

Idlewild Riverfront Condominium Association

Full Reserve Study

Start Date: 01/01/2017



Better Reserve Consultants

RSS Mari Jo Betterley, RSS 000025

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November 01, 2016

Idlewild Riverfront Condominium Association
Kenyon and Associates
645 Sierra Rose, Suite 105
Reno, NV 89511

Idlewild Riverfront Condominium Association Executive Board of Directors,

Thank you for this opportunity to complete a Reserve Study for your Association. A Reserve Study is the most important document that determines where “hundreds of thousands or millions” of your individual homeowner’s dollars will be spent. The Study is a planning tool that will plan the maintenance of your Association and affect your property value now and in the future.

A Study with a Site Inspection is required every 5 years. The Reserve Study should be reviewed at least annually and any adjustments to the Association’s funding plan should be made to provide adequate funding for the required reserves. It is important to complete a Reserve Study Update each year to ensure adequate funding of the Reserves while keeping the assessments as low as possible.

Reserve Study with Site Inspections and Annual Updates

Most Recent Reserve Study with Site Inspection: January 1, 2017

Next Reserve Study with Site Inspection: January 1, 2022, should be completed in the fall of 2021, prior to 2022 Budget

Reserve Study Update: Should be completed each year in the Fall, prior to Budget

NRS 116.31152 Study of Reserves; Duties of Executive Board Regarding Study:

1. The executive board shall:

- (a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;
- (b) At least annually, review the results of that study to determine whether those reserves are sufficient; and
- (c) At least annually, make any adjustments to the association’s funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

Project Description

The Idlewild Riverfront Condominium Association is located in Reno, Nevada. The Association consists of 84 Assessment Paying Members. The Common Elements include the Exterior of Buildings, Pool Area, Clubhouse, Perimeter Fencing, landscaping and Asphalt Roads and Parking. The Association is well maintained and in overall very good condition.

What is a Reserve Study?

A Reserve Study is a financial planning tool that identifies the current status of the Reserve Fund and provides a Funding Tool for Repair, Replacement, Restoration or Maintenance of their Major Components of the Common Elements. A Major component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Why have a Reserve Study?

A Reserve Study is required by the State of Nevada.

*A Reserve Study provides important annual disclosures to association members and prospective buyers regarding the condition of common area components.

* If you are selling your home or if you are a potential buyer, many financial institutions will not lend money on a home in an association without a properly funded Reserve Study.

* A Reserve Study focuses on ensuring that the property is in good condition, yet "reserves" your Association's money properly so that there are no needs for "Special Assessments" or huge increases in assessments in the future.

*And most important, a Reserve Study ensures that your Association will be a better place to live, now and in the future.

The Reserve Study is prepared by an outside independent consultant for the benefit of the Board of Directors of a property with multiple owners, such as Homeowners Association, containing an assessment of the state of the commonly owned property components as determined by the particular association's CC&Rs and bylaws. Reserve studies however are not limited only to condominiums and can be created for other properties such as time shares, resorts, hotels, apartment buildings, office parks, worship facilities, swimming pools, private (golf/social) clubs, and private schools.

NRS 116.3115 Assessments for common expenses; funding of adequate reserves; collection of interest on past due assessments; calculation of assessments for particular types of common expenses; notice of meetings regarding assessments for capital improvements....

(a) All common expenses, including the reserves, must be assessed against all the units in accordance with the allocations set forth in the declaration pursuant to subsections 1 and 2 of NRS 116.2107.

(b) The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance. The association may comply with the provisions of this paragraph through a funding plan that is designed to allocate the costs for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore ...

Levels of Service:

There are three types of a Reserve Study:

1. Full Reserve Study:

Component Inventory-- An actual field inspection of the common elements with representative sampling;

Condition Assessment (based upon on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

2. Update, With-Site-Visit/On-Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Component Inventory (verification only, not quantification)

Condition Assessment (based on on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

3. Update, No-Site-Visit/Off Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Life and Valuation Estimates

Fund Status

Funding Plan

For updated reserve studies, quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

Utilities and Asbestos

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs and well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Home Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

Reserve Study Specialist Experience and Qualifications

Mari Jo Betterley, RSS 0000025

*Over 2500 Reserve Studies and Reserve Study Updates completed worldwide.

*Reserve Study Specialist 2004-Present

*Graduate- University of Nevada Reno- 1983

*Attendance 800+ Homeowner Association Executive Board Meetings and HOA Meetings

*State of Nevada Instructor Continuing Education Classes:

"Reserve Studies - Working With the Experts in the Field -Pavement Engineer" - CE.0166500-

CAM " "Manager's Role/ How to Read and Interpret a Reserve Study"- CE.0166000-CAM

" Reserve Studies- Meet the Experts- Painting and Surface Treatment"- C.E.0166600-CAM

"Reserve Studies From Start to Finish- Fundamentals" – CE.0166400-CAM

*Community Association Institute Business Partner

*CAMEO Business Partner

Conflict of Interest

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client. There is no affiliation with, or financial interest in the association for which the reserve study specialist will prepare the reserve study; and The Reserve Study Specialist does not have a personal relationship with any unit's owner, member of the executive board of the association for which the reserve study specialist will prepare the reserve study.

Sources Relied Upon in Determining the Component Estimated Useful Life, Remaining Useful Life and today's cost

Better Reserve Consultants uses "real costs and numbers" whenever possible. We rely on the Management Company and the Board of Directors to provide actual bids, invoices and estimates for the Component Measurements, Replacement Costs and Estimated time frames. If the Management Company does not have the "history" of the component information, we may ask a third party Contractor to evaluate and measure the property. . Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study. If there are any conflicting recommendations of the consultants or other persons with expertise while preparing the reserve study, a written explanation as to which recommendations are selected and the reasons for their selection has been included in the Addendum.

Initial Reserve Bank Balance

The Beginning Reserve Balance for this Reserve Study has been provided by the Management Company/ Board of Directors. If the Reserve Study Site Inspection Date is not the date that the Reserve Study was prepared, the Initial Reserves may be an estimation of a future Reserve Bank Account Balance.

Board of Directors Responsibility

The Board of the Directors, the Management Company and the Reserve Study Specialist must work “hand in hand” to complete an accurate Reserve Study.

The Board of Directors must take full “ownership” in the Reserve Study. They should be involved in the process every step of the way. The Board of Directors or Manager should walk the property with the Reserve Study Specialist and discuss the “history” of the components as well as the Board’s future plans for the Association. If the walkthrough is not possible, then a phone conversation to discuss the details of the Association may be adequate.

When the preliminary Study is provided, the Board of Directors should read it carefully and ensure that all information is correct. The Board of Directors should attend a Workshop or Board Meeting to discuss the Study in detail with the Reserve Study Specialist to ensure accuracy and understanding.

When the Study is adopted by the Board, the Board of Directors should think of it as a real tool to plan the future condition of the Association. Some Board Members say that they “carry the Study with them to every meeting,” reviewing the plans and updating the study at each meeting. By NRS requirements, the Study is to be reviewed on an annual basis. I always tell the Board of Directors to think of themselves as “Pioneers” for their Association. It doesn’t matter if the Association is 3 years old or 30 years old.... What you do now will affect the future condition of the Association.

Threshold Funding Method:

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than “Fully Funding.”

Calculations

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized depending on the provider’s sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$
$$\text{or } \text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

An Update or a Full Reserve Study should be completed at least every year or if any of the following situations occur: If there are changes in the Management Company, Interest Rates, Changes in Inflation, or the Economy, after any major project completion or prior to beginning a major project (such as Roofing, Painting, Overlay, etc.), after a catastrophic event such as a fire or flood. The Study is a "working tool" or "living document" that should evolve and be updated with real costs and numbers.

NRS 116.31144--Audit and review of financial statements. 1.Except as otherwise provided in subsection 2, the executive board shall: (a)If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152. (b)If the annual budget of the association is \$75,000 or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. (c)If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.

