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Daniel Island POA
DIPA
Daniel Island, SC

ROBERT M. NORDLUND CAI-RS 00005 DESIGNATION RESERVE SPECIALIST

Report #: 45321-8
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY
Update "With-Site-Visit"

June 23, 2025

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.

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Daniel Island POA - DIPA
Daniel Island, SC
Level of Service: **Update "With-Site-Visit"**

Report #: **45321-8**
# of Units: 1,111
January 1, 2026 through **December 31, 2026**

Findings & Recommendations **as of January 1, 2026**

Projected Starting Reserve Balance	**$132,276**
Projected "Fully Funded" (Ideal) Reserve Balance	**$82,292**
Percent Funded	**160.7 %**
Recommended 2026 Reserve Transfers (Full Funding)	**$31,900**
Alternate/Minimum 2026 Reserve Transfers (Baseline Funding)	**$27,250**
Recommended 2026 Special Assessments for Reserves	**$0**
Client's Budgeted 2025 Reserve Transfers	**$15,250**

Reserve Fund Strength: 160.7%

Weak	Fair	Strong
< 30%	< 70%	> 130%

Risk of Special Assessment: **High** **Medium** **Low**

Economic Assumptions:

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

General Information and Commentary:

This document is an "Update, With-Site-Visit" Reserve Study based on a prior study prepared by Association Reserves for your 2025 Fiscal Year. We performed the site inspection on 3/25/2025

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 160.7 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Low.

Based on this starting point, your anticipated future expenses, and your historical Reserve funding rate, our recommendation is to increase your Reserve funding amount to $31,900 in the upcoming fiscal year. Going forward, the funding rate recommended here should be increased as illustrated on the 30-yr Summary Table.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2025). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Special Assessments:

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

Recommended Reserve Transfers (Full Funding):

This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on

the Community Association Institute's Reserve Study Standards (RSS) definition of full funding: "Setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

In our opinion, the Reserve Study Standards definition of fully funding not only complies with all relevant jurisdictional requirements, but is also more likely to provide an adequate "cushion" of accumulated funds, which will help mitigate financial risks in the event of higher-than-expected component costs, reduced component life expectancies, or other unforeseen negative circumstances. In our experience, Clients that choose to fund their Reserves using a baseline (or threshold) funding goal are significantly more likely to experience special assessments and deferred maintenance in the event of these circumstances.

Alternative Reserve Transfers (Threshold Funding):

A reserve study threshold funding method sets a target for the reserve fund balance, aiming to keep it above a certain dollar amount or percentage of the fully funded amount. This method is a middle ground between baseline funding (keeping the balance above zero) and full funding (having 100% of the required funds on hand). It allows for flexibility in funding while still ensuring a reasonable level of financial security for future repairs and replacements

Annual Increases to Reserve Funding:

We believe that the client should adjust Reserve funding annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates. Industry recommendation is for a "With Site Visit" Reserve Study update to be completed once every three years.

For additional questions or to request more information about reserve funding goals and methods, please contact our office.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Great Oak Park			
2101	Concrete Boat Ramp - Repair	25	24	$63,000
2105	Concrete Boat Trailer Pkng - 10% Repair	10	3	$9,550
2123	Asphalt - Seal/Repair	5	2	$9,160
2125	Asphalt - Resurface	20	17	$66,250
2137	Metal Fence - Replace	30	25	$45,400
2147	Pergola - Refurbish/Replace	20	17	$22,700
2175	Parking Lot Lights - Replace	20	0	$2,955
2193	Floating Dock - Repair/Resurface	15	14	$33,500
2195	Floating Dock - Replace	30	29	$234,500
2509	Gate Operators - Replace	15	4	$13,000
2511	Sliding Gates - Replace	25	20	$19,800
2543	Security Cameras - Upgrade/Replace	10	9	$10,340
2550	Kayak Locker - Replace	20	14	$15,150
	Other/Miscellaneous			
2169	Entry Sign - Refurbish/Replace	20		$0
2179	Landscape Lights - Partial Replace	5	0	$7,930
2181	Outdoor/Site Furniture - Replace	15	4	$4,800
2587	Irrigation System - Repair/Refurb	15	2	$3,640
17	**Total Funded Components**			

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

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.

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

Methodology

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

Which Physical Assets are Funded by Reserves?

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order…

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we transfer to Reserves?

RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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

FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on 3/25/2025, we started with a brief meeting with Tony Elder and members of his staff. We thank them for their assistance and input during this process. During our inspection, we visually inspected all common areas, amenities, and other components that are the responsibility of the Client. Please refer to the Component Details section at the end of this document for additional photos, observations and other information regarding each component.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study's component list needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

