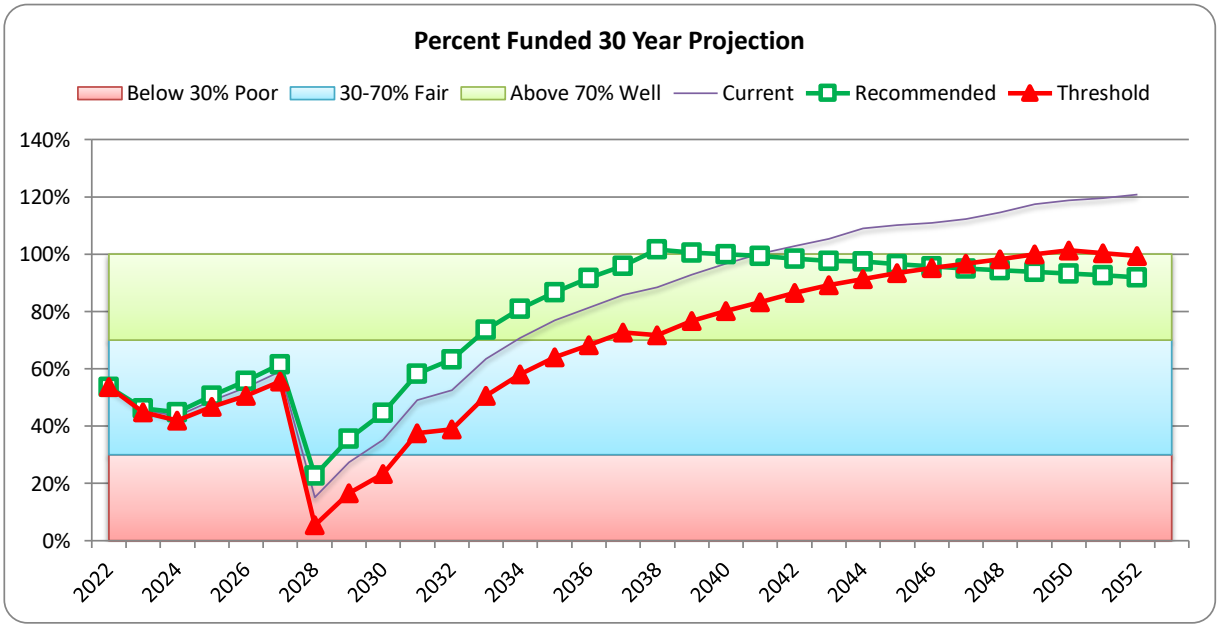
Above 70% = Well Funded Between 30% and 70% = Fairly Funded Below 30% = Poorly Funded

The higher your percent funded, the lower the risk of special assessments and deferred maintenance.



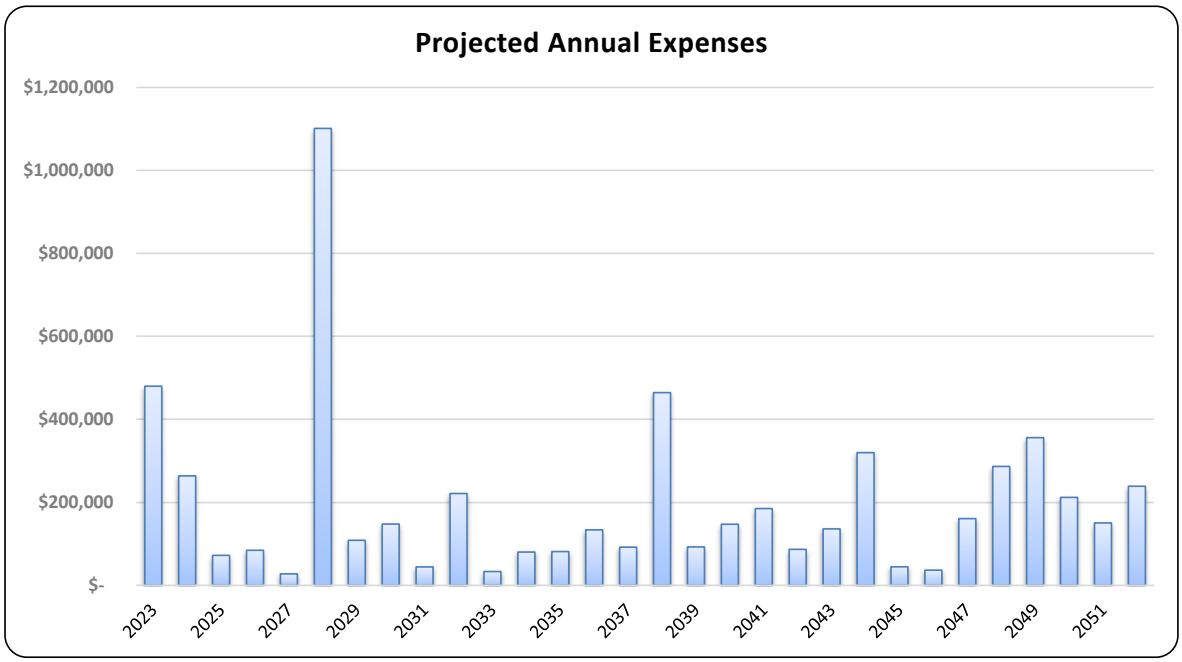
If you follow one of the 3 funding plans in this reserve study this is what your percent funded may look like over the next 30 years. Anytime the Current line drops below 0% a special assessment is likely.

	Annually	Monthly	Per Unit Monthly
Current Reserve Contribution 2021	$ 170,000	$ 14,167	$144.56
5% Threshold Reserve Contribution for 2023	$ 165,000	$ 13,750	$140.31
Recommended Reserve Contribution for 2023	$ 183,000	$ 15,250	$155.61

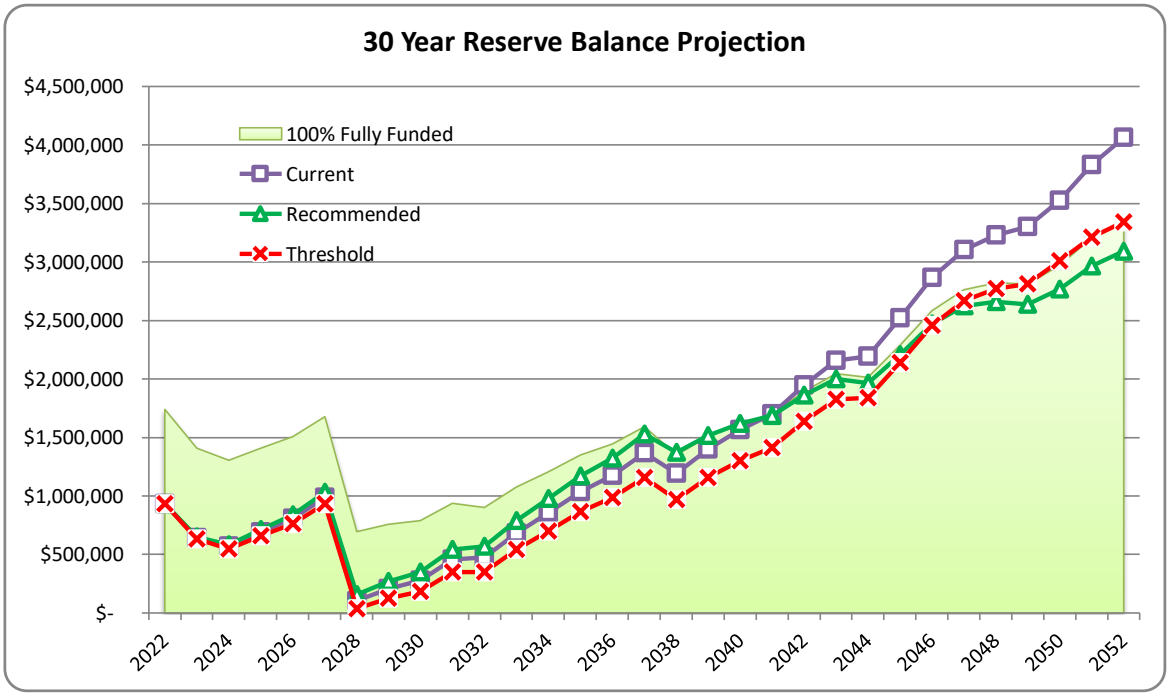


30 Year Projections

Reserve expenses will vary from year to year. A reserve study predicts these expenses and offsets them by creating a uniform funding plan that increases slightly over time to keep up with inflation.



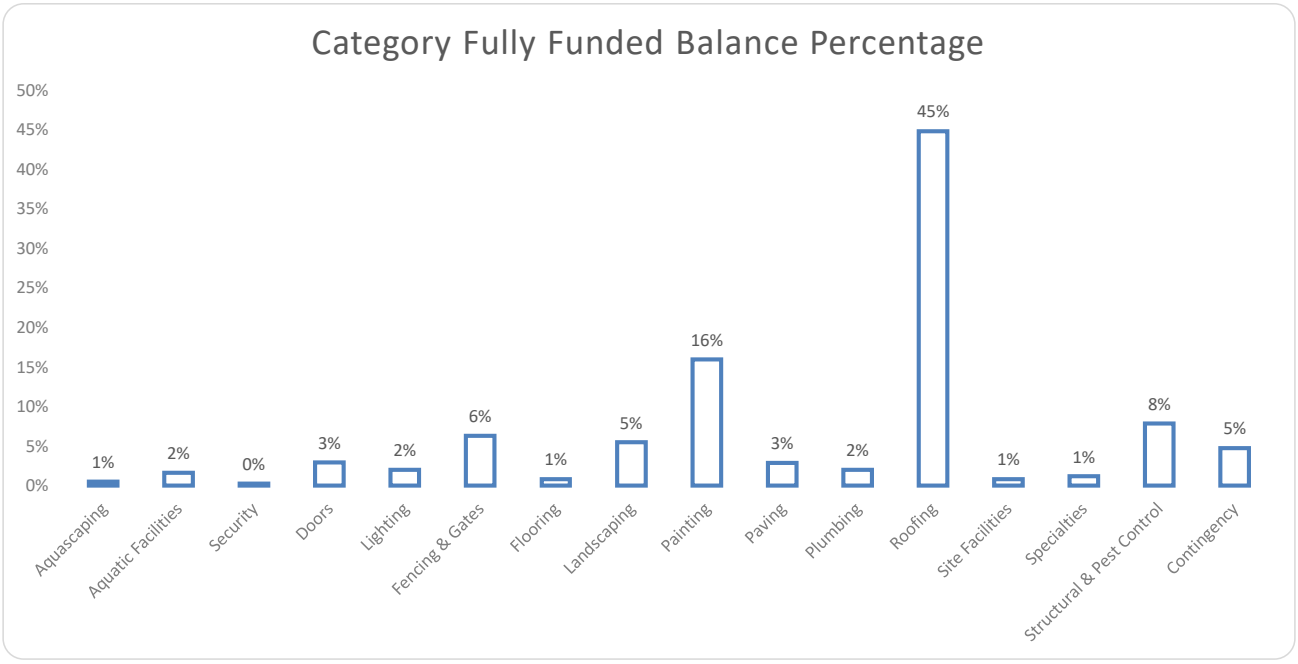
The green 100% funded shaded area shows the ideal balance over the next 30 years. It increases over time due to inflation and depreciation of your components. The 100% funded area will drop after years with large expenses. The recommend funding plan will keep you well funded. The threshold plan will approach $0 dollars, following this plan has a higher risk of special assessments or deferred maintenance.