Disclosures

The Initial Reserve Fund Bank Account Balance and Interest Rate was provided by the Management Company or Board of Directors. The Reserve Study Specialist did not verify or audit this fund.

There are no guarantees, express or implied, with the predictions of the cost or life expectancy of any of the major components.

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

Material issues which, if not disclosed, would cause the condition of the association to be misrepresented.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

Tim Betterley: Assists the Reserve Specialists with measurement of property/ components.

A Reserve Study is not a Structural or Home Inspection. This Reserve Study is based on the information provided to the Reserve Study Specialist. The Reserve Bank Balance, Components Cost and Estimated Useful life is based on information provided by the Management Company and/ or Board of Directors that was not audited.

Funding Summary

The Reserve Study Funding Plan is based on the Assumption that there are no unforeseen circumstances that would alter the components Repair, Replacement, Restoration or Maintenance Costs and Estimated Remaining or Useful Life. The Recommended Reserve Contribution and Funding Levels chart, included in this Study, must be followed.

Funding Status

The Idlewild Riverfront Condominium Association is adequately funded as long as the Recommended Reserve Contribution Funding Chart is followed and there are no unforeseen circumstances that would affect the components useful life.

"Adequately Funded"

Nevada Revised Statute requires that the Association Reserve Fund is "Adequately Funded." NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615)

2. ... "adequately funded reserve" means the funds sufficient to maintain the common elements:

- (a) At the level described in the governing documents and in a reserve study; and
- (b) Without using the funds from the operating budget or without special assessments, except for occurrences that are a result of unforeseen catastrophic events.

A Reserve Study is considered a "working tool" and should be re-evaluated every year. What is accurate this year, may not be accurate in future years. Each year the Reserve Study should be updated with recent history and actual costs along with future costs and revised plans. The Reserve Study should "evolve" and change so that it is a "living document" that the Board of Directors follows and believes in.

Thank you for this opportunity to EARN your business. It has been our pleasure to complete this Reserve Study for your Homeowners Association. Better Reserve Consultants takes pride in completing an accurate Reserve Study that is very "customized" to your Association. We are happy to attend Board Meetings, Workshops or Conference Calls at no additional cost. It is our goal that you have a Reserve Study that you will actually use as a tool - a Study that you will believe in!

Thank you,

Mari Jo Betterley, RSS
Better Reserve Consultants

Important Information

Reserve Study / Fiscal Year Start Date: 01/01/2017

Reserve Study Site Inspection Date: October 25, 2016

Number of Assessment Paying Members/ Units: 84

Number of Buildings: 2 Buildings and 1 Clubhouse

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2017

Reserve Bank Account	.25%	<u>\$803,756.84</u>
	Total:	\$803,756.84

Inflation Rate: 2.50% (Based on the average over the last 20 years)

Income Tax Rate: 30.00% on Reserve Bank Account Interest Only

Current Annual Reserve Contribution/ Transfer From Operating: \$130,000.00

Total estimated current replacement costs of the major component inventory: \$1,195,024.00

Special Reserve Assessment Recommended: \$0.00



The Roof Replacement Schedule was provided by Scotts Roofing, Reno, Nevada. Each Individual Owner has their own HVAC System. These units are not maintained by the HOA.



The Wrought Iron Fencing is Painted by the Maintenance Supervisor through the Operating Budget.



The Shade Structure is Painted and Repaired through the Operating Budget. Future Replacement of the Trellis has been included in the Study.



The Building Exterior Category includes Exterior Painting, Roof Replacement, Building Lighting, Entrance Doors, Common Area Windows, and Deck Structural Repairs.



The Component Major Landscaping and Irrigation includes: Tree and Bush Removal and Replacement, Major Irrigation Repairs, Rock or Landscaping Renovation to be done as needed. Day-to-day Landscaping is considered an Operational Expense and has not been included in this Study.



The Asphalt Road Maintenance Schedule includes the Surface Maintenance Treatment, Overlay, Crack Seal, Concrete Curbing Repairs and Striping and Curb Painting. This Schedule is an estimation only.



The Metal Stairway Replacement has been included in the Study. The Stairways are Painted by the Maintenance Supervisor and included in the Operating Budget.



The Elevator Modernization Useful Life was obtained by Koch Elevators, Reno, Nevada.



The Interior Hallway Painting is done by the Maintenance Supervisor. However, this cost has been included in the Study in case an outside company is chosen to perform the work. Exit Lighting was replaced in 2016 and is considered a Reserve Expense. Ceiling Tiles are Replaced as needed through the Operating Budget. Hallway Carpet Replacement is considered a Reserve Expense and has been included in the Study.



There are Electric Baseboard Heaters on each floor in the Hallway. Future Replacement of these units has been included in the Study.



The Mail Boxes are Maintained by the Homeowners Association. The Estimated Useful Life when New is approximately 20 years. Replacement has been included in this Study.



The Interior Hallway Furnishings are donated by individual owners and have not been included in the Study.



Painting of all Wrought Iron is done by the Maintenance Supervisor every 5 years or when needed. Future Replacement of the Pole Light Fixtures has been included in the Study.



Repair and Painting of the Perimeter Wood Fence is done by the Maintenance Supervisor. This is a "good neighbor fence" shared with the adjacent property.



The Garage Entrance Components include the Gate and Gate Operator. There are 4 Entrance areas.



The Laundry Rooms are Painted by the Maintenance Supervisor, the Flooring is replaced as needed through the Operating Budget and the Washers and Dryers are leased. There are no Reserve Expenses dealing with the Laundry Rooms.



The Security Entrance System and Key Fob System information was provided from the Vendor.



The 2 Water Heaters are located in Building 2855. These Units were installed in 2008 and have an Estimated Useful Life When New of 12-15 Years. Future Replacement has been included in the Study. The Replacement Cost and Estimated Useful Life was provided by Carl Michael Chinnici, Aardvark Mechanical, Reno, Nevada.



There are 2 Boiler Systems in building 2845. Replacement of the Boilers and Future Maintenance Costs were provided by Carl Michael Chinnici, Aardvark Mechanical, Reno, Nevada.



The Association is well maintained and in overall very good condition.

Component Evaluation - Concepts

Common Element

The Association CC&Rs typically define what a common element is. Usually, this is property owned in common by all the homeowners (rather than by an individual homeowner).

Component

A Major Component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Units

A quantity chosen as a standard in terms of measurement. For Example, Square Footage, Linear Footage, a Condominium Unit, a Roof, etc.

Date Last Repaired/ Replaced:

Estimated date when the Component was last Replaced, Repaired, Restored or Maintained

Cost Per Unit

How much each unit of measurement costs to repair, replace, restore, or maintain

Today's Cost:

Total Estimated Cost to Repair, Replace, Maintain or Restore the Component
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

Estimated Life When New

Estimated Time Frame that the Component should last before it is Repaired, Replaced, Restored or Maintained. This may be based on a Warranty, Historical Life Span, Manufactures/ Contractors opinion, location, etc.

Estimated Remaining Useful Life:

The Estimated amount of time that the component will actually last from today
This may be a calculation based on Estimated Useful Life When New minus the actual age or it could be based on other factors such as wear, condition, climate etc.