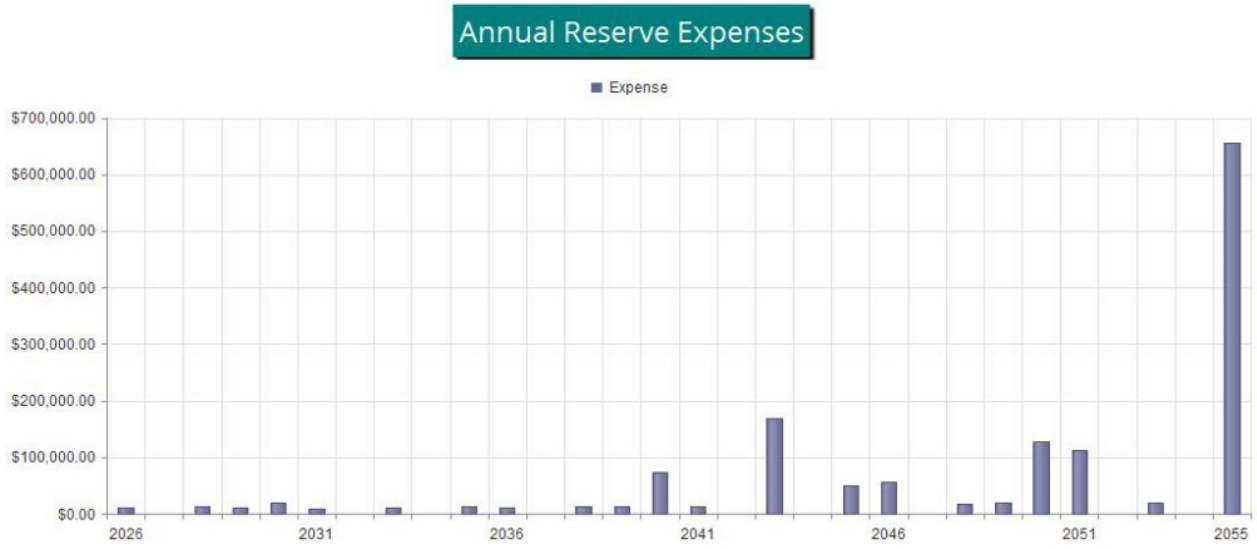


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $132,276 as-of the start of your Fiscal Year on 1/1/2026. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted funding and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $82,292. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 160.7 % Funded. In our experience, approximately under 1% of Clients funded in this range require special assessments as part of their recommended Reserve funding plans.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of $31,900 in the upcoming fiscal year. At minimum, the Association must budget $27,250 for Reserves in the upcoming year to maintain a Reserve balance above $0 through the totality of the cash flow projection. Either funding plan would also require a special assessment of $0 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

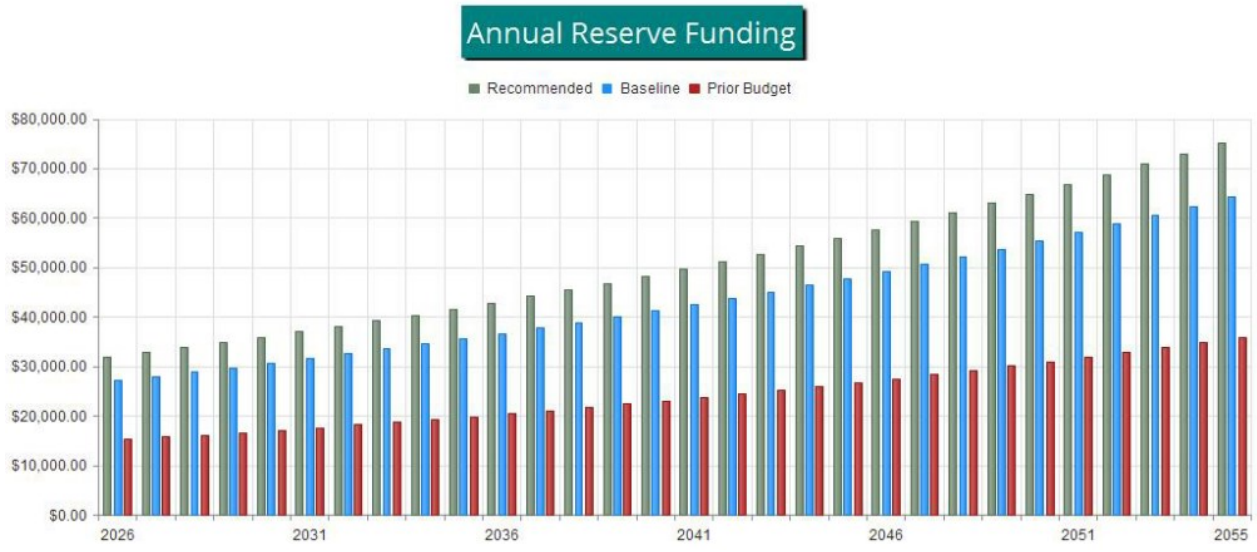


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association's current funding rate, all compared to your always-changing Fully Funded Balance target.