Category Significance

This chart breaks down the total fully funded balance for each category

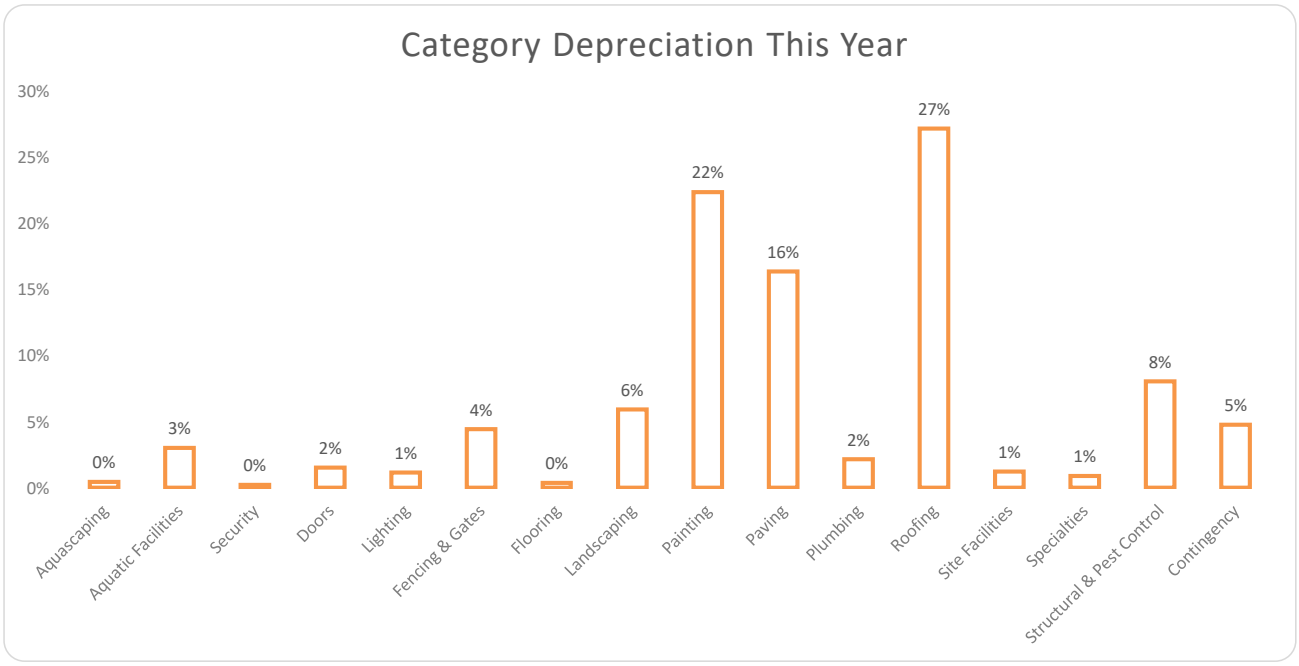
Aquascaping	Fully Funded Balance	$	9,156	=	**1%**
Total	Fully Funded Balance	$	1,738,859		



This chart breaks down the total annual depreciation for each category

Aquascaping	Annual Depreciation	$	572	=	**0%**
Total	Annual Depreciation	$	131,637		

This chart may differ from the chart above because it does not account for remaining life



Theoretical 30 Year Funding Plans

La Florentine at Renaissance La Jolla

Above 70% = Well Funded (Low Risk of Special Assessment) Between 30% and 70% = Fairly Funded Below 30% = Poorly Funded (Higher Risk of Special Assessment)

Before Tax Interest Rate	1.5%
Annual Inflation Rate	3.0%
Annual Funding Increase	3.0%

Year End	Annual Expenses	Fully Funded Balance	Current Funding Plan			Recommended Funding Plan			5% Threshold Funding Plan		
			Contribution	Balance	% Funded	Contribution	Balance	% Funded	Contribution	Balance	% Funded
2022	$ -	$ 1,738,859	$ 170,000	$ 931,819	54%	$ -	$ 931,819	54%	$ -	$ 931,819	54%
2023	$ 479,825	$ 1,407,680	$ 175,100	$ 641,071	46%	$ 183,000	$ 648,971	46%	$ 165,000	$ 630,971	45%
2024	$ 263,707	$ 1,304,364	$ 180,353	$ 567,333	43%	$ 188,490	$ 583,488	45%	$ 169,950	$ 546,678	42%
2025	$ 72,229	$ 1,409,223	$ 185,764	$ 689,377	49%	$ 194,145	$ 714,156	51%	$ 175,049	$ 657,698	47%
2026	$ 84,413	$ 1,508,365	$ 191,337	$ 806,641	53%	$ 199,969	$ 840,424	56%	$ 180,300	$ 763,450	51%
2027	$ 27,579	$ 1,676,393	$ 197,077	$ 988,238	59%	$ 205,968	$ 1,031,419	62%	$ 185,709	$ 933,031	56%
2028	$ 1,101,107	$ 693,019	$ 202,989	$ 104,944	15%	$ 212,147	$ 157,931	23%	$ 191,280	$ 37,200	5%
2029	$ 108,512	$ 758,351	$ 209,079	$ 207,085	27%	$ 218,512	$ 270,299	36%	$ 197,019	$ 126,265	17%
2030	$ 147,705	$ 788,112	$ 215,351	$ 277,836	35%	$ 225,067	$ 351,715	45%	$ 202,929	$ 183,382	23%
2031	$ 44,349	$ 935,548	$ 221,811	$ 459,466	49%	$ 231,819	$ 544,461	58%	$ 209,017	$ 350,801	37%
2032	$ 221,275	$ 901,214	$ 228,466	$ 473,549	53%	$ 238,773	$ 570,126	63%	$ 215,288	$ 350,075	39%
2033	$ 33,222	$ 1,074,538	$ 235,320	$ 682,750	64%	$ 245,937	$ 791,393	74%	$ 221,746	$ 543,851	51%
2034	$ 80,171	$ 1,207,753	$ 242,379	$ 855,200	71%	$ 253,315	$ 976,408	81%	$ 228,399	$ 700,237	58%
2035	$ 81,342	$ 1,349,328	$ 249,651	$ 1,036,337	77%	$ 260,914	$ 1,170,626	87%	$ 235,251	$ 864,649	64%
2036	$ 133,652	$ 1,444,375	$ 257,140	$ 1,175,370	81%	$ 268,742	$ 1,323,275	92%	$ 242,308	$ 986,274	68%
2037	$ 91,920	$ 1,593,381	$ 264,855	$ 1,365,935	86%	$ 276,804	$ 1,528,008	96%	$ 249,577	$ 1,158,725	73%
2038	$ 464,402	$ 1,350,171	$ 272,800	$ 1,194,822	88%	$ 285,108	$ 1,371,634	102%	$ 257,065	$ 968,769	72%
2039	$ 92,510	$ 1,508,203	$ 280,984	$ 1,401,218	93%	$ 217,576	$ 1,517,275	101%	$ 264,777	$ 1,155,567	77%
2040	$ 147,192	$ 1,618,363	$ 289,414	$ 1,564,458	97%	$ 224,103	$ 1,616,945	100%	$ 272,720	$ 1,298,428	80%
2041	$ 185,012	$ 1,697,650	$ 298,096	$ 1,701,009	100%	$ 230,826	$ 1,687,013	99%	$ 280,901	$ 1,413,794	83%
2042	$ 86,693	$ 1,892,572	$ 307,039	$ 1,946,870	103%	$ 237,751	$ 1,863,377	98%	$ 289,328	$ 1,637,636	87%
2043	$ 135,969	$ 2,047,183	$ 316,250	$ 2,156,354	105%	$ 244,884	$ 2,000,242	98%	$ 298,008	$ 1,824,240	89%
2044	$ 319,740	$ 2,015,030	$ 325,738	$ 2,194,697	109%	$ 252,230	$ 1,962,736	97%	$ 306,949	$ 1,838,812	91%
2045	$ 44,603	$ 2,287,040	$ 335,510	$ 2,518,524	110%	$ 259,797	$ 2,207,371	97%	$ 316,157	$ 2,137,948	93%
2046	$ 36,590	$ 2,583,669	$ 345,575	$ 2,865,287	111%	$ 267,591	$ 2,471,482	96%	$ 325,642	$ 2,459,069	95%
2047	$ 160,760	$ 2,762,937	$ 355,942	$ 3,103,449	112%	$ 275,619	$ 2,623,414	95%	$ 335,411	$ 2,670,606	97%
2048	$ 286,525	$ 2,819,836	$ 366,621	$ 3,230,096	115%	$ 283,887	$ 2,660,128	94%	$ 345,473	$ 2,769,614	98%
2049	$ 355,872	$ 2,811,959	$ 377,619	$ 3,300,295	117%	$ 292,404	$ 2,636,562	94%	$ 355,838	$ 2,811,124	100%
2050	$ 211,884	$ 2,968,341	$ 388,948	$ 3,526,863	119%	$ 301,176	$ 2,765,402	93%	$ 366,513	$ 3,007,919	101%
2051	$ 150,325	$ 3,205,026	$ 400,616	$ 3,830,057	120%	$ 310,211	$ 2,966,769	93%	$ 310,211	$ 3,212,924	100%
2052	$ 238,746	$ 3,362,492	$ 412,635	$ 4,061,397	121%	$ 319,518	$ 3,092,043	92%	$ 319,518	$ 3,341,890	99%