Building Exterior

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Building Exterior - Decks Railings Replacement (Done 2016)	2036	as needed	500.00	42000.00	19	20
Building Exterior - Decks Structural Repairs or Replacement	2027	84 units	2000.00/unit	168000.00	10	30
Building Exterior - Gutter Replacement	2018	as needed	7500.00	15000.00	1	10
Building Exterior - Lighting	2022	2 units	2500.00/unit	5000.00	5	10
Building Exterior - Painting and Repairs	2019	all	1500.00	126000.00	2	7
Building Exterior - Roof - Asphalt Shingle Replacement	2032	2 building	50000.00/building	100000.00	15	30
Building Exterior - Roof - Flat Elastomeric Roof Replacement	2025	2 building	25000.00/building	50000.00	8	10
Building Exterior - Roof Repairs	2020	2 building	2500.00/building	5000.00	3	5
Building Exterior - Stairway Replacement (Metal)	2017	as needed	8000.00	32000.00	0	20



Building Interior

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Building Interior - Component: 119 Gallon Water Heaters (Replaced 2008) Building 2855	2024	2 units	12000.00/unit	24000.00	7	15
Building Interior - Component: Boiler System - Building 2845	2027	2 units	25000.00/unit	50000.00	10	20
Building Interior - Component: Common Area Windows at Each Floor	2022	6 units	1000.00/unit	6000.00	5	30
Building Interior - Elevator Modernization	2019	as needed	75000.00	150000.00	2	20
Building Interior - Fire Panels Replacement	2022	2 units	10000.00/unit	20000.00	5	10
Building Interior - Hallway Carpet Replacement (approx 2500 sf per floor)	2018	as needed	10000.00	60000.00	1	10
Building Interior - Hallway Electric Baseboard Heaters	2019	as needed	450.00	5400.00	2	20
Building Interior - Hallway Painting	2022	as needed	5000.00	30000.00	5	10
Building Interior - Lighting - Emergency (Replaced 2016)	2036	as needed	129.00	3999.00	19	20
Building Interior - Lighting - Hallways	2027	as needed	500.00	3000.00	10	20

Building Interior (Continued)

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Building Interior - Utilities Contingency	2019	as needed	5000.00	5000.00	2	3

Ordered on 3/9/2022 @ GetDocsNow.com
 Order#211508 - 2855 Idlewild Dr # 226 Reno, NV 89509



Clubhouse

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Clubhouse - Electrical System and Lighting	2026	as needed	1500.00	1500.00	9	10
Clubhouse - Flooring	2018	all	4600.00	4600.00	1	10
Clubhouse - Furniture	2017	as needed	1000.00	1000.00	0	10
Clubhouse - HVAC (Replaced 2016)	2036	1 unit	7500.00	7500.00	19	20
Clubhouse - Kitchen Remodel	2022	as needed	2500.00	2500.00	5	30
Clubhouse - Painting Exterior	2019	1 unit	4500.00	4500.00	2	7
Clubhouse - Painting Interior	2019	1 unit	2500.00	2500.00	2	10
Clubhouse - Restroom Remodel	2022	2 units	1500.00/unit	3000.00	5	20
Clubhouse - Water Heater	2022	1 unit	1500.00	1500.00	5	13
Clubhouse - Windows and Doors Replacement	2027	as needed	6000.00	6000.00	10	30



Common Area

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Common Area - Concrete Repair or Replacement Contingency	2018	as needed	1500.00	1500.00	1	2
Common Area - Fence Perimeter Replacement	2027	650 lf	25.00/lf	16250.00	10	25
Common Area - Fence Wrought Iron, 5400 LF Replacement	2027	all	3500.00	3500.00	10	25
Common Area - Golf Cart	2019	1 unit	7500.00	7500.00	2	7
Common Area - Lights Pole Replacement	2019	all	10000.00	10000.00	2	20
Common Area - Monument Signage Lighting and Electrical Renovation	2022	as needed	1500.00	1500.00	5	10
Common Area - Monument Signage Renovation	2020	1 unit	5000.00	5000.00	3	20
Common Area - Sewer Lift Station	2026	as needed	24000.00	24000.00	9	10
Common Area - Signage Replacement	2021	as needed	1500.00	1500.00	4	5
Common Area - Trash Enclosure Repairs Contingency	2021	as needed	1500.00	1500.00	4	5
Common Area - Utility Line Contingency	2021	as needed	5000.00	5000.00	4	5



Parking Garage

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Parking Garage - Component: Insulation of Piping	2017	as needed	1000.00	2000.00	0	10
Parking Garage - Component: Painting	2022	as needed	1500.00	3000.00	5	15
Parking Garage - Electrical and Lighting	2021	as needed	1500.00	1500.00	4	5
Parking Garage - Gate Motors and Operators	2022	4 units	3500.00/unit	14000.00	5	7
Parking Garage - Gate Replacement	2027	4 units	3500.00/unit	14000.00	10	30
Parking Garage - Painting	2022	2 units	2500.00/unit	5000.00	5	15



Pool Area

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Pool Area - Pool Deck Replacement	2027	all	22000.00	22000.00	10	30
Pool Area - Pool Filter	2021	ea	1500.00	1500.00	4	5
Pool Area - Pool Furniture	2019	all	2000.00	2000.00	2	5
Pool Area - Pool Heater	2022	1 unit	5000.00	5000.00	5	40
Pool Area - Pool Pump	2019	1 unit	1500.00	1500.00	2	3
Pool Area - Pool Resurface	2025	1 unit	8000.00	8000.00	8	10
Pool Area - Shade Structures Replacement	2027	1 unit	6000.00	6000.00	10	20
Pool Area - Spa Filter	2021	1 unit	1500.00	1500.00	4	5
Pool Area - Spa Heater	2021	1 unit	5000.00	5000.00	4	7
Pool Area - Spa Pump	2019	1 unit	1500.00	1500.00	2	3
Pool Area - Spa Resurface	2022	1 unit	6000.00	6000.00	5	7
Pool Area - Wrought Iron Fence Replacement	2027	all	9500.00	9500.00	10	20



Roads and Parking

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Roads and Parking - Concrete Curb Gutters Replacement Contingency	2026	as needed	10000.00	10000.00	9	10
Roads and Parking - Concrete to Asphalt Joint Sealing	2019	1 unit	4500.00	4500.00	2	4
Roads and Parking - Crack Seal	2018	as needed	2500.00	2500.00	1	2
Roads and Parking - Overlay	2027	29500 sq ft	1.50/sq ft	44250.00	10	30
Roads and Parking - Striping and Curb Painting	2018	all	2500.00	2500.00	1	5
Roads and Parking - Surface Maintenance Treatment	2017	29500 sq ft	0.25/sq ft	7375.00	0	5



Reserve Study

Component	Year Scheduled	Units	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
Reserve Study - Annual Update	Annual	ea	450.00	450.00	0	1
Reserve Study - Full Reserve Study	2021	ea	2200.00	2200.00	4	5

Ordered on 3/9/2022 @ GetDocsNow.com
 Order#211508 - 2855 Idlewild Dr #226 Reno, NV 89509

5 Year Planned Expenditures

This is where you will spend your money in the next 5 years

2017	
Building Exterior - Stairway Replacement (Metal)	\$32,000.00
Clubhouse - Furniture	\$1,000.00
Parking Garage - Component: Insulation of Piping	\$2,000.00
Reserve Study - Annual Update	\$450.00
Roads and Parking - Surface Maintenance Treatment	\$7,375.00
Total	\$42,825.00

2018	
Building Exterior - Gutter Replacement	\$15,375.00
Building Interior - Hallway Carpet Replacement (approx 2500 sf per floor)	\$61,500.00
Clubhouse - Flooring	\$4,715.00
Common Area - Concrete Repair or Replacement	\$1,537.50
Contingency	
Reserve Study - Annual Update	\$461.25
Roads and Parking - Crack Seal	\$2,562.50
Roads and Parking - Striping and Curb Painting	\$2,562.50
Total	\$88,713.75

2019	
Building Exterior - Painting and Repairs	\$132,378.75
Building Interior - Elevator Modernization	\$157,593.75
Building Interior - Hallway Electric Baseboard Heaters	\$5,673.38
Building Interior - Utilities Contingency	\$5,253.13
Clubhouse - Painting Exterior	\$4,727.81
Clubhouse - Painting Interior	\$2,626.56
Common Area - Golf Cart	\$7,879.69
Common Area - Lights Pole Replacement	\$10,506.25
Pool Area - Pool Furniture	\$2,101.25
Pool Area - Pool Pump	\$1,575.94
Pool Area - Spa Pump	\$1,575.94
Reserve Study - Annual Update	\$472.78
Roads and Parking - Concrete to Asphalt Joint Sealing	\$4,727.81
Total	\$337,093.04