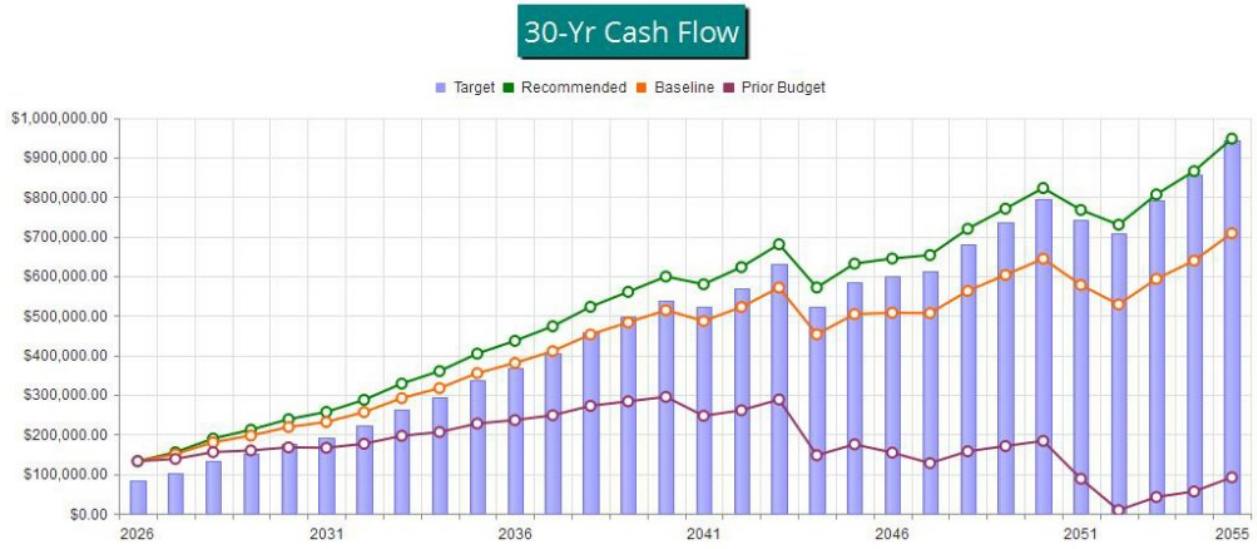


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

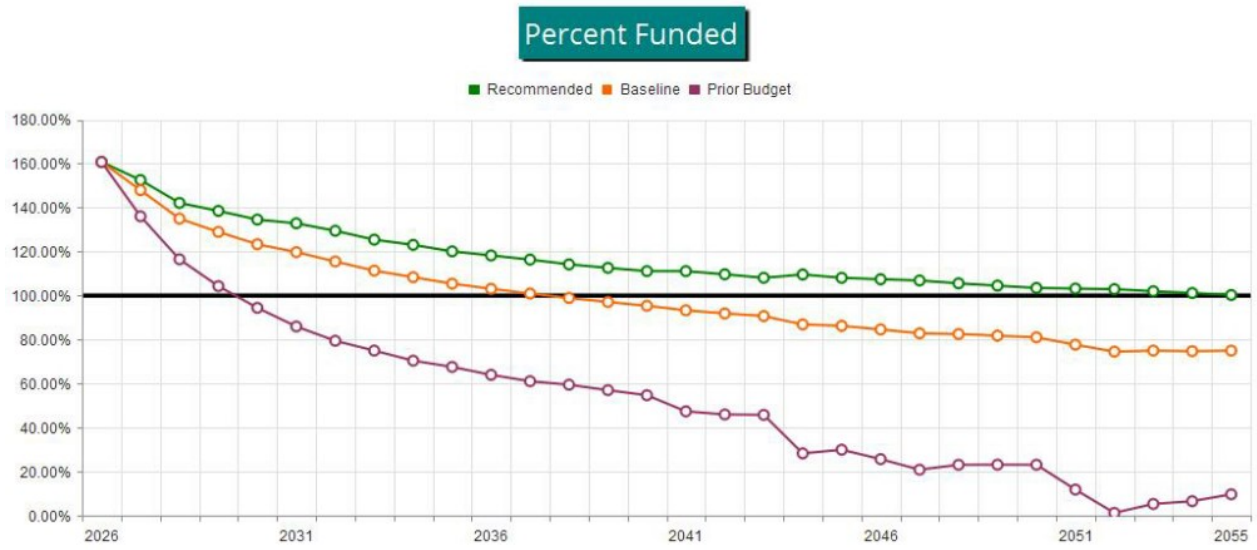


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

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

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

#	Component	Approx Quantity		Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Current Cost Estimate Higher Estimate
	Great Oak Park						
2101	Concrete Boat Ramp - Repair	1,500	GSF	25	24	$56,700	$69,300
2105	Concrete Boat Trailer Pkng - 10% Repair	5,440	GSF	10	3	$8,600	$10,500
2123	Asphalt - Seal/Repair	1,950	GSY	5	2	$8,240	$10,100
2125	Asphalt - Resurface	1,950	GSY	20	17	$59,600	$72,900
2137	Metal Fence - Replace	1	Lump Sum Allowance	30	25	$40,900	$49,900
2147	Pergola - Refurbish/Replace	415	GSF	20	17	$20,400	$25,000
2175	Parking Lot Lights - Replace	3	Pole Lights	20	0	$2,660	$3,250
2193	Floating Dock - Repair/Resurface	1,340	GSF	15	14	$30,200	$36,800
2195	Floating Dock - Replace	1,340	GSF	30	29	$211,000	$258,000
2509	Gate Operators - Replace	2	Each	15	4	$11,700	$14,300
2511	Sliding Gates - Replace	2	Gates	25	20	$17,800	$21,800
2543	Security Cameras - Upgrade/Replace	1	Allowance	10	9	$9,310	$11,400
2550	Kayak Locker - Replace	1	Kayak Storage 6 units	20	14	$13,600	$16,700
	Other/Miscellaneous						
2169	Entry Sign - Refurbish/Replace	1	Sign	20		$0	$0
2179	Landscape Lights - Partial Replace	1	Extensive Quantity	5	0	$7,140	$8,720
2181	Outdoor/Site Furniture - Replace	1	Pieces	15	4	$4,320	$5,280
2587	Irrigation System - Repair/Refurb	1	System	15	2	$3,280	$4,000
17	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Great Oak Park							
2101	Concrete Boat Ramp - Repair	$63,000	X	1	/	25	=	$2,520
2105	Concrete Boat Trailer Pkng - 10% Repair	$9,550	X	7	/	10	=	$6,685
2123	Asphalt - Seal/Repair	$9,160	X	3	/	5	=	$5,496
2125	Asphalt - Resurface	$66,250	X	3	/	20	=	$9,938
2137	Metal Fence - Replace	$45,400	X	5	/	30	=	$7,567
2147	Pergola - Refurbish/Replace	$22,700	X	3	/	20	=	$3,405
2175	Parking Lot Lights - Replace	$2,955	X	20	/	20	=	$2,955
2193	Floating Dock - Repair/Resurface	$33,500	X	1	/	15	=	$2,233
2195	Floating Dock - Replace	$234,500	X	1	/	30	=	$7,817
2509	Gate Operators - Replace	$13,000	X	11	/	15	=	$9,533
2511	Sliding Gates - Replace	$19,800	X	5	/	25	=	$3,960
2543	Security Cameras - Upgrade/Replace	$10,340	X	1	/	10	=	$1,034
2550	Kayak Locker - Replace	$15,150	X	6	/	20	=	$4,545
	Other/Miscellaneous							
2169	Entry Sign - Refurbish/Replace	$0	X	20	/	20	=	$0
2179	Landscape Lights - Partial Replace	$7,930	X	5	/	5	=	$7,930
2181	Outdoor/Site Furniture - Replace	$4,800	X	11	/	15	=	$3,520
2587	Irrigation System - Repair/Refurb	$3,640	X	13	/	15	=	$3,155
								$82,292