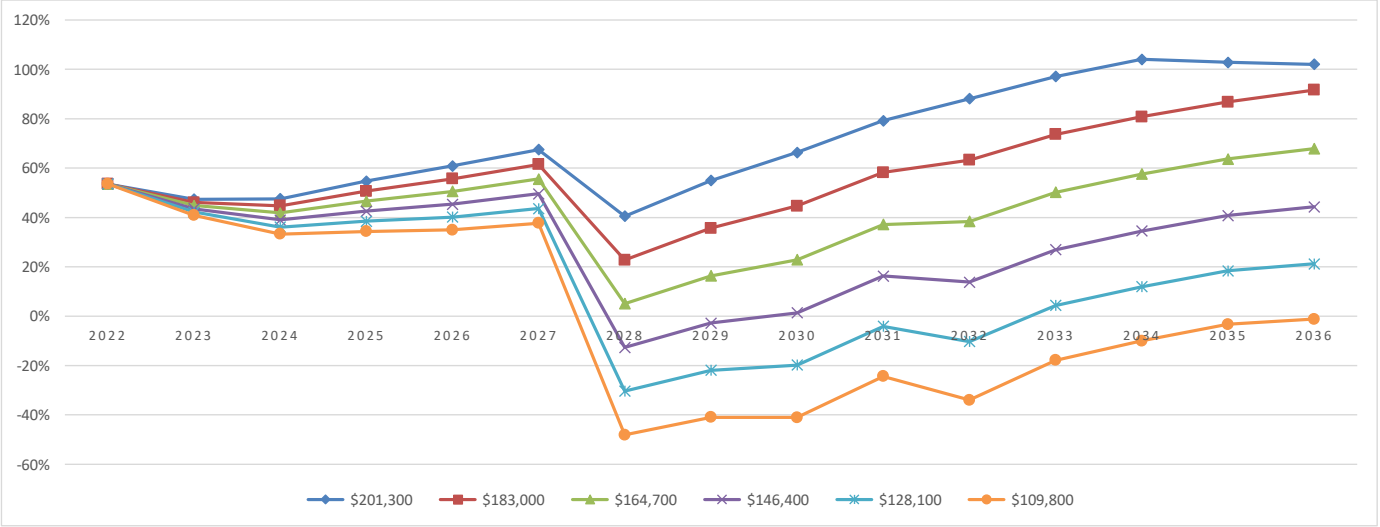
Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Future Percent Funded

This table and chart shows where your percent funded will be over the next 15 years starting with different levels of funding. Keep in mind all figures assume a 3% annual increase in funding to keep up with inflation.

Above 70% = Well Funded (Low Risk of Special Assessment) | Between 30% and 70% = Fairly Funded | Below 30% = Poorly Funded (Higher Risk of Special Assessment)

Funding Plan	Reserve Contribution 2023	Percent Funded														
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
110% Recommended	$ 201,300	54%	47%	48%	55%	61%	67%	41%	55%	66%	79%	88%	97%	104%	103%	102%
Recommended	$ 183,000	54%	46%	45%	51%	56%	62%	23%	36%	45%	58%	63%	74%	81%	87%	92%
90% Recommended	$ 164,700	54%	45%	42%	47%	51%	56%	5%	16%	23%	37%	38%	50%	58%	64%	68%
80% Recommended	$ 146,400	54%	44%	39%	43%	45%	50%	-13%	-3%	1%	16%	14%	27%	34%	41%	44%
70% Recommended	$ 128,100	54%	42%	36%	38%	40%	44%	-30%	-22%	-20%	-4%	-10%	4%	12%	18%	21%
60% Recommended	$ 109,800	54%	41%	33%	34%	35%	38%	-48%	-41%	-41%	-24%	-34%	-18%	-10%	-3%	-1%



Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Component Summary

La Florentine at Renaissance La Jolla

Category / Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Aquascaping							
Fountain Features	2	Each	18	2	$ 5,150	$ 10,300	1
						$ 10,300	
Aquatic Facilities							
Pool Decking Field Area Decking Joints	300	LF	8	0	$ 7	$ 2,009	1
Pool Mechanical Filter	1	LF	12	0	$ 1,236	$ 1,236	1
Pool Mechanical Heater	1	LF	8	5	$ 3,090	$ 3,090	1
Pool Plaster Resurfacing	1	LF	15	0	$ 13,390	$ 13,390	1
Pool/Spa Coping Area Decking	1	Allowance	4	0	$ 4,728	$ 4,728	1
Spa Mechanical Filter	1	LF	12	4	$ 1,236	$ 1,236	1
Spa Mechanical Heater	1	LF	8	0	$ 3,296	$ 3,296	1
Spa Plaster Resurfacing	1	LF	8	5	$ 5,150	$ 5,150	1
						$ 34,134	
Security							
Entry Phone	1	Each	15	1	$ 4,120	$ 4,120	1
						$ 4,120	
Doors							
Utility Doors	98	Each	25	0	$ 515	$ 50,470	1
						$ 50,470	
Lighting							
Pole Mount Street	3	Each	25	8	$ 1,803	$ 5,408	1
Pole Mount Remaining	57	Each	25	1	$ 567	$ 32,291	1
						$ 37,698	
Fencing & Gates							
Common Gates Front Entry Patios	98	Each	25	1	$ 361	$ 35,329	1
Gates Vehicular Fire Strobe Sensor	1	Each	20	8	$ 1,030	$ 1,030	1
Gates Vehicular Operators	4	Each	12	9	$ 3,677	$ 14,708	1
Gates Vehicular Underground Safety Lc	1	Allowance	20	0	$ 2,575	$ 2,575	1
Iron Fencing R&R Common Areas	1	Allowance	30	7	$ 77,250	$ 77,250	1
Main Gate Pedestrian with Release Acc	1	Each	15	2	$ 1,545	$ 1,545	1
Vehicular Swing Type Gates (4)	1	Allowance	30	7	$ 10,300	$ 10,300	1
						$ 142,737	
Flooring							
Restroom & Shower Tile	1	Allowance	30	1	$ 14,420	$ 14,420	1
						$ 14,420	
Landscaping							
Irrigation Controller	2	Each	12	2	$ 3,605	$ 7,210	1
Landscape/Irrigation Upgrades 1	1	Allowance	20	9	$ 25,750	$ 25,750	1
Landscape/Irrigation Upgrades 2	1	Allowance	20	11	$ 25,750	$ 25,750	1
Landscape/Irrigation Upgrades 3	1	Allowance	20	13	$ 15,450	$ 15,450	1
Landscape/Irrigation Upgrades 4	1	Allowance	20	14	$ 25,750	$ 25,750	1
Landscape/Irrigation Upgrades 5	1	Allowance	20	1	$ 25,750	$ 25,750	1
Landscape/Irrigation Upgrades 6	1	Allowance	20	0	$ 25,750	$ 25,750	1
						$ 151,410	
Painting							
Building & Walls Stucco Painting	98	Each	15	0	$ 2,369	$ 232,162	1
Fence & Metal Painting	1	Allowance	4	1	$ 41,200	$ 41,200	1
Garage Door Painting	98	Each	5	1	$ 139	$ 13,627	1
Metal Post Painting	1	Allowance	5	2	$ 4,738	$ 4,738	1
						$ 291,727	
Paving							
Asphalt Overlay	11968	SF	25	1	$ 2.27	$ 27,119	1
Seal Coat & Curb Paint	1	Allowance	4	1	$ 7,580.80	$ 7,581	1
Concrete/Paver R&R Allowance	1	Allowance	1	0	$ 18,540	$ 18,540	1
						$ 53,240	
Plumbing							
Backflow Devices	25	Each	18	0	$ 1,133	$ 28,325	1
Main Drain Outlet Cleaning	1	Allowance	5	0	$ 6,180	$ 6,180	1
						$ 34,505	
Roofing							
Rain Guttering - Common Buildings	98	Each	25	5	$ 1,030	$ 100,940	1
Roof Maintenance	1	Allowance	3	0	$ 27,810	$ 27,810	1
Roofing Skylights	25	Each	25	0	$ 515	$ 12,875	1
Roofing Tiles - Common Buildings	98	Each	35	5	$ 7,828	$ 767,144	1
						$ 908,769	

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Site Facilities							
Patio/Pool Furnishings	1	Allowance	7	0	$ 9,270	$ 9,270	1
Restrooms	2	Each	20	1	$ 2,575	$ 5,150	1
						$ 14,420	
Specialties							
Mailboxes	98	Each	25	16	$ 103	$ 10,094	1
Common Area Signage	1	Allowance	25	2	$ 10,300	$ 10,300	1
Entry Monuments	2	Each	20	0	$ 3,605	$ 7,210	1
						$ 27,604	
Structural & Pest Control							
Standard Structural Wood Repairs (Poc	1	Allowance	15	2	$ 15,450	$ 15,450	1
Termite Treatment Phase 1	1	Allowance	25	19	$ 30,900	$ 30,900	1
Termite Treatment Phase 2	1	Allowance	25	24	$ 21,465	$ 21,465	1
Termite Treatment Phase 3	1	Allowance	25	1	$ 30,900	$ 30,900	1
Termite Treatment Phase 4	1	Allowance	25	3	$ 30,900	$ 30,900	1
Termite Treatment Phase 5	1	Allowance	25	6	$ 30,900	$ 30,900	1
Balcony Inspection/Repair	1	Allowance	9	0	$ 34,000	$ 34,000	1
						$ 194,515	
Contingency							
5%							1
				TOTALS		**$ 1,970,070**	

Notes: Any other items not listed are included in operating budget.