2020	
Building Exterior - Roof Repairs	\$5,384.45
Common Area - Concrete Repair or Replacement Contingency	\$1,615.34
Common Area - Monument Signage Renovation	\$5,384.45
Reserve Study - Annual Update	\$484.60
Roads and Parking - Crack Seal	\$2,692.23
Total	\$15,561.07

2021	
Common Area - Signage Replacement	\$1,655.72
Common Area - Trash Enclosure Repairs Contingency	\$1,655.72
Common Area - Utility Line Contingency	\$5,519.06
Parking Garage - Electrical and Lighting	\$1,655.72
Pool Area - Pool Filter	\$1,655.72
Pool Area - Spa Filter	\$1,655.72
Pool Area - Spa Heater	\$5,519.06
Reserve Study - Annual Update	\$496.72
Reserve Study - Full Reserve Study	\$2,428.39
Total	\$22,241.83

Ordered on 3/9/2022 @ GetDocs.com
 Order#211508 - 2855 Idlewild Dr # 226 Reno, NV 89509

Recommended Reserve Contribution and Funding Levels - Concepts

Beginning of the Year Balance	Reserve Bank Account(s) Balance as of the Beginning of the year
Annual Transfer	Recommended Transfer or Annual Contribution to the Reserve Account
Monthly Contribution per Unit	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
Annual Expenditures	Estimated Expenditures based on the Component Evaluation
Investment Earnings	Dollar Amount of Interest contributed to the Reserve Account based on the percent interest rate on the Reserve Bank Account - Provided by the Management Company or Board of Directors.
Income Tax	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
End of the Year Balance	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
% Funded	A Measure of the financial health of the Association based on funding the depreciation of each Component. The chart below indicates the financial position based on the Percent Funded.
Fully Funded- 100% Funded	Funding of 100% of the depreciation of each Component.

0% - 40% Funded is considered to be a "weak" financial position. Associations that fall into this category must take action to bring the funding levels to a proper level by raising the monthly/ annual contribution or a Special Reserve Assessment.

40% - 74% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.

75% - 99% Funded is considered a "strong" financial position. This indicates financial strength of a Reserve Fund and every attempt to maintain this level should be a goal of the Association.

100% Funded or Greater is the "ideal" financial position. This means that the Association has the funds in the Reserve Account in order to repair, replace, restore or maintain the Common Elements based on their depreciation. Some Reserve Studies will fund the Reserves up to 130% Funded. In some instances, the Reserve Fund may be over the 100% funding mark in order to prepare for larger costs that will impact the Reserve Account in the future.

Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Annual Transfer	Member Monthly Pmt	Annual Expenditures	Interest Earned	Income Tax	End of Year Balance	% Funded	Fully Funded (100%) Balance
2017	\$803,756.84	\$130,000.00	\$128.97	\$42,825.00	\$2,009.00	\$602.70	\$892,338.14	103.65	\$860,895.80
2018	\$892,338.14	\$130,000.00	\$128.97	\$88,713.75	\$2,231.00	\$669.30	\$935,186.09	106.16	\$880,950.94
2019	\$935,186.09	\$130,000.00	\$128.97	\$337,093.04	\$2,338.00	\$701.40	\$729,729.65	109.66	\$665,467.46
2020	\$729,729.65	\$130,000.00	\$128.97	\$15,561.07	\$1,824.00	\$547.20	\$845,445.38	110.48	\$765,232.44
2021	\$845,445.38	\$130,000.00	\$128.97	\$22,241.83	\$2,114.00	\$634.20	\$954,683.35	111.01	\$859,969.08
2022	\$954,683.35	\$130,000.00	\$128.97	\$138,399.48	\$2,387.00	\$716.10	\$947,954.77	112.20	\$844,847.54
2023	\$947,954.77	\$130,000.00	\$128.97	\$8,639.71	\$2,370.00	\$711.00	\$1,070,974.06	111.86	\$957,437.89
2024	\$1,070,974.06	\$130,000.00	\$128.97	\$36,195.48	\$2,677.00	\$803.10	\$1,166,652.48	111.70	\$1,044,466.88
2025	\$1,166,652.48	\$130,000.00	\$128.97	\$87,054.86	\$2,917.00	\$875.10	\$1,211,639.52	111.77	\$1,084,000.84
2026	\$1,211,639.52	\$130,000.00	\$128.97	\$240,593.41	\$3,029.00	\$908.70	\$1,103,166.41	112.69	\$978,921.10
2027	\$1,103,166.41	\$140,000.00	\$138.89	\$458,046.24	\$2,758.00	\$827.40	\$787,050.77	117.54	\$669,616.36
2028	\$787,050.77	\$140,000.00	\$138.89	\$130,618.23	\$1,968.00	\$590.40	\$797,810.14	116.63	\$684,049.13
2029	\$797,810.14	\$140,000.00	\$138.89	\$33,554.97	\$1,995.00	\$598.50	\$905,651.67	113.82	\$795,683.22
2030	\$905,651.67	\$150,000.00	\$148.81	\$13,026.94	\$2,264.00	\$679.20	\$1,044,209.53	112.37	\$929,238.95
2031	\$1,044,209.53	\$150,000.00	\$148.81	\$39,068.72	\$2,611.00	\$783.30	\$1,156,968.51	111.30	\$1,039,526.41
2032	\$1,156,968.51	\$150,000.00	\$148.81	\$243,784.79	\$2,892.00	\$867.60	\$1,065,208.12	111.51	\$955,295.38
2033	\$1,065,208.12	\$160,000.00	\$158.73	\$209,241.07	\$2,663.00	\$798.90	\$1,017,831.15	111.80	\$910,432.15
2034	\$1,017,831.15	\$160,000.00	\$158.73	\$21,987.40	\$2,545.00	\$763.50	\$1,157,625.25	110.20	\$1,050,449.92
2035	\$1,157,625.25	\$160,000.00	\$158.73	\$116,116.59	\$2,894.00	\$868.20	\$1,203,534.46	109.18	\$1,102,340.73
2036	\$1,203,534.46	\$170,000.00	\$168.65	\$204,865.45	\$3,009.00	\$902.70	\$1,170,775.31	109.12	\$1,072,889.60
2037	\$1,170,775.31	\$170,000.00	\$168.65	\$96,391.61	\$2,927.00	\$878.10	\$1,246,432.60	108.14	\$1,152,651.85
2038	\$1,246,432.60	\$170,000.00	\$168.65	\$145,367.80	\$3,116.00	\$934.80	\$1,273,246.00	107.09	\$1,188,970.39
2039	\$1,273,246.00	\$190,000.00	\$188.49	\$342,334.47	\$3,183.00	\$954.90	\$1,123,139.63	107.93	\$1,040,590.34
2040	\$1,123,139.63	\$190,000.00	\$188.49	\$283,131.79	\$2,808.00	\$842.40	\$1,031,973.44	107.74	\$957,835.85
2041	\$1,031,973.44	\$190,000.00	\$188.49	\$27,402.21	\$2,580.00	\$774.00	\$1,196,377.23	106.08	\$1,127,775.74
2042	\$1,196,377.23	\$200,000.00	\$198.41	\$141,502.28	\$2,991.00	\$897.30	\$1,256,968.65	105.49	\$1,191,497.68
2043	\$1,256,968.65	\$200,000.00	\$198.41	\$67,365.38	\$3,142.00	\$942.60	\$1,391,802.67	104.55	\$1,331,265.62
2044	\$1,391,802.67	\$200,000.00	\$198.41	\$12,563.31	\$3,480.00	\$1,044.00	\$1,581,675.36	103.59	\$1,526,841.67
2045	\$1,581,675.36	\$230,000.00	\$228.17	\$126,677.61	\$3,954.00	\$1,186.20	\$1,687,765.55	104.49	\$1,615,180.05
2046	\$1,687,765.55	\$230,000.00	\$228.17	\$128,207.42	\$4,219.00	\$1,265.70	\$1,792,511.43	105.07	\$1,706,085.67
Total:		\$4,790,000.00		\$3,858,571.91	\$81,895.00	\$24,568.50			

Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

A Full Reserve Study with a site inspection is required at least every 5 years by Nevada law. The Reserve Study should be updated each year with the estimated Reserve Bank Account Balance, Real Component Costs and actual time frames. Adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves.