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Great Oak Park				
2101	Concrete Boat Ramp - Repair	25	$63,000	$2,520	9.31 %
2105	Concrete Boat Trailer Pkng - 10% Repair	10	$9,550	$955	3.53 %
2123	Asphalt - Seal/Repair	5	$9,160	$1,832	6.77 %
2125	Asphalt - Resurface	20	$66,250	$3,313	12.24 %
2137	Metal Fence - Replace	30	$45,400	$1,513	5.59 %
2147	Pergola - Refurbish/Replace	20	$22,700	$1,135	4.19 %
2175	Parking Lot Lights - Replace	20	$2,955	$148	0.55 %
2193	Floating Dock - Repair/Resurface	15	$33,500	$2,233	8.25 %
2195	Floating Dock - Replace	30	$234,500	$7,817	28.88 %
2509	Gate Operators - Replace	15	$13,000	$867	3.20 %
2511	Sliding Gates - Replace	25	$19,800	$792	2.93 %
2543	Security Cameras - Upgrade/Replace	10	$10,340	$1,034	3.82 %
2550	Kayak Locker - Replace	20	$15,150	$758	2.80 %
	Other/Miscellaneous				
2169	Entry Sign - Refurbish/Replace	20	$0	$0	0.00 %
2179	Landscape Lights - Partial Replace	5	$7,930	$1,586	5.86 %
2181	Outdoor/Site Furniture - Replace	15	$4,800	$320	1.18 %
2587	Irrigation System - Repair/Refurb	15	$3,640	$243	0.90 %
17	Total Funded Components			$27,064	100.00 %

30-Year Reserve Plan Summary

Report # 45321-8
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	$132,276	$82,292	160.7 %	Low	$31,900	$0	$1,434	$10,885
2027	$154,725	$101,426	152.6 %	Low	$32,857	$0	$1,719	$0
2028	$189,302	$133,181	142.1 %	Low	$33,843	$0	$2,004	$13,580
2029	$211,568	$152,764	138.5 %	Low	$34,858	$0	$2,248	$10,436
2030	$238,239	$177,059	134.6 %	Low	$35,904	$0	$2,473	$20,034
2031	$256,582	$193,111	132.9 %	Low	$36,981	$0	$2,717	$9,193
2032	$287,087	$221,752	129.5 %	Low	$38,090	$0	$3,075	$0
2033	$328,252	$261,690	125.4 %	Low	$39,233	$0	$3,438	$11,266
2034	$359,658	$292,222	123.1 %	Low	$40,410	$0	$3,816	$0
2035	$403,884	$336,301	120.1 %	Low	$41,622	$0	$4,199	$13,491
2036	$436,213	$368,867	118.3 %	Low	$42,871	$0	$4,544	$10,657
2037	$472,971	$406,419	116.4 %	Low	$44,157	$0	$4,973	$0
2038	$522,101	$457,199	114.2 %	Low	$45,482	$0	$5,408	$13,060
2039	$559,931	$497,208	112.6 %	Low	$46,846	$0	$5,790	$14,024
2040	$598,543	$538,617	111.1 %	Low	$48,252	$0	$5,886	$73,587
2041	$579,093	$521,145	111.1 %	Low	$49,699	$0	$6,005	$12,355
2042	$622,442	$567,485	109.7 %	Low	$51,190	$0	$6,510	$0
2043	$680,142	$629,243	108.1 %	Low	$52,726	$0	$6,253	$168,177
2044	$570,944	$520,973	109.6 %	Low	$54,308	$0	$6,008	$0
2045	$631,260	$584,060	108.1 %	Low	$55,937	$0	$6,375	$49,344
2046	$644,228	$599,639	107.4 %	Low	$57,615	$0	$6,483	$55,421
2047	$652,905	$610,893	106.9 %	Low	$59,343	$0	$6,857	$0
2048	$719,106	$681,078	105.6 %	Low	$61,124	$0	$7,443	$17,552
2049	$770,121	$736,846	104.5 %	Low	$62,957	$0	$7,958	$18,848
2050	$822,189	$794,555	103.5 %	Low	$64,846	$0	$7,942	$128,066
2051	$766,911	$743,150	103.2 %	Low	$66,792	$0	$7,479	$111,661
2052	$729,520	$708,800	102.9 %	Low	$68,795	$0	$7,674	$0
2053	$805,990	$790,182	102.0 %	Low	$70,859	$0	$8,351	$20,347
2054	$864,853	$854,852	101.2 %	Low	$72,985	$0	$9,055	$0
2055	$946,892	$944,276	100.3 %	Low	$75,174	$0	$6,595	$655,926

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 45321-8
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	$132,276	$82,292	160.7 %	Low	$27,250	$0	$1,411	$10,885
2027	$150,052	$101,426	147.9 %	Low	$28,068	$0	$1,648	$0
2028	$179,768	$133,181	135.0 %	Low	$28,910	$0	$1,883	$13,580
2029	$196,981	$152,764	128.9 %	Low	$29,777	$0	$2,076	$10,436
2030	$218,398	$177,059	123.3 %	Low	$30,670	$0	$2,247	$20,034
2031	$231,282	$193,111	119.8 %	Low	$31,590	$0	$2,436	$9,193
2032	$256,115	$221,752	115.5 %	Low	$32,538	$0	$2,736	$0
2033	$291,389	$261,690	111.3 %	Low	$33,514	$0	$3,039	$11,266
2034	$316,677	$292,222	108.4 %	Low	$34,519	$0	$3,355	$0
2035	$354,551	$336,301	105.4 %	Low	$35,555	$0	$3,673	$13,491
2036	$380,287	$368,867	103.1 %	Low	$36,622	$0	$3,951	$10,657
2037	$410,202	$406,419	100.9 %	Low	$37,720	$0	$4,310	$0
2038	$452,233	$457,199	98.9 %	Low	$38,852	$0	$4,673	$13,060
2039	$482,698	$497,208	97.1 %	Low	$40,018	$0	$4,980	$14,024
2040	$513,670	$538,617	95.4 %	Low	$41,218	$0	$4,998	$73,587
2041	$486,299	$521,145	93.3 %	Low	$42,455	$0	$5,037	$12,355
2042	$521,435	$567,485	91.9 %	Low	$43,728	$0	$5,458	$0
2043	$570,621	$629,243	90.7 %	Low	$45,040	$0	$5,114	$168,177
2044	$452,598	$520,973	86.9 %	Low	$46,391	$0	$4,780	$0
2045	$503,769	$584,060	86.3 %	Low	$47,783	$0	$5,053	$49,344
2046	$507,262	$599,639	84.6 %	Low	$49,217	$0	$5,065	$55,421
2047	$506,123	$610,893	82.8 %	Low	$50,693	$0	$5,339	$0
2048	$562,155	$681,078	82.5 %	Low	$52,214	$0	$5,821	$17,552
2049	$602,638	$736,846	81.8 %	Low	$53,780	$0	$6,230	$18,848
2050	$643,800	$794,555	81.0 %	Low	$55,394	$0	$6,103	$128,066
2051	$577,231	$743,150	77.7 %	Low	$57,055	$0	$5,525	$111,661
2052	$528,149	$708,800	74.5 %	Low	$58,767	$0	$5,601	$0
2053	$592,518	$790,182	75.0 %	Low	$60,530	$0	$6,154	$20,347
2054	$638,855	$854,852	74.7 %	Low	$62,346	$0	$6,731	$0
2055	$707,932	$944,276	75.0 %	Low	$64,216	$0	$4,140	$655,926