Component Significance

This table makes it easy to see what components are the most significant

Category / Component	Fully Funded Balance $ Amount	Fully Funded Balance %	Fully Funded Balance Quick Glance Graph	Depreciation This Year $ Amount	Depreciation This Year %	Depreciation This Year Quick Glance Graph	Monthly Contribution
Aquascaping							
Fountain Features	$ 9,156	0.53%	$	$ 572	0.43%		$ 66.29
	$ 9,156	0.53%		$ 572	0.43%		$ 66.29
Aquatic Facilities							
Pool Decking Field Area Decking Joints	$ 2,009	0.12%	$	$ 251	0.19%		$ 29.09
Pool Mechanical Filter	$ 1,236	0.07%	$	$ 103	0.08%		$ 11.93
Pool Mechanical Heater	$ 1,159	0.07%	$	$ 386	0.29%		$ 44.75
Pool Plaster Resurfacing	$ 13,390	0.77%	$	$ 893	0.68%		$ 103.41
Pool/Spa Coping Area Decking	$ 4,728	0.27%	$	$ 1,182	0.90%		$ 136.92
Spa Mechanical Filter	$ 824	0.05%	$	$ 103	0.08%		$ 11.93
Spa Mechanical Heater	$ 3,296	0.19%	$	$ 412	0.31%		$ 47.73
Spa Plaster Resurfacing	$ 1,931	0.11%	$	$ 644	0.49%		$ 74.58
	$ 28,572	1.64%		$ 3,974	3.02%		$ 460.34
Security							
Entry Phone	$ 3,845	0.22%	$	$ 275	0.21%		$ 31.82
	$ 3,845	0.22%		$ 275	0.21%		$ 31.82
Doors							
Utility Doors	$ 50,470	2.90%	$	$ 2,019	1.53%		$ 233.88
	$ 50,470	2.90%		$ 2,019	1.53%		$ 233.88
Lighting							
Pole Mount Street	$ 3,677	0.21%	$	$ 216	0.16%		$ 25.06
Pole Mount Remaining	$ 30,999	1.78%	$	$ 1,292	0.98%		$ 149.63
	$ 34,676	1.99%		$ 1,508	1.15%		$ 174.69
Fencing & Gates							
Common Gates Front Entry Patios	$ 33,916	1.95%	$	$ 1,413	1.07%		$ 163.71
Gates Vehicular Fire Strobe Sensor	$ 618	0.04%	$	$ 52	0.04%		$ 5.97
Gates Vehicular Operators	$ 3,677	0.21%	$	$ 1,226	0.93%		$ 142.00
Gates Vehicular Underground Safety Lc	$ 2,575	0.15%	$	$ 129	0.10%		$ 14.92
Iron Fencing R&R Common Areas	$ 59,225	3.41%	$	$ 2,575	1.96%		$ 298.31
Main Gate Pedestrian with Release Acc	$ 1,339	0.08%	$	$ 103	0.08%		$ 11.93
Vehicular Swing Type Gates (4)	$ 7,897	0.45%	$	$ 343	0.26%		$ 39.77
	$ 109,247	6.28%		$ 5,840	4.44%		$ 676.61
Flooring							
Restroom & Shower Tile	$ 13,939	0.80%	$	$ 481	0.37%		$ 55.68
	$ 13,939	0.80%		$ 481	0.37%		$ 55.68
Landscaping							
Irrigation Controller	$ 6,008	0.35%	$	$ 601	0.46%		$ 69.61
Landscape/Irrigation Upgrades 1	$ 14,163	0.81%	$	$ 1,288	0.98%		$ 149.16
Landscape/Irrigation Upgrades 2	$ 11,588	0.67%	$	$ 1,288	0.98%		$ 149.16
Landscape/Irrigation Upgrades 3	$ 5,408	0.31%	$	$ 773	0.59%		$ 89.49
Landscape/Irrigation Upgrades 4	$ 7,725	0.44%	$	$ 1,288	0.98%		$ 149.16
Landscape/Irrigation Upgrades 5	$ 24,463	1.41%	$	$ 1,288	0.98%		$ 149.16
Landscape/Irrigation Upgrades 6	$ 25,750	1.48%	$	$ 1,288	0.98%		$ 149.16
	$ 95,103	5.47%		$ 7,811	5.93%		$ 904.88
Painting							
Building & Walls Stucco Painting	$ 232,162	13.35%	$	$ 15,477	11.76%		$1,793.05
Fence & Metal Painting	$ 30,900	1.78%	$	$ 10,300	7.82%		$1,193.24
Garage Door Painting	$ 10,902	0.63%	$	$ 2,725	2.07%		$ 315.73
Metal Post Painting	$ 2,843	0.16%	$	$ 948	0.72%		$ 109.78
	$ 276,806	15.92%		$ 29,450	22.37%		$3,411.80
Paving							
Asphalt Overlay	$ 26,035	1.50%	$	$ 1,085	0.82%		$ 125.67
Seal Coat & Curb Paint	$ 5,686	0.33%	$	$ 1,895	1.44%		$ 219.56
Concrete/Paver R&R Allowance	$ 18,540	1.07%	$	$ 18,540	14.08%		$2,147.84
	$ 50,260	2.89%		$ 21,520	16.35%		$2,493.06
Plumbing							
Backflow Devices	$ 28,325	1.63%	$	$ 1,574	1.20%		$ 182.30
Main Drain Outlet Cleaning	$ 6,180	0.36%	$	$ 1,236	0.94%		$ 143.19
	$ 34,505	1.98%		$ 2,810	2.13%		$ 325.49
Roofing							
Rain Guttering - Common Buildings	$ 80,752	4.64%	$	$ 4,038	3.07%		$ 467.75
Roof Maintenance	$ 27,810	1.60%	$	$ 9,270	7.04%		$1,073.92
Roofing Skylights	$ 12,875	0.74%	$	$ 515	0.39%		$ 59.66
Roofing Tiles - Common Buildings	$ 657,552	37.82%	$	$ 21,918	16.65%		$2,539.22
	$ 778,989	44.80%		$ 35,741	27.15%		$4,140.55

Category / Component	Fully Funded Balance $ Amount	Fully Funded Balance %	Fully Funded Balance Quick Glance Graph	Depreciation This Year $ Amount	Depreciation This Year %	Depreciation This Year Quick Glance Graph	Monthly Contribution
Site Facilities							
Patio/Pool Furnishings	$ 9,270	0.53%	$	$ 1,324	1.01%		$ 153.42
Restrooms	$ 4,893	0.28%	$	$ 258	0.20%		$ 29.83
	$ 14,163	0.81%		$ 1,582	1.20%		$ 183.25
Specialties							
Mailboxes	$ 3,634	0.21%	$	$ 404	0.31%		$ 46.78
Common Area Signage	$ 9,476	0.54%	$	$ 412	0.31%		$ 47.73
Entry Monuments	$ 7,210	0.41%	$	$ 361	0.27%		$ 41.76
	$ 20,320	1.17%		$ 1,176	0.89%		$ 136.27
Structural & Pest Control							
Standard Structural Wood Repairs (Poc	$ 13,390	0.77%	$	$ 1,030	0.78%		$ 119.32
Termite Treatment Phase 1	$ 7,416	0.43%	$	$ 1,236	0.94%		$ 143.19
Termite Treatment Phase 2	$ 859	0.05%	$	$ 859	0.65%		$ 99.47
Termite Treatment Phase 3	$ 29,664	1.71%	$	$ 1,236	0.94%		$ 143.19
Termite Treatment Phase 4	$ 27,192	1.56%	$	$ 1,236	0.94%		$ 143.19
Termite Treatment Phase 5	$ 23,484	1.35%	$	$ 1,236	0.94%		$ 143.19
Balcony Inspection/Repair	$ 34,000	1.96%	$	$ 3,778	2.87%		$ 437.65
	$ 136,005	7.82%		$ 10,610	8.06%		$1,229.20
Contingency							
5%	$ 82,803	4.76%	$	$ 6,268	4.76%		$ 726.19
	$1,738,859	**100.00%**	**100%**	**$ 131,637**	**100%**	**100%**	**$ 15,250**

Annual Expenses by Component

	2023	2024	2025	2026	2027	2028	2029	2030
Aquascaping								
Fountain Features	$ -	$ -	$ 10,927	$ -	$ -	$ -	$ -	$ -
Aquatic Facilities								
Pool Decking Field Area Decking Joints	$ 2,009	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Mechanical Filter	$ 1,236	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Mechanical Heater	$ -	$ -	$ -	$ -	$ -	$ 3,582	$ -	$ -
Pool Plaster Resurfacing	$ 13,390	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool/Spa Coping Area Decking	$ 4,728	$ -	$ -	$ -	$ 5,321	$ -	$ -	$ -
Spa Mechanical Filter	$ -	$ -	$ -	$ -	$ 1,391	$ -	$ -	$ -
Spa Mechanical Heater	$ 3,296	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spa Plaster Resurfacing	$ -	$ -	$ -	$ -	$ -	$ 5,970	$ -	$ -
Security								
Entry Phone	$ -	$ 4,244	$ -	$ -	$ -	$ -	$ -	$ -
Doors								
Utility Doors	$ 50,470	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting								
Pole Mount Street	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pole Mount Remaining	$ -	$ 33,259	$ -	$ -	$ -	$ -	$ -	$ -
Fencing & Gates								
Common Gates Front Entry Patios	$ -	$ 36,389	$ -	$ -	$ -	$ -	$ -	$ -
Gates Vehicular Fire Strobe Sensor	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gates Vehicular Operators	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gates Vehicular Underground Safety Lo	$ 2,575	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Iron Fencing R&R Common Areas	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 95,008
Main Gate Pedestrian with Release Acce	$ -	$ -	$ 1,639	$ -	$ -	$ -	$ -	$ -
Vehicular Swing Type Gates (4)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,668
Flooring								
Restroom & Shower Tile	$ -	$ 14,853	$ -	$ -	$ -	$ -	$ -	$ -
Landscaping								
Irrigation Controller	$ -	$ -	$ 7,649	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrades 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrades 2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrades 3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrades 4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrades 5	$ -	$ 26,523	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrades 6	$ 25,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Annual Expenses by Component