NRS 116.31152 Study of reserves; duties of executive board regarding study; person who conducts study required to hold permit; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

A copy of the entire Reserve Study is available by contacting the Community Management Company.

Reserve Study Start Date: 01/01/2017

Reserve Bank Balance as of Fiscal Year Start Date: \$803,756.84

Recommended Annual Contribution to the Reserve Account: \$130,000.00

Estimated Expenditures: \$42,825.00

Projected Reserve Bank Balance at the End of the Fiscal Year: \$892,338.14

Planned Special Reserve Assessments: \$0.00

Study Method: Threshold Funding

Reserve Study Completed By: Reserve Study Specialist: RSS Mari Jo Betterley, 0000025, Better Reserve Consultants

Major Components of the Common Elements to be Repaired, Replaced, Restored or Maintained

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
<u>Building Exterior</u>			
Building Exterior - Decks Railings Replacement (Done 2016)	42,000.00	19	20
Building Exterior - Decks Structural Repairs or Replacement	168,000.00	10	30
Building Exterior - Gutter Replacement	15,000.00	1	10
Building Exterior - Lighting	5,000.00	5	10
Building Exterior - Painting and Repairs	126,000.00	2	7
Building Exterior - Roof - Asphalt Shingle Replacement	100,000.00	15	30
Building Exterior - Roof - Flat Elastomeric Roof Replacement	50,000.00	8	10
Building Exterior - Roof Repairs	5,000.00	3	5
Building Exterior - Stairway Replacement (Metal)	32,000.00	0	20
<u>Building Interior</u>			
Building Interior - Component: 119 Gallon Water Heaters (Replaced 2008) Building 2855	24,000.00	7	15
Building Interior - Component: Boiler System - Building 2845	50,000.00	10	20
Building Interior - Component: Common Area Windows at Each Floor	6,000.00	5	30
Building Interior - Elevator Modernization	150,000.00	2	20
Building Interior - Fire Panels Replacement	20,000.00	5	10
Building Interior - Hallway Carpet Replacement (approx 2500 sf per floor)	60,000.00	1	10
Building Interior - Hallway Electric Baseboard Heaters	5,400.00	2	20
Building Interior - Hallway Painting	30,000.00	5	10
Building Interior - Lighting - Emergency (Replaced 2016)	3,999.00	19	20
Building Interior - Lighting - Hallways	3,000.00	10	20
Building Interior - Utilities Contingency	5,000.00	2	3
<u>Clubhouse</u>			
Clubhouse - Electrical System and Lighting	1,500.00	9	10
Clubhouse - Flooring	4,600.00	1	10
Clubhouse - Furniture	1,000.00	0	10
Clubhouse - HVAC (Replaced 2016)	7,500.00	19	20
Clubhouse - Kitchen Remodel	2,500.00	5	30
Clubhouse - Painting Exterior	4,500.00	2	7
Clubhouse - Painting Interior	2,500.00	2	10
Clubhouse - Restroom Remodel	3,000.00	5	20
Clubhouse - Water Heater	1,500.00	5	13
Clubhouse - Windows and Doors Replacement	6,000.00	10	30
<u>Common Area</u>			
Common Area - Concrete Repair or Replacement Contingency	1,500.00	1	2
Common Area - Fence Perimeter Replacement	16,250.00	10	25
Common Area - Fence Wrought Iron, 5400 LF Replacement	3,500.00	10	25
Common Area - Golf Cart	7,500.00	2	7

Common Area - Lights Pole Replacement	10,000.00	2	20
Common Area - Monument Signage Lighting and Electrical Renovation	1,500.00	5	10
Common Area - Monument Signage Renovation	5,000.00	3	20
Common Area - Sewer Lift Station	24,000.00	9	10
Common Area - Signage Replacement	1,500.00	4	5
Common Area - Trash Enclosure Repairs Contingency	1,500.00	4	5
Common Area - Utility Line Contingency	5,000.00	4	5

Parking Garage

Parking Garage - Component: Insulation of Piping	2,000.00	0	10
Parking Garage - Component: Painting	3,000.00	5	15
Parking Garage - Electrical and Lighting	1,500.00	4	5
Parking Garage - Gate Motors and Operators	14,000.00	5	7
Parking Garage - Gate Replacement	14,000.00	10	30
Parking Garage - Painting	5,000.00	5	15

Pool Area

Pool Area - Pool Deck Replacement	22,000.00	10	30
Pool Area - Pool Filter	1,500.00	4	5
Pool Area - Pool Furniture	2,000.00	2	5
Pool Area - Pool Heater	5,000.00	5	40
Pool Area - Pool Pump	1,500.00	2	3
Pool Area - Pool Resurface	8,000.00	8	10
Pool Area - Shade Structures Replacement	6,000.00	10	20
Pool Area - Spa Filter	1,500.00	4	5
Pool Area - Spa Heater	5,000.00	4	7
Pool Area - Spa Pump	1,500.00	2	3
Pool Area - Spa Resurface	6,000.00	5	7
Pool Area - Wrought Iron Fence Replacement	9,500.00	10	20

Reserve Study

Reserve Study - Annual Update	450.00	0	1
Reserve Study - Full Reserve Study	2,200.00	4	5

Roads and Parking

Roads and Parking - Concrete Curb Gutters Replacement Contingency	10,000.00	9	10
Roads and Parking - Concrete to Asphalt Joint Sealing	4,500.00	2	4
Roads and Parking - Crack Seal	2,500.00	1	2
Roads and Parking - Overlay	44,250.00	10	30
Roads and Parking - Striping and Curb Painting	2,500.00	1	5
Roads and Parking - Surface Maintenance Treatment	7,375.00	0	5

Total: 1,195,024.00

Projected Expenses By Year - Decade 1 of 3

Building Exterior

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Building Exterior - Decks Railings Replacement (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Decks Structural Repairs or Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Gutter Replacement	0.00	15,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Lighting	0.00	0.00	0.00	0.00	0.00	5,657.04	0.00	0.00	0.00	0.00
Building Exterior - Painting and Repairs	0.00	0.00	132,378.75	0.00	0.00	0.00	0.00	0.00	0.00	157,356.73
Building Exterior - Roof - Asphalt Shingle Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Roof - Flat Elastomeric Roof Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,920.14	0.00
Building Exterior - Roof Repairs	0.00	0.00	0.00	5,384.45	0.00	0.00	0.00	0.00	6,092.01	0.00
Building Exterior - Stairway Replacement (Metal)	32,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

Subtotal	32,000.00	15,375.00	132,378.75	5,384.45	0.00	5,657.04	0.00	0.00	67,012.15	157,356.73
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Building Interior

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Building Interior - Component: 119 Gallon Water Heaters (Replaced 2008) Building 2855	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,528.46	0.00	0.00
Building Interior - Component: Boiler System - Building 2845	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Component: Common Area Windows at Each Floor	0.00	0.00	0.00	0.00	0.00	6,788.45	0.00	0.00	0.00	0.00
Building Interior - Elevator Modernization	0.00	0.00	157,593.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Fire Panels Replacement	0.00	0.00	0.00	0.00	0.00	22,628.16	0.00	0.00	0.00	0.00
Building Interior - Hallway Carpet Replacement (approx 2500 sf per floor)	0.00	61,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Hallway Electric Baseboard Heaters	0.00	0.00	5,673.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Hallway Painting	0.00	0.00	0.00	0.00	0.00	33,942.25	0.00	0.00	0.00	0.00
Building Interior - Lighting - Emergency (Replaced 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 1 of 3