	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$132,276	$154,725	$189,302	$211,568	$238,239
	Annual Reserve Funding	$31,900	$32,857	$33,843	$34,858	$35,904
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$1,434	$1,719	$2,004	$2,248	$2,473
	Total Income	$165,610	$189,302	$225,148	$248,675	$276,616
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$0
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$10,436	$0
2123	Asphalt - Seal/Repair	$0	$0	$9,718	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Metal Fence - Replace	$0	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$0	$0	$0
2175	Parking Lot Lights - Replace	$2,955	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$0
2195	Floating Dock - Replace	$0	$0	$0	$0	$0
2509	Gate Operators - Replace	$0	$0	$0	$0	$14,632
2511	Sliding Gates - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2550	Kayak Locker - Replace	$0	$0	$0	$0	$0
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$7,930	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$5,402
2587	Irrigation System - Repair/Refurb	$0	$0	$3,862	$0	$0
	Total Expenses	$10,885	$0	$13,580	$10,436	$20,034
	Ending Reserve Balance	$154,725	$189,302	$211,568	$238,239	$256,582

	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$256,582	$287,087	$328,252	$359,658	$403,884
	Annual Reserve Funding	$36,981	$38,090	$39,233	$40,410	$41,622
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$2,717	$3,075	$3,438	$3,816	$4,199
	Total Income	$296,280	$328,252	$370,923	$403,884	$449,705
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$0
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$11,266	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Metal Fence - Replace	$0	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$0	$0	$0
2175	Parking Lot Lights - Replace	$0	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$0
2195	Floating Dock - Replace	$0	$0	$0	$0	$0
2509	Gate Operators - Replace	$0	$0	$0	$0	$0
2511	Sliding Gates - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$13,491
2550	Kayak Locker - Replace	$0	$0	$0	$0	$0
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$9,193	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$0
2587	Irrigation System - Repair/Refurb	$0	$0	$0	$0	$0
	Total Expenses	$9,193	$0	$11,266	$0	$13,491
	Ending Reserve Balance	$287,087	$328,252	$359,658	$403,884	$436,213

	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$436,213	$472,971	$522,101	$559,931	$598,543
	Annual Reserve Funding	$42,871	$44,157	$45,482	$46,846	$48,252
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$4,544	$4,973	$5,408	$5,790	$5,886
	Total Income	$483,628	$522,101	$572,991	$612,567	$652,680
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$0
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$14,024	$0
2123	Asphalt - Seal/Repair	$0	$0	$13,060	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Metal Fence - Replace	$0	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$0	$0	$0
2175	Parking Lot Lights - Replace	$0	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$50,672
2195	Floating Dock - Replace	$0	$0	$0	$0	$0
2509	Gate Operators - Replace	$0	$0	$0	$0	$0
2511	Sliding Gates - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2550	Kayak Locker - Replace	$0	$0	$0	$0	$22,916
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$10,657	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$0
2587	Irrigation System - Repair/Refurb	$0	$0	$0	$0	$0
	Total Expenses	$10,657	$0	$13,060	$14,024	$73,587
	Ending Reserve Balance	$472,971	$522,101	$559,931	$598,543	$579,093

	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$579,093	$622,442	$680,142	$570,944	$631,260
	Annual Reserve Funding	$49,699	$51,190	$52,726	$54,308	$55,937
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$6,005	$6,510	$6,253	$6,008	$6,375
	Total Income	$634,797	$680,142	$739,121	$631,260	$693,571
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$0
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$15,140	$0	$0
2125	Asphalt - Resurface	$0	$0	$109,501	$0	$0
2137	Metal Fence - Replace	$0	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$37,520	$0	$0
2175	Parking Lot Lights - Replace	$0	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$0
2195	Floating Dock - Replace	$0	$0	$0	$0	$0
2509	Gate Operators - Replace	$0	$0	$0	$0	$22,796
2511	Sliding Gates - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$18,131
2550	Kayak Locker - Replace	$0	$0	$0	$0	$0
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$12,355	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$8,417
2587	Irrigation System - Repair/Refurb	$0	$0	$6,016	$0	$0
	Total Expenses	$12,355	$0	$168,177	$0	$49,344
	Ending Reserve Balance	$622,442	$680,142	$570,944	$631,260	$644,228