	2023	2024	2025	2026	2027	2028	2029	2030
Painting								
Building & Walls Stucco Painting	$ 232,162	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fence & Metal Painting	$ -	$ 42,436	$ -	$ -	$ -	$ 47,762	$ -	$ -
Garage Door Painting	$ -	$ 14,036	$ -	$ -	$ -	$ -	$ 16,271	$ -
Metal Post Painting	$ -	$ -	$ 5,027	$ -	$ -	$ -	$ -	$ 5,827
Paving								
Asphalt Overlay	$ -	$ 27,933	$ -	$ -	$ -	$ -	$ -	$ -
Seal Coat & Curb Paint	$ -	$ 7,808	$ -	$ -	$ -	$ 8,788	$ -	$ -
Concrete/Paver R&R Allowance	$ 18,540	$ 19,096	$ 19,669	$ 20,259	$ 20,867	$ 21,493	$ 22,138	$ 22,802
Plumbing								
Backflow Devices	$ 28,325	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Main Drain Outlet Cleaning	$ 6,180	$ -	$ -	$ -	$ -	$ 7,164	$ -	$ -
Roofing								
Rain Guttering - Common Buildings	$ -	$ -	$ -	$ -	$ -	$ 117,017	$ -	$ -
Roof Maintenance	$ 27,810	$ -	$ -	$ 30,389	$ -	$ -	$ 33,207	$ -
Roofing Skylights	$ 12,875	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roofing Tiles - Common Buildings	$ -	$ -	$ -	$ -	$ -	$ 889,330	$ -	$ -
Site Facilities								
Patio/Pool Furnishings	$ 9,270	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,401
Restrooms	$ -	$ 5,305	$ -	$ -	$ -	$ -	$ -	$ -
Specialties								
Mailboxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Common Area Signage	$ -	$ -	$ 10,927	$ -	$ -	$ -	$ -	$ -
Entry Monuments	$ 7,210	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Structural & Pest Control								
Standard Structural Wood Repairs (Pool	$ -	$ -	$ 16,391	$ -	$ -	$ -	$ -	$ -
Termite Treatment Phase 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Termite Treatment Phase 2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Termite Treatment Phase 3	$ -	$ 31,827	$ -	$ -	$ -	$ -	$ -	$ -
Termite Treatment Phase 4	$ -	$ -	$ -	$ 33,765	$ -	$ -	$ -	$ -
Termite Treatment Phase 5	$ -	$ -	$ -	$ -	$ -	$ -	$ 36,896	$ -
Balcony Inspection/Repair	$ 34,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Totals $ -	$ 479,825	$ 263,707	$ 72,229	$ 84,413	$ 27,579	$ 1,101,107	$ 108,512	$ 147,705

Annual Expenses by Component

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Aquascaping															
Fountain Features	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,603	$ -	$ -
Aquatic Facilities															
Pool Decking Field Area De	$ 2,544	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,223	$ -	$ -	$ -	$ -	$ -	$ -
Pool Mechanical Filter	$ -	$ -	$ -	$ -	$ 1,762	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Mechanical Heater	$ -	$ -	$ -	$ -	$ -	$ 4,538	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,748	$ -
Pool Plaster Resurfacing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,861	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool/Spa Coping Area Deck	$ 5,989	$ -	$ -	$ -	$ 6,741	$ -	$ -	$ -	$ 7,587	$ -	$ -	$ -	$ 8,539	$ -	$ -
Spa Mechanical Filter	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,983	$ -	$ -	$ -	$ -	$ -	$ -
Spa Mechanical Heater	$ 4,175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,289	$ -	$ -	$ -	$ -	$ -	$ -
Spa Plaster Resurfacing	$ -	$ -	$ -	$ -	$ -	$ 7,563	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,581	$ -
Security															
Entry Phone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,611	$ -	$ -	$ -	$ -	$ -	$ -
Doors															
Utility Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lighting															
Pole Mount Street	$ 6,850	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pole Mount Remaining	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fencing & Gates															
Common Gates Front Entry	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gates Vehicular Fire Strobe	$ 1,305	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gates Vehicular Operators	$ -	$ 19,191	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,362	$ -
Gates Vehicular Undergrou	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,651	$ -	$ -
Iron Fencing R&R Common	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Main Gate Pedestrian with F	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,554	$ -	$ -	$ -	$ -	$ -
Vehicular Swing Type Gates	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Flooring															
Restroom & Shower Tile	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscaping															
Irrigation Controller	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,906	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrad	$ -	$ 33,598	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrad	$ -	$ -	$ -	$ 35,644	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrad	$ -	$ -	$ -	$ -	$ -	$ 22,689	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrad	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,949	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrad	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 47,903	$ -
Landscape/Irrigation Upgrad	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,507	$ -	$ -

Annual Expenses by Component

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Painting															
Building & Walls Stucco Pair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 361,701	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fence & Metal Painting	$ -	$ 53,757	$ -	$ -	$ -	$ 60,504	$ -	$ -	$ -	$ 68,097	$ -	$ -	$ -	$ 76,644	$ -
Garage Door Painting	$ -	$ -	$ -	$ 18,863	$ -	$ -	$ -	$ -	$ 21,867	$ -	$ -	$ -	$ -	$ 25,350	$ -
Metal Post Painting	$ -	$ -	$ -	$ -	$ 6,755	$ -	$ -	$ -	$ -	$ 7,831	$ -	$ -	$ -	$ -	$ 9,078
Paving															
Asphalt Overlay	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Seal Coat & Curb Paint	$ -	$ 9,891	$ -	$ -	$ -	$ 11,133	$ -	$ -	$ -	$ 12,530	$ -	$ -	$ -	$ 14,103	$ -
Concrete/Paver R&R Allowa	$ 23,486	$ 24,190	$ 24,916	$ 25,664	$ 26,434	$ 27,227	$ 28,043	$ 28,885	$ 29,751	$ 30,644	$ 31,563	$ 32,510	$ 33,485	$ 34,490	$ 35,525
Plumbing															
Backflow Devices	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 48,221	$ -	$ -	$ -	$ -
Main Drain Outlet Cleaning	$ -	$ -	$ 8,305	$ -	$ -	$ -	$ -	$ 9,628	$ -	$ -	$ -	$ -	$ 11,162	$ -	$ -
Roofing															
Rain Guttering - Common Bl	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roof Maintenance	$ -	$ 36,286	$ -	$ -	$ 39,650	$ -	$ -	$ 43,327	$ -	$ -	$ 47,345	$ -	$ -	$ 51,735	$ -
Roofing Skylights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roofing Tiles - Common Bui	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Site Facilities															
Patio/Pool Furnishings	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,022	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,245	$ -
Restrooms	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,581	$ -
Specialties															
Mailboxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,198	$ -	$ -	$ -	$ -	$ -	$ -
Common Area Signage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Entry Monuments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,022	$ -	$ -
Structural & Pest Control															
Standard Structural Wood R	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,536	$ -	$ -	$ -	$ -	$ -
Termite Treatment Phase 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 54,183	$ -	$ -	$ -
Termite Treatment Phase 2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Termite Treatment Phase 3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Termite Treatment Phase 4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Termite Treatment Phase 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Balcony Inspection/Repair	$ -	$ 44,362	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 57,883	$ -	$ -	$ -	$ -
Totals	$ 44,349	$ 221,275	$ 33,222	$ 80,171	$ 81,342	$ 133,652	$ 91,920	$ 464,402	$ 92,510	$ 147,192	$ 185,012	$ 86,693	$ 135,969	$ 319,740	$ 44,603

Annual Expenses by Component

	2046	2047	2048	2049	2050	2051	2052
Aquascaping							
Fountain Features	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Aquatic Facilities							
Pool Decking Field Area De	$ -	$ 4,083	$ -	$ -	$ -	$ -	$ -
Pool Mechanical Filter	$ -	$ 2,513	$ -	$ -	$ -	$ -	$ -
Pool Mechanical Heater	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,282
Pool Plaster Resurfacing	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool/Spa Coping Area Deck	$ -	$ 9,610	$ -	$ -	$ -	$ 10,817	$ -
Spa Mechanical Filter	$ -	$ -	$ -	$ -	$ -	$ 2,828	$ -
Spa Mechanical Heater	$ -	$ 6,700	$ -	$ -	$ -	$ -	$ -
Spa Plaster Resurfacing	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,136
Security							
Entry Phone	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Doors							
Utility Doors	$ -	$ -	$ 105,673	$ -	$ -	$ -	$ -
Lighting							
Pole Mount Street	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pole Mount Remaining	$ -	$ -	$ -	$ 69,637	$ -	$ -	$ -
Fencing & Gates							
Common Gates Front Entry	$ -	$ -	$ -	$ 76,190	$ -	$ -	$ -
Gates Vehicular Fire Strobe	$ -	$ -	$ -	$ -	$ -	$ 2,357	$ -
Gates Vehicular Operators	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gates Vehicular Undergrou	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Iron Fencing R&R Common	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Main Gate Pedestrian with F	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Vehicular Swing Type Gates	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Flooring							
Restroom & Shower Tile	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscaping							
Irrigation Controller	$ -	$ -	$ -	$ 15,549	$ -	$ -	$ -
Landscape/Irrigation Upgrad	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,682
Landscape/Irrigation Upgrad	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrad	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrad	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrad	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape/Irrigation Upgrad	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Annual Expenses by Component

	2046	2047	2048	2049	2050	2051	2052
Painting							
Building & Walls Stucco Pair	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fence & Metal Painting	$ -	$ -	$ 86,264	$ -	$ -	$ -	$ 97,090
Garage Door Painting	$ -	$ -	$ -	$ 29,388	$ -	$ -	$ -
Metal Post Painting	$ -	$ -	$ -	$ -	$ 10,524	$ -	$ -
Paving							
Asphalt Overlay	$ -	$ -	$ -	$ 58,486	$ -	$ -	$ -
Seal Coat & Curb Paint	$ -	$ -	$ 15,873	$ -	$ -	$ -	$ 17,865
Concrete/Paver R&R Allowa	$ 36,590	$ 37,688	$ 38,819	$ 39,983	$ 41,183	$ 42,418	$ 43,691
Plumbing							
Backflow Devices	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Main Drain Outlet Cleaning	$ -	$ -	$ 12,940	$ -	$ -	$ -	$ -
Roofing							
Rain Guttering - Common Bl	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roof Maintenance	$ -	$ 56,532	$ -	$ -	$ 61,774	$ -	$ -
Roofing Skylights	$ -	$ -	$ 26,957	$ -	$ -	$ -	$ -
Roofing Tiles - Common Bui	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Site Facilities							
Patio/Pool Furnishings	$ -	$ -	$ -	$ -	$ -	$ 21,209	$ -
Restrooms	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Specialties							
Mailboxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Common Area Signage	$ -	$ -	$ -	$ -	$ 22,879	$ -	$ -
Entry Monuments	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Structural & Pest Control							
Standard Structural Wood R	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Termite Treatment Phase 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Termite Treatment Phase 2	$ -	$ 43,634	$ -	$ -	$ -	$ -	$ -
Termite Treatment Phase 3	$ -	$ -	$ -	$ 66,639	$ -	$ -	$ -
Termite Treatment Phase 4	$ -	$ -	$ -	$ -	$ -	$ 70,697	$ -
Termite Treatment Phase 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Balcony Inspection/Repair	$ -	$ -	$ -	$ -	$ 75,524	$ -	$ -
Totals	$ 36,590	$ 160,760	$ 286,525	$ 355,872	$ 211,884	$ 150,325	$ 238,746