Building Interior - Lighting - Hallways	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Utilities Contingency	0.00	0.00	5,253.13	0.00	0.00	5,657.04	0.00	0.00	6,092.01	0.00
Subtotal	0.00	61,500.00	168,520.26	0.00	0.00	69,015.90	0.00	28,528.46	6,092.01	0.00

Clubhouse

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Clubhouse - Electrical System and Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,873.29
Clubhouse - Flooring	0.00	4,715.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clubhouse - Furniture	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clubhouse - HVAC (Replaced 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clubhouse - Kitchen Remodel	0.00	0.00	0.00	0.00	0.00	2,828.52	0.00	0.00	0.00	0.00
Clubhouse - Painting Exterior	0.00	0.00	4,727.81	0.00	0.00	0.00	0.00	0.00	0.00	5,619.88
Clubhouse - Painting Interior	0.00	0.00	2,626.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clubhouse - Restroom Remodel	0.00	0.00	0.00	0.00	0.00	3,394.22	0.00	0.00	0.00	0.00
Clubhouse - Water Heater	0.00	0.00	0.00	0.00	0.00	1,697.11	0.00	0.00	0.00	0.00
Clubhouse - Windows and Doors Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	1,000.00	4,715.00	7,354.37	0.00	0.00	7,919.85	0.00	0.00	0.00	7,493.17

Common Area

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Common Area -	0.00	1,537.50	0.00	1,615.34	0.00	1,697.11	0.00	1,783.03	0.00	1,873.29

Projected Expenses By Year - Decade 1 of 3

Concrete Repair or Replacement Contingency											
Common Area - Fence Perimeter Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Fence Wrought Iron, 5400 LF Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Golf Cart	0.00	0.00	7,879.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,366.47
Common Area - Lights Pole Replacement	0.00	0.00	10,506.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Monument Signage Lighting and Electrical Renovation	0.00	0.00	0.00	0.00	0.00	1,697.11	0.00	0.00	0.00	0.00	0.00
Common Area - Monument Signage Renovation	0.00	0.00	0.00	5,384.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Sewer Lift Station	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,972.71
Common Area - Signage Replacement	0.00	0.00	0.00	0.00	1,655.72	0.00	0.00	0.00	0.00	0.00	1,873.29
Common Area - Trash Enclosure Repairs Contingency	0.00	0.00	0.00	0.00	1,655.72	0.00	0.00	0.00	0.00	0.00	1,873.29
Common Area - Utility Line Contingency	0.00	0.00	0.00	0.00	5,519.06	0.00	0.00	0.00	0.00	0.00	6,244.31
Subtotal	0.00	1,537.50	18,385.94	6,999.79	8,830.50	3,394.22	0.00	1,783.03	0.00	0.00	51,203.36

Projected Expenses By Year - Decade 1 of 3

Parking Garage

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Parking Garage - Component: Insulation of Piping	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Garage - Component: Painting	0.00	0.00	0.00	0.00	0.00	3,394.22	0.00	0.00	0.00	0.00
Parking Garage - Electrical and Lighting	0.00	0.00	0.00	0.00	1,655.72	0.00	0.00	0.00	0.00	1,873.29
Parking Garage - Gate Motors and Operators	0.00	0.00	0.00	0.00	0.00	15,839.71	0.00	0.00	0.00	0.00
Parking Garage - Gate Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Garage - Painting	0.00	0.00	0.00	0.00	0.00	5,657.04	0.00	0.00	0.00	0.00
Subtotal	2,000.00	0.00	0.00	0.00	1,655.72	24,890.97	0.00	0.00	0.00	1,873.29

Projected Expenses By Year - Decade 1 of 3

Pool Area

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Pool Area - Pool Deck Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pool Area - Pool Filter	0.00	0.00	0.00	0.00	1,655.72	0.00	0.00	0.00	0.00	1,873.29
Pool Area - Pool Furniture	0.00	0.00	2,101.25	0.00	0.00	0.00	0.00	2,377.37	0.00	0.00
Pool Area - Pool Heater	0.00	0.00	0.00	0.00	0.00	5,657.04	0.00	0.00	0.00	0.00
Pool Area - Pool Pump	0.00	0.00	1,575.94	0.00	0.00	1,697.11	0.00	0.00	1,827.60	0.00
Pool Area - Pool Resurface	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,747.22	0.00
Pool Area - Shade Structures Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pool Area - Spa Filter	0.00	0.00	0.00	0.00	1,655.72	0.00	0.00	0.00	0.00	1,873.29
Pool Area - Spa Heater	0.00	0.00	0.00	0.00	5,519.06	0.00	0.00	0.00	0.00	0.00
Pool Area - Spa Pump	0.00	0.00	1,575.94	0.00	0.00	1,697.11	0.00	0.00	1,827.60	0.00
Pool Area - Spa Resurface	0.00	0.00	0.00	0.00	0.00	6,788.45	0.00	0.00	0.00	0.00
Pool Area - Wrought Iron Fence Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0.00	0.00	5,253.13	0.00	8,830.50	15,839.71	0.00	2,377.37	13,402.42	3,746.58

Reserve Study

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Reserve Study - Annual Update	450.00	461.25	472.78	484.60	496.72	509.13	521.86	534.91	548.28	561.99

Projected Expenses By Year - Decade 1 of 3

Reserve Study - Full Reserve Study	0.00	0.00	0.00	0.00	2,428.39	0.00	0.00	0.00	0.00	2,747.50
Subtotal	450.00	461.25	472.78	484.60	2,925.11	509.13	521.86	534.91	548.28	3,309.49

Roads and Parking

Component	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Roads and Parking - Concrete Curb Gutters Replacement Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,488.63
Roads and Parking - Concrete to Asphalt Joint Sealing	0.00	0.00	4,727.81	0.00	0.00	0.00	5,218.62	0.00	0.00	0.00
Roads and Parking - Crack Seal	0.00	2,562.50	0.00	2,692.23	0.00	2,828.52	0.00	2,971.71	0.00	3,122.16
Roads and Parking - Overlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Striping and Curb Painting	0.00	2,562.50	0.00	0.00	0.00	0.00	2,899.23	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment	7,375.00	0.00	0.00	0.00	0.00	8,344.14	0.00	0.00	0.00	0.00
Subtotal	7,375.00	5,125.00	4,727.81	2,692.23	0.00	11,172.66	8,117.85	2,971.71	0.00	15,610.79

Total **42,825.00** **88,713.75** **337,093.04** **15,561.07** **22,241.83** **138,399.48** **8,639.71** **36,195.48** **87,054.86** **240,593.41**

Projected Expenses By Year - Decade 2 of 3

Building Exterior

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Building Exterior - Decks Railings Replacement (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,143.31
Building Exterior - Decks Structural Repairs or Replacement	215,054.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Gutter Replacement	0.00	19,681.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Exterior - Lighting	0.00	0.00	0.00	0.00	0.00	7,241.49	0.00	0.00	0.00	0.00
Building Exterior - Painting and Repairs	0.00	0.00	0.00	0.00	0.00	0.00	187,047.71	0.00	0.00	0.00
Building Exterior - Roof - Asphalt Shingle Replacement	0.00	0.00	0.00	0.00	0.00	144,829.82	0.00	0.00	0.00	0.00
Building Exterior - Roof - Flat Elastomeric Roof Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,982.94	0.00
Building Exterior - Roof Repairs	0.00	0.00	0.00	6,892.56	0.00	0.00	0.00	0.00	7,798.29	0.00
Building Exterior - Stairway Replacement (Metal)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Projected Expenses By Year - Decade 2 of 3

Subtotal	215,054.20	19,681.30	0.00	6,892.56	0.00	152,071.31	187,047.71	0.00	85,781.23	67,143.31
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Building Interior

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Building Interior - Component: 119 Gallon Water Heaters (Replaced 2008) Building 2855	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Component: Boiler System - Building 2845	64,004.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Component: Common Area Windows at Each Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Elevator Modernization	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Fire Panels Replacement	0.00	0.00	0.00	0.00	0.00	28,965.96	0.00	0.00	0.00	0.00
Building Interior - Hallway Carpet Replacement (approx 2500 sf per floor)	0.00	78,725.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Hallway Electric Baseboard Heaters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Hallway Painting	0.00	0.00	0.00	0.00	0.00	43,448.94	0.00	0.00	0.00	0.00
Building Interior - Lighting - Emergency (Replaced 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,393.00