	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$644,228	$652,905	$719,106	$770,121	$822,189
	Annual Reserve Funding	$57,615	$59,343	$61,124	$62,957	$64,846
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$6,483	$6,857	$7,443	$7,958	$7,942
	Total Income	$708,326	$719,106	$787,672	$841,036	$894,977
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$128,066
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$18,848	$0
2123	Asphalt - Seal/Repair	$0	$0	$17,552	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Metal Fence - Replace	$0	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$0	$0	$0
2175	Parking Lot Lights - Replace	$5,337	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$0
2195	Floating Dock - Replace	$0	$0	$0	$0	$0
2509	Gate Operators - Replace	$0	$0	$0	$0	$0
2511	Sliding Gates - Replace	$35,761	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2550	Kayak Locker - Replace	$0	$0	$0	$0	$0
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$14,322	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$0
2587	Irrigation System - Repair/Refurb	$0	$0	$0	$0	$0
	Total Expenses	$55,421	$0	$17,552	$18,848	$128,066
	Ending Reserve Balance	$652,905	$719,106	$770,121	$822,189	$766,911

	Fiscal Year	2051	2052	2053	2054	2055
	Starting Reserve Balance	$766,911	$729,520	$805,990	$864,853	$946,892
	Annual Reserve Funding	$66,792	$68,795	$70,859	$72,985	$75,174
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$7,479	$7,674	$8,351	$9,055	$6,595
	Total Income	$841,181	$805,990	$885,200	$946,892	$1,028,662
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$0
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$20,347	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Metal Fence - Replace	$95,058	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$0	$0	$0
2175	Parking Lot Lights - Replace	$0	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$78,945
2195	Floating Dock - Replace	$0	$0	$0	$0	$552,615
2509	Gate Operators - Replace	$0	$0	$0	$0	$0
2511	Sliding Gates - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$24,367
2550	Kayak Locker - Replace	$0	$0	$0	$0	$0
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$16,604	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$0
2587	Irrigation System - Repair/Refurb	$0	$0	$0	$0	$0
	Total Expenses	$111,661	$0	$20,347	$0	$655,926
	Ending Reserve Balance	$729,520	$805,990	$864,853	$946,892	$372,736

	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$132,276	$150,052	$179,768	$196,981	$218,398
	Annual Reserve Funding	$27,250	$28,068	$28,910	$29,777	$30,670
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$1,411	$1,648	$1,883	$2,076	$2,247
	Total Income	$160,937	$179,768	$210,560	$228,834	$251,316
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$0
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$10,436	$0
2123	Asphalt - Seal/Repair	$0	$0	$9,718	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Metal Fence - Replace	$0	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$0	$0	$0
2175	Parking Lot Lights - Replace	$2,955	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$0
2195	Floating Dock - Replace	$0	$0	$0	$0	$0
2509	Gate Operators - Replace	$0	$0	$0	$0	$14,632
2511	Sliding Gates - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2550	Kayak Locker - Replace	$0	$0	$0	$0	$0
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$7,930	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$5,402
2587	Irrigation System - Repair/Refurb	$0	$0	$3,862	$0	$0
	Total Expenses	$10,885	$0	$13,580	$10,436	$20,034
	Ending Reserve Balance	$150,052	$179,768	$196,981	$218,398	$231,282

	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$231,282	$256,115	$291,389	$316,677	$354,551
	Annual Reserve Funding	$31,590	$32,538	$33,514	$34,519	$35,555
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$2,436	$2,736	$3,039	$3,355	$3,673
	Total Income	$265,308	$291,389	$327,942	$354,551	$393,778
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$0
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$11,266	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Metal Fence - Replace	$0	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$0	$0	$0
2175	Parking Lot Lights - Replace	$0	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$0
2195	Floating Dock - Replace	$0	$0	$0	$0	$0
2509	Gate Operators - Replace	$0	$0	$0	$0	$0
2511	Sliding Gates - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$13,491
2550	Kayak Locker - Replace	$0	$0	$0	$0	$0
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$9,193	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$0
2587	Irrigation System - Repair/Refurb	$0	$0	$0	$0	$0
	Total Expenses	$9,193	$0	$11,266	$0	$13,491
	Ending Reserve Balance	$256,115	$291,389	$316,677	$354,551	$380,287

	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$380,287	$410,202	$452,233	$482,698	$513,670
	Annual Reserve Funding	$36,622	$37,720	$38,852	$40,018	$41,218
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$3,951	$4,310	$4,673	$4,980	$4,998
	Total Income	$420,860	$452,233	$495,758	$527,695	$559,886
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$0
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$14,024	$0
2123	Asphalt - Seal/Repair	$0	$0	$13,060	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Metal Fence - Replace	$0	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$0	$0	$0
2175	Parking Lot Lights - Replace	$0	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$50,672
2195	Floating Dock - Replace	$0	$0	$0	$0	$0
2509	Gate Operators - Replace	$0	$0	$0	$0	$0
2511	Sliding Gates - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2550	Kayak Locker - Replace	$0	$0	$0	$0	$22,916
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$10,657	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$0
2587	Irrigation System - Repair/Refurb	$0	$0	$0	$0	$0
	Total Expenses	$10,657	$0	$13,060	$14,024	$73,587
	Ending Reserve Balance	$410,202	$452,233	$482,698	$513,670	$486,299

	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$486,299	$521,435	$570,621	$452,598	$503,769
	Annual Reserve Funding	$42,455	$43,728	$45,040	$46,391	$47,783
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,037	$5,458	$5,114	$4,780	$5,053
	Total Income	$533,790	$570,621	$620,775	$503,769	$556,605
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$0
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$15,140	$0	$0
2125	Asphalt - Resurface	$0	$0	$109,501	$0	$0
2137	Metal Fence - Replace	$0	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$37,520	$0	$0
2175	Parking Lot Lights - Replace	$0	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$0
2195	Floating Dock - Replace	$0	$0	$0	$0	$0
2509	Gate Operators - Replace	$0	$0	$0	$0	$22,796
2511	Sliding Gates - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$18,131
2550	Kayak Locker - Replace	$0	$0	$0	$0	$0
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$12,355	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$8,417
2587	Irrigation System - Repair/Refurb	$0	$0	$6,016	$0	$0
	Total Expenses	$12,355	$0	$168,177	$0	$49,344
	Ending Reserve Balance	$521,435	$570,621	$452,598	$503,769	$507,262