Component Details

Aquascaping — Fountain Features

Approximate Component Quantity	-	2	Estimated Current Unit Cost	$	5,150.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	10,300
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	$	10,927
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	$	9,156
Estimated Replacement Year	-	2025	Depreciation This Year	$	572
Cost Source	-	1	Monthly Contribution	$	66.29
Depreciation Percent	-	0.43%	Fully Funded Balance Percent		0.53%
Life Remainging Percent	-	**11%**			

Aquatic Facilities — Pool Decking Field Area Decking Joints

Approximate Component Quantity	-	300	Estimated Current Unit Cost	$	6.70
Unit of Measure	-	LF	Estimated Total Current Cost	$	2,009
Normal Useful Life (Years)	-	8	Estimated Total Future Cost	$	2,009
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	2,009
Estimated Replacement Year	-	2023	Depreciation This Year	$	251
Cost Source	-	1	Monthly Contribution	$	29.09
Depreciation Percent	-	0.19%	Fully Funded Balance Percent		0.12%
Life Remainging Percent	-	**0%**			

Aquatic Facilities — Pool Mechanical Filter

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	1,236.00
Unit of Measure	-	LF	Estimated Total Current Cost	$	1,236
Normal Useful Life (Years)	-	12	Estimated Total Future Cost	$	1,236
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	1,236
Estimated Replacement Year	-	2023	Depreciation This Year	$	103
Cost Source	-	1	Monthly Contribution	$	11.93
Depreciation Percent	-	0.08%	Fully Funded Balance Percent		0.07%
Life Remainging Percent	-	**0%**			

Aquatic Facilities — Pool Mechanical Heater

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	3,090.00
Unit of Measure	-	LF	Estimated Total Current Cost	$	3,090
Normal Useful Life (Years)	-	8	Estimated Total Future Cost	$	3,582
Estimated Remaining Useful Life (Years)	-	5	Fully Funded Balance	$	1,159
Estimated Replacement Year	-	2028	Depreciation This Year	$	386
Cost Source	-	1	Monthly Contribution	$	44.75
Depreciation Percent	-	0.29%	Fully Funded Balance Percent		0.07%
Life Remainging Percent	-	**63%**			

Aquatic Facilities — Pool Plaster Resurfacing

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	13,390.00
Unit of Measure	-	LF	Estimated Total Current Cost	$	13,390
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	$	13,390
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	13,390
Estimated Replacement Year	-	2023	Depreciation This Year	$	893
Cost Source	-	1	Monthly Contribution	$	103.41
Depreciation Percent	-	0.68%	Fully Funded Balance Percent		0.77%
Life Remainging Percent	-	**0%**			

Aquatic Facilities — Pool/Spa Coping Area Decking

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	4,727.70
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	4,728
Normal Useful Life (Years)	-	4	Estimated Total Future Cost	$	4,728
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	4,728
Estimated Replacement Year	-	2023	Depreciation This Year	$	1,182
Cost Source	-	1	Monthly Contribution	$	136.92
Depreciation Percent	-	0.90%	Fully Funded Balance Percent		0.27%
Life Remainging Percent	-	**0%**			

Aquatic Facilities — Spa Mechanical Filter

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	1,236.00
Unit of Measure	-	LF	Estimated Total Current Cost	$	1,236
Normal Useful Life (Years)	-	12	Estimated Total Future Cost	$	1,391
Estimated Remaining Useful Life (Years)	-	4	Fully Funded Balance	$	824
Estimated Replacement Year	-	2027	Depreciation This Year	$	103
Cost Source	-	1	Monthly Contribution	$	11.93
Depreciation Percent	-	0.08%	Fully Funded Balance Percent		0.05%
Life Remainging Percent	-	**33%**			

Aquatic Facilities — Spa Mechanical Heater

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	3,296.00
Unit of Measure	-	LF	Estimated Total Current Cost	$	3,296
Normal Useful Life (Years)	-	8	Estimated Total Future Cost	$	3,296
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	3,296
Estimated Replacement Year	-	2023	Depreciation This Year	$	412
Cost Source	-	1	Monthly Contribution	$	47.73
Depreciation Percent	-	0.31%	Fully Funded Balance Percent		0.19%
Life Remainging Percent	-	**0%**			

Aquatic Facilities — Spa Plaster Resurfacing

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	5,150.00
Unit of Measure	-	LF	Estimated Total Current Cost	$	5,150
Normal Useful Life (Years)	-	8	Estimated Total Future Cost	$	5,970
Estimated Remaining Useful Life (Years)	-	5	Fully Funded Balance	$	1,931
Estimated Replacement Year	-	2028	Depreciation This Year	$	644
Cost Source	-	1	Monthly Contribution	$	74.58
Depreciation Percent	-	0.49%	Fully Funded Balance Percent		0.11%
Life Remainging Percent	-	**63%**			

Security — Entry Phone

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	4,120.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	4,120
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	$	4,244
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	$	3,845
Estimated Replacement Year	-	2024	Depreciation This Year	$	275
Cost Source	-	1	Monthly Contribution	$	31.82
Depreciation Percent	-	0.21%	Fully Funded Balance Percent		0.22%
Life Remainging Percent	-	**7%**			

Doors — Utility Doors

Approximate Component Quantity	-	98	Estimated Current Unit Cost	$	515.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	50,470
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	50,470
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	50,470
Estimated Replacement Year	-	2023	Depreciation This Year	$	2,019
Cost Source	-	1	Monthly Contribution	$	233.88
Depreciation Percent	-	1.53%	Fully Funded Balance Percent		2.90%
Life Remainging Percent	-	**0%**			

Lighting — Pole Mount Street

Approximate Component Quantity	-	3	Estimated Current Unit Cost	$	1,802.50
Unit of Measure	-	Each	Estimated Total Current Cost	$	5,408
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	6,850
Estimated Remaining Useful Life (Years)	-	8	Fully Funded Balance	$	3,677
Estimated Replacement Year	-	2031	Depreciation This Year	$	216
Cost Source	-	1	Monthly Contribution	$	25.06
Depreciation Percent	-	0.16%	Fully Funded Balance Percent		0.21%
Life Remainging Percent	-	**32%**			

Lighting — Pole Mount Remaining

Approximate Component Quantity	-	57	Estimated Current Unit Cost	$	566.50
Unit of Measure	-	Each	Estimated Total Current Cost	$	32,291
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	33,259
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	$	30,999
Estimated Replacement Year	-	2024	Depreciation This Year	$	1,292
Cost Source	-	1	Monthly Contribution	$	149.63
Depreciation Percent	-	0.98%	Fully Funded Balance Percent		1.78%
Life Remainging Percent	-	**4%**			

Fencing & Gates — Common Gates Front Entry Patios

Approximate Component Quantity	-	98	Estimated Current Unit Cost	$	360.50
Unit of Measure	-	Each	Estimated Total Current Cost	$	35,329
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	36,389
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	$	33,916
Estimated Replacement Year	-	2024	Depreciation This Year	$	1,413
Cost Source	-	1	Monthly Contribution	$	163.71
Depreciation Percent	-	1.07%	Fully Funded Balance Percent		1.95%
Life Remainging Percent	-	**4%**			

Fencing & Gates — Gates Vehicular Fire Strobe Sensor

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	1,030.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	1,030
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	$	1,305
Estimated Remaining Useful Life (Years)	-	8	Fully Funded Balance	$	618
Estimated Replacement Year	-	2031	Depreciation This Year	$	52
Cost Source	-	1	Monthly Contribution	$	5.97
Depreciation Percent	-	0.04%	Fully Funded Balance Percent		0.04%
Life Remainging Percent	-	**40%**			

Fencing & Gates — Gates Vehicular Operators

Approximate Component Quantity	-	4	Estimated Current Unit Cost	$	3,677.10
Unit of Measure	-	Each	Estimated Total Current Cost	$	14,708
Normal Useful Life (Years)	-	12	Estimated Total Future Cost	$	19,191
Estimated Remaining Useful Life (Years)	-	9	Fully Funded Balance	$	3,677
Estimated Replacement Year	-	2032	Depreciation This Year	$	1,226
Cost Source	-	1	Monthly Contribution	$	142.00
Depreciation Percent	-	0.93%	Fully Funded Balance Percent		0.21%
Life Remainging Percent	-	**75%**			

Fencing & Gates — Gates Vehicular Underground Safety Lo

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	2,575.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	2,575
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	$	2,575
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	2,575
Estimated Replacement Year	-	2023	Depreciation This Year	$	129
Cost Source	-	1	Monthly Contribution	$	14.92
Depreciation Percent	-	0.10%	Fully Funded Balance Percent		0.15%
Life Remainging Percent	-	**0%**			

Fencing & Gates — Iron Fencing R&R Common Areas

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	77,250.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	77,250
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	$	95,008
Estimated Remaining Useful Life (Years)	-	7	Fully Funded Balance	$	59,225
Estimated Replacement Year	-	2030	Depreciation This Year	$	2,575
Cost Source	-	1	Monthly Contribution	$	298.31
Depreciation Percent	-	1.96%	Fully Funded Balance Percent		3.41%
Life Remainging Percent	-	**23%**			