Projected Expenses By Year - Decade 2 of 3

Building Interior - Lighting - Hallways	3,840.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Interior - Utilities Contingency	0.00	6,560.43	0.00	0.00	7,064.87	0.00	0.00	7,608.09	0.00	0.00
Subtotal	67,844.48	85,285.63	0.00	0.00	7,064.87	72,414.90	0.00	7,608.09	0.00	6,393.00

Clubhouse

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Clubhouse - Electrical System and Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,397.98
Clubhouse - Flooring	0.00	6,035.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clubhouse - Furniture	1,280.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clubhouse - HVAC (Replaced 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,989.88
Clubhouse - Kitchen Remodel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clubhouse - Painting Exterior	0.00	0.00	0.00	0.00	0.00	0.00	6,680.28	0.00	0.00	0.00
Clubhouse - Painting Interior	0.00	0.00	3,362.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clubhouse - Restroom Remodel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clubhouse - Water Heater	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,339.49	0.00
Clubhouse - Windows and Doors Replacement	7,680.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	8,960.59	6,035.60	3,362.22	0.00	0.00	0.00	6,680.28	0.00	2,339.49	14,387.86

Common Area

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Common Area -	0.00	1,968.13	0.00	2,067.77	0.00	2,172.45	0.00	2,282.43	0.00	2,397.98

Projected Expenses By Year - Decade 2 of 3

Concrete Repair or Replacement Contingency											
Common Area - Fence Perimeter Replacement	20,801.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Fence Wrought Iron, 5400 LF Replacement	4,480.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Golf Cart	0.00	0.00	0.00	0.00	0.00	0.00	11,133.79	0.00	0.00	0.00	0.00
Common Area - Lights Pole Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Monument Signage Lighting and Electrical Renovation	0.00	0.00	0.00	0.00	0.00	2,172.45	0.00	0.00	0.00	0.00	0.00
Common Area - Monument Signage Renovation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area - Sewer Lift Station	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38,367.60
Common Area - Signage Replacement	0.00	0.00	0.00	0.00	2,119.46	0.00	0.00	0.00	0.00	0.00	2,397.98
Common Area - Trash Enclosure Repairs Contingency	0.00	0.00	0.00	0.00	2,119.46	0.00	0.00	0.00	0.00	0.00	2,397.98
Common Area - Utility Line Contingency	0.00	0.00	0.00	0.00	7,064.87	0.00	0.00	0.00	0.00	0.00	7,993.25
Subtotal	25,281.67	1,968.13	0.00	2,067.77	11,303.79	4,344.90	11,133.79	2,282.43	0.00	0.00	53,554.79

Projected Expenses By Year - Decade 2 of 3

Parking Garage

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Parking Garage - Component: Insulation of Piping	2,560.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Garage - Component: Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Garage - Electrical and Lighting	0.00	0.00	0.00	0.00	2,119.46	0.00	0.00	0.00	0.00	2,397.98
Parking Garage - Gate Motors and Operators	0.00	0.00	18,828.44	0.00	0.00	0.00	0.00	0.00	0.00	22,381.10
Parking Garage - Gate Replacement	17,921.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Garage - Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	20,481.35	0.00	18,828.44	0.00	2,119.46	0.00	0.00	0.00	0.00	24,779.08

Projected Expenses By Year - Decade 2 of 3

Pool Area

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Pool Area - Pool Deck Replacement	28,161.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pool Area - Pool Filter	0.00	0.00	0.00	0.00	2,119.46	0.00	0.00	0.00	0.00	2,397.98
Pool Area - Pool Furniture	0.00	0.00	2,689.78	0.00	0.00	0.00	0.00	3,043.24	0.00	0.00
Pool Area - Pool Heater	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pool Area - Pool Pump	0.00	1,968.13	0.00	0.00	2,119.46	0.00	0.00	2,282.43	0.00	0.00
Pool Area - Pool Resurface	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,477.27	0.00
Pool Area - Shade Structures Replacement	7,680.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pool Area - Spa Filter	0.00	0.00	0.00	0.00	2,119.46	0.00	0.00	0.00	0.00	2,397.98
Pool Area - Spa Heater	0.00	6,560.43	0.00	0.00	0.00	0.00	0.00	0.00	7,798.29	0.00
Pool Area - Spa Pump	0.00	1,968.13	0.00	0.00	2,119.46	0.00	0.00	2,282.43	0.00	0.00
Pool Area - Spa Resurface	0.00	0.00	8,069.33	0.00	0.00	0.00	0.00	0.00	0.00	9,591.90
Pool Area - Wrought Iron Fence Replacement	12,160.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	48,003.17	10,496.69	10,759.11	0.00	8,477.84	0.00	0.00	7,608.10	20,275.56	14,387.86

Reserve Study

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Reserve Study - Annual Update	576.04	590.44	605.20	620.33	635.84	651.73	668.03	684.73	701.85	719.39

Projected Expenses By Year - Decade 2 of 3

Reserve Study - Full Reserve Study	0.00	0.00	0.00	0.00	3,108.54	0.00	0.00	0.00	0.00	3,517.03
Subtotal	576.04	590.44	605.20	620.33	3,744.38	651.73	668.03	684.73	701.85	4,236.42

Roads and Parking

Component	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
Roads and Parking - Concrete Curb Gutters Replacement Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,986.50
Roads and Parking - Concrete to Asphalt Joint Sealing	5,760.38	0.00	0.00	0.00	6,358.38	0.00	0.00	0.00	7,018.46	0.00
Roads and Parking - Crack Seal	0.00	3,280.22	0.00	3,446.28	0.00	3,620.75	0.00	3,804.05	0.00	3,996.63
Roads and Parking - Overlay	56,643.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roads and Parking - Striping and Curb Painting	0.00	3,280.22	0.00	0.00	0.00	0.00	3,711.26	0.00	0.00	0.00
Roads and Parking - Surface Maintenance Treatment	9,440.62	0.00	0.00	0.00	0.00	10,681.20	0.00	0.00	0.00	0.00
Subtotal	71,844.74	6,560.44	0.00	3,446.28	6,358.38	14,301.95	3,711.26	3,804.05	7,018.46	19,983.13

Total 458,046.24 130,618.23 33,554.97 13,026.94 39,068.72 243,784.79 209,241.07 21,987.40 116,116.59 204,865.45

Projected Expenses By Year - Decade 3 of 3

Building Exterior

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Building Exterior - Decks Railings Replacement (Done 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,143.31
Building Exterior - Decks Structural Repairs or Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	215,054.20
Building Exterior - Gutter Replacement	0.00	25,193.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,250.03
Building Exterior - Lighting	0.00	0.00	0.00	0.00	0.00	9,269.72	0.00	0.00	0.00	0.00	22,168.25
Building Exterior - Painting and Repairs	0.00	0.00	0.00	222,340.95	0.00	0.00	0.00	0.00	0.00	0.00	699,124.14
Building Exterior - Roof - Asphalt Shingle Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144,829.82
Building Exterior - Roof - Flat Elastomeric Roof Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,824.75	0.00	238,727.83
Building Exterior - Roof Repairs	0.00	0.00	0.00	8,823.05	0.00	0.00	0.00	0.00	9,982.48	0.00	44,972.84
Building Exterior - Stairway Replacement (Metal)	52,435.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84,435.73

Projected Expenses By Year - Decade 3 of 3

Subtotal	52,435.73	25,193.73	0.00	231,164.00	0.00	9,269.72	0.00	0.00	109,807.23	0.00	1,576,706.15
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Building Interior