Fencing & Gates — Main Gate Pedestrian with Release Acce

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	1,545.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	1,545
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	$	1,639
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	$	1,339
Estimated Replacement Year	-	2025	Depreciation This Year	$	103
Cost Source	-	1	Monthly Contribution	$	11.93
Depreciation Percent	-	0.08%	Fully Funded Balance Percent		0.08%
Life Remainging Percent	-	**13%**			

Fencing & Gates — Vehicular Swing Type Gates (4)

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	10,300.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	10,300
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	$	12,668
Estimated Remaining Useful Life (Years)	-	7	Fully Funded Balance	$	7,897
Estimated Replacement Year	-	2030	Depreciation This Year	$	343
Cost Source	-	1	Monthly Contribution	$	39.77
Depreciation Percent	-	0.26%	Fully Funded Balance Percent		0.45%
Life Remainging Percent	-	**23%**			

Flooring — Restroom & Shower Tile

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	14,420.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	14,420
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	$	14,853
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	$	13,939
Estimated Replacement Year	-	2024	Depreciation This Year	$	481
Cost Source	-	1	Monthly Contribution	$	55.68
Depreciation Percent	-	0.37%	Fully Funded Balance Percent		0.80%
Life Remainging Percent	-	**3%**			

Landscaping — Irrigation Controller

Approximate Component Quantity	-	2	Estimated Current Unit Cost	$	3,605.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	7,210
Normal Useful Life (Years)	-	12	Estimated Total Future Cost	$	7,649
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	$	6,008
Estimated Replacement Year	-	2025	Depreciation This Year	$	601
Cost Source	-	1	Monthly Contribution	$	69.61
Depreciation Percent	-	0.46%	Fully Funded Balance Percent		0.35%
Life Remainging Percent	-	**17%**			

Landscaping — Landscape/Irrigation Upgrades 1

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	25,750.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	25,750
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	$	33,598
Estimated Remaining Useful Life (Years)	-	9	Fully Funded Balance	$	14,163
Estimated Replacement Year	-	2032	Depreciation This Year	$	1,288
Cost Source	-	1	Monthly Contribution	$	149.16
Depreciation Percent	-	0.98%	Fully Funded Balance Percent		0.81%
Life Remainging Percent	-	**45%**			

Landscaping — Landscape/Irrigation Upgrades 2

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	25,750.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	25,750
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	$	35,644
Estimated Remaining Useful Life (Years)	-	11	Fully Funded Balance	$	11,588
Estimated Replacement Year	-	2034	Depreciation This Year	$	1,288
Cost Source	-	1	Monthly Contribution	$	149.16
Depreciation Percent	-	0.98%	Fully Funded Balance Percent		0.67%
Life Remainging Percent	-	**55%**			

Landscaping — Landscape/Irrigation Upgrades 3

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	15,450.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	15,450
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	$	22,689
Estimated Remaining Useful Life (Years)	-	13	Fully Funded Balance	$	5,408
Estimated Replacement Year	-	2036	Depreciation This Year	$	773
Cost Source	-	1	Monthly Contribution	$	89.49
Depreciation Percent	-	0.59%	Fully Funded Balance Percent		0.31%
Life Remainging Percent	-	**65%**			

Landscaping — Landscape/Irrigation Upgrades 4

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	25,750.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	25,750
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	$	38,949
Estimated Remaining Useful Life (Years)	-	14	Fully Funded Balance	$	7,725
Estimated Replacement Year	-	2037	Depreciation This Year	$	1,288
Cost Source	-	1	Monthly Contribution	$	149.16
Depreciation Percent	-	0.98%	Fully Funded Balance Percent		0.44%
Life Remainging Percent	-	**70%**			

Landscaping — Landscape/Irrigation Upgrades 5

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	25,750.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	25,750
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	$	26,523
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	$	24,463
Estimated Replacement Year	-	2024	Depreciation This Year	$	1,288
Cost Source	-	1	Monthly Contribution	$	149.16
Depreciation Percent	-	0.98%	Fully Funded Balance Percent		1.41%
Life Remainging Percent	-	**5%**			

Landscaping — Landscape/Irrigation Upgrades 6

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	25,750.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	25,750
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	$	25,750
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	25,750
Estimated Replacement Year	-	2023	Depreciation This Year	$	1,288
Cost Source	-	1	Monthly Contribution	$	149.16
Depreciation Percent	-	0.98%	Fully Funded Balance Percent		1.48%
Life Remainging Percent	-	**0%**			

Painting — Building & Walls Stucco Painting

Approximate Component Quantity	-	98	Estimated Current Unit Cost	$	2,369.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	232,162
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	$	232,162
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	232,162
Estimated Replacement Year	-	2023	Depreciation This Year	$	15,477
Cost Source	-	1	Monthly Contribution	$	1,793.05
Depreciation Percent	-	11.76%	Fully Funded Balance Percent		13.35%
Life Remainging Percent	-	**0%**			

Painting — Fence & Metal Painting

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	41,200.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	41,200
Normal Useful Life (Years)	-	4	Estimated Total Future Cost	$	42,436
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	$	30,900
Estimated Replacement Year	-	2024	Depreciation This Year	$	10,300
Cost Source	-	1	Monthly Contribution	$	1,193.24
Depreciation Percent	-	7.82%	Fully Funded Balance Percent		1.78%
Life Remainging Percent	-	**25%**			

Painting — Garage Door Painting

Approximate Component Quantity	-	98	Estimated Current Unit Cost	$	139.05
Unit of Measure	-	Each	Estimated Total Current Cost	$	13,627
Normal Useful Life (Years)	-	5	Estimated Total Future Cost	$	14,036
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	$	10,902
Estimated Replacement Year	-	2024	Depreciation This Year	$	2,725
Cost Source	-	1	Monthly Contribution	$	315.73
Depreciation Percent	-	2.07%	Fully Funded Balance Percent		0.63%
Life Remainging Percent	-	**20%**			

Painting — Metal Post Painting

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	4,738.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	4,738
Normal Useful Life (Years)	-	5	Estimated Total Future Cost	$	5,027
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	$	2,843
Estimated Replacement Year	-	2025	Depreciation This Year	$	948
Cost Source	-	1	Monthly Contribution	$	109.78
Depreciation Percent	-	0.72%	Fully Funded Balance Percent		0.16%
Life Remainging Percent	-	**40%**			

Paving — Asphalt Overlay

Approximate Component Quantity	-	11968	Estimated Current Unit Cost	$	2.27
Unit of Measure	-	SF	Estimated Total Current Cost	$	27,119
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	27,933
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	$	26,035
Estimated Replacement Year	-	2024	Depreciation This Year	$	1,085
Cost Source	-	1	Monthly Contribution	$	125.67
Depreciation Percent	-	0.82%	Fully Funded Balance Percent		1.50%
Life Remainging Percent	-	**4%**			

Paving — Seal Coat & Curb Paint

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	7,580.80
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	7,581
Normal Useful Life (Years)	-	4	Estimated Total Future Cost	$	7,808
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	$	5,686
Estimated Replacement Year	-	2024	Depreciation This Year	$	1,895
Cost Source	-	1	Monthly Contribution	$	219.56
Depreciation Percent	-	1.44%	Fully Funded Balance Percent		0.33%
Life Remainging Percent	-	**25%**			

Paving — Concrete/Paver R&R Allowance

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	18,540.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	18,540
Normal Useful Life (Years)	-	1	Estimated Total Future Cost	$	18,540
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	18,540
Estimated Replacement Year	-	2023	Depreciation This Year	$	18,540
Cost Source	-	1	Monthly Contribution	$	2,147.84
Depreciation Percent	-	14.08%	Fully Funded Balance Percent		1.07%
Life Remainging Percent	-	**0%**			

Plumbing — Backflow Devices

Approximate Component Quantity	-	25	Estimated Current Unit Cost	$	1,133.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	28,325
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	$	28,325
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	28,325
Estimated Replacement Year	-	2023	Depreciation This Year	$	1,574
Cost Source	-	1	Monthly Contribution	$	182.30
Depreciation Percent	-	1.20%	Fully Funded Balance Percent		1.63%
Life Remainging Percent	-	**0%**			

Plumbing — Main Drain Outlet Cleaning

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	6,180.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	6,180
Normal Useful Life (Years)	-	5	Estimated Total Future Cost	$	6,180
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	6,180
Estimated Replacement Year	-	2023	Depreciation This Year	$	1,236
Cost Source	-	1	Monthly Contribution	$	143.19
Depreciation Percent	-	0.94%	Fully Funded Balance Percent		0.36%
Life Remainging Percent	-	**0%**			

Roofing — Rain Guttering - Common Buildings

Approximate Component Quantity	-	98	Estimated Current Unit Cost	$	1,030.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	100,940
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	117,017
Estimated Remaining Useful Life (Years)	-	5	Fully Funded Balance	$	80,752
Estimated Replacement Year	-	2028	Depreciation This Year	$	4,038
Cost Source	-	1	Monthly Contribution	$	467.75
Depreciation Percent	-	3.07%	Fully Funded Balance Percent		4.64%
Life Remainging Percent	-	**20%**			

Roofing — Roof Maintenance

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	27,810.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	27,810
Normal Useful Life (Years)	-	3	Estimated Total Future Cost	$	27,810
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	27,810
Estimated Replacement Year	-	2023	Depreciation This Year	$	9,270
Cost Source	-	1	Monthly Contribution	$	1,073.92
Depreciation Percent	-	7.04%	Fully Funded Balance Percent		1.60%
Life Remainging Percent	-	**0%**			

Roofing — Roofing Skylights

Approximate Component Quantity	-	25	Estimated Current Unit Cost	$	515.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	12,875
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	12,875
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	12,875
Estimated Replacement Year	-	2023	Depreciation This Year	$	515
Cost Source	-	1	Monthly Contribution	$	59.66
Depreciation Percent	-	0.39%	Fully Funded Balance Percent		0.74%
Life Remainging Percent	-	**0%**			

Roofing — Roofing Tiles - Common Buildings

Approximate Component Quantity	-	98	Estimated Current Unit Cost	$	7,828.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	767,144
Normal Useful Life (Years)	-	35	Estimated Total Future Cost	$	889,330
Estimated Remaining Useful Life (Years)	-	5	Fully Funded Balance	$	657,552
Estimated Replacement Year	-	2028	Depreciation This Year	$	21,918
Cost Source	-	1	Monthly Contribution	$	2,539.22
Depreciation Percent	-	16.65%	Fully Funded Balance Percent		37.82%
Life Remainging Percent	-	**14%**			

Site Facilities — Patio/Pool Furnishings

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	9,270.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	9,270
Normal Useful Life (Years)	-	7	Estimated Total Future Cost	$	9,270
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	9,270
Estimated Replacement Year	-	2023	Depreciation This Year	$	1,324
Cost Source	-	1	Monthly Contribution	$	153.42
Depreciation Percent	-	1.01%	Fully Funded Balance Percent		0.53%
Life Remainging Percent	-	**0%**			

Site Facilities — Restrooms

Approximate Component Quantity	-	2	Estimated Current Unit Cost	$	2,575.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	5,150
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	$	5,305
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	$	4,893
Estimated Replacement Year	-	2024	Depreciation This Year	$	258
Cost Source	-	1	Monthly Contribution	$	29.83
Depreciation Percent	-	0.20%	Fully Funded Balance Percent		0.28%
Life Remainging Percent	-	**5%**			

Specialties — Mailboxes

Approximate Component Quantity	-	98	Estimated Current Unit Cost	$	103.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	10,094
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	16,198
Estimated Remaining Useful Life (Years)	-	16	Fully Funded Balance	$	3,634
Estimated Replacement Year	-	2039	Depreciation This Year	$	404
Cost Source	-	1	Monthly Contribution	$	46.78
Depreciation Percent	-	0.31%	Fully Funded Balance Percent		0.21%
Life Remainging Percent	-	**64%**			

Specialties — Common Area Signage

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	10,300.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	10,300
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	10,927
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	$	9,476
Estimated Replacement Year	-	2025	Depreciation This Year	$	412
Cost Source	-	1	Monthly Contribution	$	47.73
Depreciation Percent	-	0.31%	Fully Funded Balance Percent		0.54%
Life Remainging Percent	-	**8%**			

Specialties — Entry Monuments

Approximate Component Quantity	-	2	Estimated Current Unit Cost	$	3,605.00
Unit of Measure	-	Each	Estimated Total Current Cost	$	7,210
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	$	7,210
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	7,210
Estimated Replacement Year	-	2023	Depreciation This Year	$	361
Cost Source	-	1	Monthly Contribution	$	41.76
Depreciation Percent	-	0.27%	Fully Funded Balance Percent		0.41%
Life Remainging Percent	-	**0%**			

Structural & Pest Control — Standard Structural Wood Repairs (Pool

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	15,450.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	15,450
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	$	16,391
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	$	13,390
Estimated Replacement Year	-	2025	Depreciation This Year	$	1,030
Cost Source	-	1	Monthly Contribution	$	119.32
Depreciation Percent	-	0.78%	Fully Funded Balance Percent		0.77%
Life Remainging Percent	-	**13%**			

Structural & Pest Control — Termite Treatment Phase 1

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	30,900.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	30,900
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	54,183
Estimated Remaining Useful Life (Years)	-	19	Fully Funded Balance	$	7,416
Estimated Replacement Year	-	2042	Depreciation This Year	$	1,236
Cost Source	-	1	Monthly Contribution	$	143.19
Depreciation Percent	-	0.94%	Fully Funded Balance Percent		0.43%
Life Remainging Percent	-	**76%**			

Structural & Pest Control — Termite Treatment Phase 2

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	21,465.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	21,465
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	43,634
Estimated Remaining Useful Life (Years)	-	24	Fully Funded Balance	$	859
Estimated Replacement Year	-	2047	Depreciation This Year	$	859
Cost Source	-	1	Monthly Contribution	$	99.47
Depreciation Percent	-	0.65%	Fully Funded Balance Percent		0.05%
Life Remainging Percent	-	**96%**			

Structural & Pest Control — Termite Treatment Phase 3

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	30,900.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	30,900
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	31,827
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	$	29,664
Estimated Replacement Year	-	2024	Depreciation This Year	$	1,236
Cost Source	-	1	Monthly Contribution	$	143.19
Depreciation Percent	-	0.94%	Fully Funded Balance Percent		1.71%
Life Remainging Percent	-	**4%**			

Structural & Pest Control — Termite Treatment Phase 4

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	30,900.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	30,900
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	33,765
Estimated Remaining Useful Life (Years)	-	3	Fully Funded Balance	$	27,192
Estimated Replacement Year	-	2026	Depreciation This Year	$	1,236
Cost Source	-	1	Monthly Contribution	$	143.19
Depreciation Percent	-	0.94%	Fully Funded Balance Percent		1.56%
Life Remainging Percent	-	**12%**			

Structural & Pest Control — Termite Treatment Phase 5

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	30,900.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	30,900
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	$	36,896
Estimated Remaining Useful Life (Years)	-	6	Fully Funded Balance	$	23,484
Estimated Replacement Year	-	2029	Depreciation This Year	$	1,236
Cost Source	-	1	Monthly Contribution	$	143.19
Depreciation Percent	-	0.94%	Fully Funded Balance Percent		1.35%
Life Remainging Percent	-	**24%**			

Structural & Pest Control — Balcony Inspection/Repair

Approximate Component Quantity	-	1	Estimated Current Unit Cost	$	34,000.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	$	34,000
Normal Useful Life (Years)	-	9	Estimated Total Future Cost	$	34,000
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	$	34,000
Estimated Replacement Year	-	2023	Depreciation This Year	$	3,778
Cost Source	-	1	Monthly Contribution	$	437.65
Depreciation Percent	-	2.87%	Fully Funded Balance Percent		1.96%
Life Remainging Percent	-	**0%**			

Assessment and Reserve Funding Disclosure Summary

La Florentine at Renaissance La Jolla

(1) The current regular assessment per ownership interest per month is:

$ 539 per month for the year ending 12/31/22

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: As of 6/6/2022

Date Assessment is Due	Amount per unit	Purpose of Assessment
NA		
Total:		

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes ✘ No

Note: This calculation assumes the association will raise their current reserve contribution 3% per year over the next 30 years.

(4) If the answer to #3 is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years?

For more detail see attached theoretical 30 year funding plans.

Note: This calculation assumes the association will raise their current reserve contribution 3% per year over the next 30 years.

(5) All major components appropriate for reserve funding are included in the reserve study and are included in it's calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the civil code the estimated amount required in the reserve fund at the end of the current fiscal year is:
$ 1,738,859
based in whole or in part on the last reserve study or update prepared by McCaffery Reserve Consulting as of 12/31/2022 the projected reserve fund cash balance at the end of the current fiscal year is: $ 931,819 resulting in the reserves being 54% funded at this date.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the civil code the projected required amount in reserves, projected reserve fund cash balance and projected percent funded for each of the next 5 years is:

Year	Amt Required	Proj. Balance	% Funded
2023	$ 1,407,680	$ 641,071	46%
2024	$ 1,304,364	$ 567,333	43%
2025	$ 1,409,223	$ 689,377	49%
2026	$ 1,508,365	$ 806,641	53%
2027	$ 1,676,393	$ 988,238	59%

For more detail see attached theoretical 30 year funding plans.

Note: This calculation assumes the association will raise their reserve contribution 3% per year over the next 30 years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate was : 1.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was: 3.00% per year

(b) For the purposes of preparing a summary pursuant to this section:

(1) "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.

(2) "Major component" has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.

(3) The form set out in subdivision (a) shall accompany each pro forma operating budget or summary thereof that is delivered pursuant to section 5300. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.

(4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

The Preparer of this form will be indemnified and held harmless against all losses, claims, action, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which has been provided to Preparer by others and relied upon by Preparer which may result from any improper use or reliance on this disclosure.

Disclaimer

This report attempts to determine the estimated remaining useful life of the components that can be visually observed. This report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements. The study is not a guarantee or warranty, or a recommendation to purchase. Estimated remaining useful lives are calculated with reasonable consideration for weather conditions. Natural disasters, including seismic activity will not be addressed in this report. Reserve Funding for earthquake damages and other disasters exceeds the scope of the study. We recommend the development consider additional insurance to cover unforeseen disasters. We assume the components of the association will receive proper maintenance. The report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements.

In providing the opinions of probable construction costs, the client understands that McCaffery Reserve Consulting (MRC) has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of MRC's qualifications and experience. MRC makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

Because the reserve study is a projection, the estimated lives and costs of components will likely change over time depending on a variety of factors such as future inflation rates and levels of maintenance applied by future boards, unknown defects in materials that may lead to premature failures, etc. As a result, some components may experience longer lives while others will experience premature failures. Some components may cost less at the time of replacement due to changes in manufacturing methods while others may cost more due to material shortages or high demand. All future projections are therefore theoretical and reserve studies should be updated annually.

MRC has made a reasonable effort to ensure that the report is accurate. This study does not preclude errors resulting from unforeseen conditions or circumstances. The scope of this report is expressly limited to the components described herein. MRC has obtained certain information, documentation and materials from the association agent and the reserve study is based upon the accuracy of such information. Material inaccuracies could adversely effect the reserve study. MRC is not responsible for such inaccuracies. This study is limited to a visual observation. There has been neither destructive testing nor inspection of the interior of private units; floors, wall or ceiling cavities, or structural elements. It is assumed that the components have been constructed per original construction documents and comply with applicable codes. This study in not designed to uncover latent or patent defects. Estimates represent replacement of a component with similar materials unless otherwise noted. Local building codes have not been researched to determine whether or not current ordinances will permit the replacement of any component with components of like material. The estimates do not take into account the abbreviated useful life of a component as a result of its original construction, installation, or design. MRC is not responsible for any claims, demands, or damages arising out of the discovery of asbestos, radon or any environmental claims, demands or damages. We do not assume any liability for damages which may result from this study. We are not responsible for conditions this report fails to disclose. The information contained in this study is deemed reliable as of the date of this study, but is not guaranteed.

The Association, by accepting this study, agrees to release MRC from any claims, demands or damages. The Association, in consideration of MRC performing the reserve study, hereby agrees to indemnify, defend and hold harmless MRC from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this reserve study.

The information contained within the report is assembled in conjunction with the client and is intended to assist the client with its reserve planning. MRC does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the product lives associated with these items.