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Building Interior - Component: 119 Gallon Water Heaters (Replaced 2008) Building 2855	0.00	0.00	41,317.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,846.17
Building Interior - Component: Boiler System - Building 2845	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,004.23
Building Interior - Component: Common Area Windows at Each Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,788.45
Building Interior - Elevator Modernization	0.00	0.00	258,235.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	415,829.46
Building Interior - Fire Panels Replacement	0.00	0.00	0.00	0.00	0.00	37,078.88	0.00	0.00	0.00	0.00	88,673.00
Building Interior - Hallway Carpet Replacement (approx 2500 sf per floor)	0.00	100,774.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	241,000.11
Building Interior - Hallway Electric Baseboard Heaters	0.00	0.00	9,296.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,969.87
Building Interior - Hallway Painting	0.00	0.00	0.00	0.00	0.00	55,618.32	0.00	0.00	0.00	0.00	133,009.51
Building Interior - Lighting - Emergency (Replaced 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,393.00

Projected Expenses By Year - Decade 3 of 3

Building Interior - Lighting - Hallways	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,840.25
Building Interior - Utilities Contingency	8,193.08	0.00	0.00	8,823.05	0.00	0.00	9,501.46	0.00	0.00	10,232.04	74,985.20
Subtotal	8,193.08	100,774.91	308,849.91	8,823.05	0.00	92,697.20	9,501.46	0.00	0.00	10,232.04	1,119,339.25

Clubhouse

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Clubhouse - Electrical System and Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,069.61	7,340.88
Clubhouse - Flooring	0.00	7,726.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,476.68
Clubhouse - Furniture	1,638.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,918.70
Clubhouse - HVAC (Replaced 2016)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,989.88
Clubhouse - Kitchen Remodel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,828.52
Clubhouse - Painting Exterior	0.00	0.00	0.00	7,940.75	0.00	0.00	0.00	0.00	0.00	0.00	24,968.72
Clubhouse - Painting Interior	0.00	0.00	4,303.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,292.71
Clubhouse - Restroom Remodel	0.00	0.00	0.00	0.00	0.00	5,561.83	0.00	0.00	0.00	0.00	8,956.05
Clubhouse - Water Heater	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,036.60
Clubhouse - Windows and Doors Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,680.51
Subtotal	1,638.62	7,726.08	4,303.93	7,940.75	0.00	5,561.83	0.00	0.00	0.00	3,069.61	100,489.25

Common Area

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Common Area -	0.00	2,519.37	0.00	2,646.92	0.00	2,780.92	0.00	2,921.70	0.00	3,069.61	33,333.55

Projected Expenses By Year - Decade 3 of 3

Concrete Repair or Replacement Contingency												
Common Area - Fence Perimeter Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,801.37
Common Area - Fence Wrought Iron, 5400 LF Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,480.30
Common Area - Golf Cart	0.00	0.00	0.00	13,234.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41,614.53
Common Area - Lights Pole Replacement	0.00	0.00	17,215.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,721.96
Common Area - Monument Signage Lighting and Electrical Renovation	0.00	0.00	0.00	0.00	0.00	2,780.92	0.00	0.00	0.00	0.00	0.00	6,650.48
Common Area - Monument Signage Renovation	0.00	0.00	0.00	8,823.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,207.50
Common Area - Sewer Lift Station	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,113.78	117,454.09
Common Area - Signage Replacement	0.00	0.00	0.00	0.00	2,713.09	0.00	0.00	0.00	0.00	0.00	3,069.61	13,829.15
Common Area - Trash Enclosure Repairs Contingency	0.00	0.00	0.00	0.00	2,713.09	0.00	0.00	0.00	0.00	0.00	3,069.61	13,829.15
Common Area - Utility Line Contingency	0.00	0.00	0.00	0.00	9,043.63	0.00	0.00	0.00	0.00	0.00	10,232.04	46,097.16
Subtotal	0.00	2,519.37	17,215.71	24,704.55	14,469.81	5,561.84	0.00	2,921.70	0.00	68,554.65	340,019.24	

Projected Expenses By Year - Decade 3 of 3

Parking Garage

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Parking Garage - Component: Insulation of Piping	3,277.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,837.40
Parking Garage - Component: Painting	4,915.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,310.07
Parking Garage - Electrical and Lighting	0.00	0.00	0.00	0.00	2,713.09	0.00	0.00	0.00	0.00	3,069.61	13,829.15
Parking Garage - Gate Motors and Operators	0.00	0.00	0.00	0.00	0.00	0.00	26,604.10	0.00	0.00	0.00	83,653.35
Parking Garage - Gate Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,921.18
Parking Garage - Painting	8,193.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,850.12
Subtotal	16,386.16	0.00	0.00	0.00	2,713.09	0.00	26,604.10	0.00	0.00	3,069.61	145,401.27

Projected Expenses By Year - Decade 3 of 3

Pool Area

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Pool Area - Pool Deck Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,161.86
Pool Area - Pool Filter	0.00	0.00	0.00	0.00	2,713.09	0.00	0.00	0.00	0.00	3,069.61	13,829.15
Pool Area - Pool Furniture	0.00	0.00	3,443.14	0.00	0.00	0.00	0.00	3,895.60	0.00	0.00	17,550.38
Pool Area - Pool Heater	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,657.04
Pool Area - Pool Pump	2,457.92	0.00	0.00	2,646.92	0.00	0.00	2,850.44	0.00	0.00	3,069.61	22,495.56
Pool Area - Pool Resurface	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,971.96	0.00	38,196.45
Pool Area - Shade Structures Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,680.51
Pool Area - Spa Filter	0.00	0.00	0.00	0.00	2,713.09	0.00	0.00	0.00	0.00	3,069.61	13,829.15
Pool Area - Spa Heater	0.00	0.00	0.00	0.00	0.00	9,269.72	0.00	0.00	0.00	0.00	29,147.50
Pool Area - Spa Pump	2,457.92	0.00	0.00	2,646.92	0.00	0.00	2,850.44	0.00	0.00	3,069.61	22,495.56
Pool Area - Spa Resurface	0.00	0.00	0.00	0.00	0.00	0.00	11,401.76	0.00	0.00	0.00	35,851.44
Pool Area - Wrought Iron Fence Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,160.80
Subtotal	4,915.84	0.00	3,443.14	5,293.84	5,426.18	9,269.72	17,102.64	3,895.60	15,971.96	12,278.44	247,055.40

Reserve Study

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Reserve Study - Annual Update	737.38	755.81	774.71	794.07	813.93	834.27	855.13	876.51	898.42	920.88	19,756.21

Projected Expenses By Year - Decade 3 of 3

Reserve Study - Full Reserve Study	0.00	0.00	0.00	0.00	3,979.20	0.00	0.00	0.00	0.00	4,502.10	20,282.76
Subtotal	737.38	755.81	774.71	794.07	4,793.13	834.27	855.13	876.51	898.42	5,422.98	40,038.97

Roads and Parking

Component	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	Total
Roads and Parking - Concrete Curb Gutters Replacement Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,464.07	48,939.20
Roads and Parking - Concrete to Asphalt Joint Sealing	0.00	0.00	7,747.07	0.00	0.00	0.00	8,551.32	0.00	0.00	0.00	45,382.04
Roads and Parking - Crack Seal	0.00	4,198.95	0.00	4,411.53	0.00	4,634.86	0.00	4,869.50	0.00	5,116.02	55,555.91
Roads and Parking - Overlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56,643.74
Roads and Parking - Striping and Curb Painting	0.00	4,198.95	0.00	0.00	0.00	0.00	4,750.73	0.00	0.00	0.00	21,402.89
Roads and Parking - Surface Maintenance Treatment	12,084.80	0.00	0.00	0.00	0.00	13,672.84	0.00	0.00	0.00	0.00	61,598.60
Subtotal	12,084.80	8,397.90	7,747.07	4,411.53	0.00	18,307.70	13,302.05	4,869.50	0.00	25,580.09	289,522.38

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Total	96,391.61	145,367.80	342,334.47	283,131.79	27,402.21	141,502.28	67,365.38	12,563.31	126,677.61	128,207.42	3,858,571.91
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