	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$507,262	$506,123	$562,155	$602,638	$643,800
	Annual Reserve Funding	$49,217	$50,693	$52,214	$53,780	$55,394
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,065	$5,339	$5,821	$6,230	$6,103
	Total Income	$561,543	$562,155	$620,190	$662,648	$705,297
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$128,066
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$18,848	$0
2123	Asphalt - Seal/Repair	$0	$0	$17,552	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Metal Fence - Replace	$0	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$0	$0	$0
2175	Parking Lot Lights - Replace	$5,337	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$0
2195	Floating Dock - Replace	$0	$0	$0	$0	$0
2509	Gate Operators - Replace	$0	$0	$0	$0	$0
2511	Sliding Gates - Replace	$35,761	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2550	Kayak Locker - Replace	$0	$0	$0	$0	$0
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$14,322	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$0
2587	Irrigation System - Repair/Refurb	$0	$0	$0	$0	$0
	Total Expenses	$55,421	$0	$17,552	$18,848	$128,066
	Ending Reserve Balance	$506,123	$562,155	$602,638	$643,800	$577,231

	Fiscal Year	2051	2052	2053	2054	2055
	Starting Reserve Balance	$577,231	$528,149	$592,518	$638,855	$707,932
	Annual Reserve Funding	$57,055	$58,767	$60,530	$62,346	$64,216
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,525	$5,601	$6,154	$6,731	$4,140
	Total Income	$639,811	$592,518	$659,202	$707,932	$776,288
#	Component					
	Great Oak Park					
2101	Concrete Boat Ramp - Repair	$0	$0	$0	$0	$0
2105	Concrete Boat Trailer Pkng - 10% Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$20,347	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Metal Fence - Replace	$95,058	$0	$0	$0	$0
2147	Pergola - Refurbish/Replace	$0	$0	$0	$0	$0
2175	Parking Lot Lights - Replace	$0	$0	$0	$0	$0
2193	Floating Dock - Repair/Resurface	$0	$0	$0	$0	$78,945
2195	Floating Dock - Replace	$0	$0	$0	$0	$552,615
2509	Gate Operators - Replace	$0	$0	$0	$0	$0
2511	Sliding Gates - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$24,367
2550	Kayak Locker - Replace	$0	$0	$0	$0	$0
	Other/Miscellaneous					
2169	Entry Sign - Refurbish/Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Partial Replace	$16,604	$0	$0	$0	$0
2181	Outdoor/Site Furniture - Replace	$0	$0	$0	$0	$0
2587	Irrigation System - Repair/Refurb	$0	$0	$0	$0	$0
	Total Expenses	$111,661	$0	$20,347	$0	$655,926
	Ending Reserve Balance	$528,149	$592,518	$638,855	$707,932	$120,362

Accuracy, Limitations, and Disclosures

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

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely.

When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing.

Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

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

Terms and Definitions

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

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the three-part criteria for reserve funding:

1) Common area repair & replacement responsibility

2) Need and schedule for the project can be reasonably anticipated, and

3) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

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

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

Great Oak Park

Comp #: 2101 Concrete Boat Ramp - Repair **Approx Quantity: 1,500 GSF**
Location: Great Oak Park common area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2006: Original construction of Great Oak Park (per information provided)
2025: Boat Ramp repair for $63,000

Concrete boat ramp should have an indefinitely long useful life with no predictable need for complete replacement. Based on National Reserve Study Standards, the life expectancy is likely too unpredictable for Reserve funding. Make repairs as needed as an Operating expense. If a pattern of larger repair needs develops over time, an allowance may be added to the Reserve Study as needed.

Useful Life:
25 years

Remaining Life:
24 years

Lower Estimate:	$ 56,700	**Higher Estimate:**	$ 69,300

Cost Source: Client cost History

Comp #: 2105 Concrete Boat Trailer Pkng - 10% Repair **Approx Quantity: 5,440 GSF**
Location: Great Oak Park common area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History:
Comments: Fair condition: Concrete driveways determined to be in fair condition typically may exhibit small changes in slope and narrow “hair-line” wide cracks. Overall, no unusual or extreme signs of age noted. Evidence of past grinding/repairs may have also been evident at the time of inspection.

Driveways are reported to be the maintenance, repair, and replacement responsibility of the Client. All areas should be inspected periodically to identify potential trip hazards or other safety issues. Concrete maintenance typically consists of pressure washing, crack repairs, and replacement of small sections as-needed. Exposure to sunlight, weather, and frequent vehicle traffic can lead to larger, more frequent repairs, especially for older properties. Although life expectancy for comprehensive replacement has been deemed to be too indeterminate for Reserve designation, conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates, and adjustments made based on the most current information available at that time.

Useful Life:
10 years

Remaining Life:
3 years

Lower Estimate:	$ 8,600	**Higher Estimate:**	$ 10,500

Cost Source: AR Cost Database

Comp #: 2123 Asphalt - Seal/Repair **Approx Quantity: 1,950 GSY**
Location: Great Oak Park common area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History:
Comments: Fair condition: Asphalt seal-coat determined to be in fair condition typically exhibits a mostly uniform but lighter, faded coloring. Traffic markings still make contrast with pavement, but are showing some fading and wear.

Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:
5 years

Remaining Life:
2 years

Lower Estimate:	$ 8,240	**Higher Estimate:**	$ 10,100

Cost Source: Estimate Provided by Client

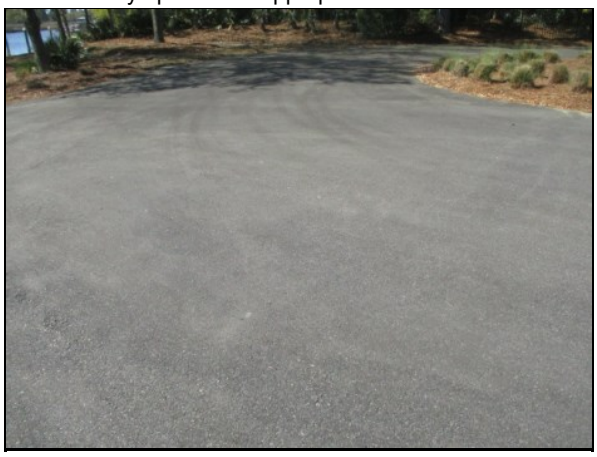
Comp #: 2125 Asphalt - Resurface **Approx Quantity: 1,950 GSY**
Location: Great Oak Park common area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2006: Original construction of the Great Oak Park (per information provided)
2023: Resurfaced for $63,879

Good condition: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present, cracking and raveling or other signs of wear are sporadic in nature, and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface.

As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:
20 years

Remaining Life:
17 years



Lower Estimate:	$ 59,600	**Higher Estimate:**	$ 72,900

Cost Source: Estimate Provided by Client

Comp #: 2137 Metal Fence - Replace **Approx Quantity: 1 Lump Sum Allowance**
Location: Great Oak Park common area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2006: Original construction of the property (per information provided)
2021: Aluminum fencing was installed

Good condition: Metal fencing determined to be in good condition exhibits a stable and upright frame, with no evident signs or reports of damage/repairs. All components and hardware show little to no advanced signs of wear or age. Fencing appears to be in good aesthetic and functional condition.

In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over minor repairs paired with recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost. Based on evident conditions at the time of inspection, plan to replace at the approximate interval below. Remaining useful life of the fencing may be prolonged through painting/re-coating, so this component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time. Cost estimate range below assumes replacement with similar quantity, material, and style as existing fencing.

Useful Life:
30 years

Remaining Life:
25 years

Lower Estimate:	$ 40,900	**Higher Estimate:**	$ 49,900

Cost Source: Estimate Provided by Client

Comp #: 2147 Pergola - Refurbish/Replace **Approx Quantity: 415 GSF**
Location: Great Oak Park common area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2006: Original construction of the property (per information provided)
2023: Pergola was replaced

Good condition: Pergola structures determined to be in good condition typically exhibit good, consistent finishes or coatings and all frame members and hardware appear to be strong and sturdy. Appearance is good and upholding aesthetic standards of the development.

As routine maintenance, inspect regularly and repair individual pieces or sections as-needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the pergola and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
20 years

Remaining Life:
17 years

Lower Estimate:	$ 20,400	**Higher Estimate:**	$ 25,000

Cost Source: AR Cost Database

Comp #: 2175 Parking Lot Lights - Replace **Approx Quantity: 3 Pole Lights**
Location: Great Oak Park common area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: Presumed to be original to the construction of the Great Oak Park common area (2006)
Comments: Decorative fixtures on 6"x6" wood posts.

Poor condition: Pole lights determined to be in poor condition typically exhibit moderate to advanced wear or other signs of age. Timeline for replacement can often be determined by outdated style. At this stage, replacement for aesthetic reasons may still be warranted even if lights are functional.

Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
0 years

Lower Estimate:	$ 2,660	**Higher Estimate:**	$ 3,250

Cost Source: AR Cost Database

Comp #: 2193 Floating Dock - Repair/Resurface **Approx Quantity: 1,340 GSF**
Location: Waterfront at the Great Oak Park
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2006: Original construction of the property (per information provided)
2025: Dock is being fully replaced for $242,000

Fair condition: Deck surfaces determined to be in fair condition typically exhibit level walking surfaces, but with some minor to moderate signs of age, such as cracked/splintered sections, minor amounts of warping, and rust/corrosion noticeable on hardware elements. Overall appearance is acceptable but noticeably diminishing.

Docks should be inspected, cleaned, and repaired regularly as part of the Clients Operating budget. Any safety hazards (such as lifting boards, splintering, trip hazards, lifting nails/screws, etc.) should be repaired immediately. Depending on the material used, useful life can sometimes be prolonged by using sealers or other coatings to provide additional protection from the elements. Funding recommendation shown below assumes replacement of decking and handrails (if present), and may include an allowance for additional repairs that are often required when these types of structures are resurfaced. Unless otherwise noted, funding recommendations also assume replacement with similar decking as currently in place. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
15 years

Remaining Life:
14 years

Lower Estimate:	$ 30,200	**Higher Estimate:**	$ 36,900

Cost Source: AR Cost Database/Client Cost History

Comp #: 2195 Floating Dock - Replace **Approx Quantity: 1,340 GSF**
Location: Waterfront at the Great Oak Park
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2006: Original construction of the property (per information provided)
2025: Replacing the dock for $242,000

The overall structure comprised of (7) attached sections of floating docks, with (7) wood pilings.

Floating dock should be inspected regularly for safety concerns (i.e. trip hazards, loose attachments, etc.). Minor repairs and individual replacements are expected to be handled as an Operating expense. Useful life can vary greatly depending on level of wave exposure, tidal swings, weather, aesthetic standards, etc. Based on current conditions evident and historical information provided, we recommend that the Client plan to replace the entire assembly at the approximate interval shown below. Unless otherwise noted, cost estimates below are based on replacement with a similar type currently in place.

Useful Life:
30 years

Remaining Life:
29 years

Lower Estimate:	$ 211,000	**Higher Estimate:**	$ 258,000

Cost Source: Client Cost History

Comp #: 2501 Card Reader - Replace **Approx Quantity: 1 Card Reader**
Location: Great Oak Park common area
Funded?: No. No plans to replace
History:
Comments: There are no barrier arms so assumed to not be replaced in the future. One card reader, which appeared to be original to this area. Worn and weathered appearance. Not tested, but assumed to be functional. Cost to replace one card reader is not expected to meet threshold for Reserve funding. Replace as needed as an Operating expense, or in conjunction with the barrier arm units.

Useful Life:

Remaining Life:

Lower Estimate:	$ 0	**Higher Estimate:**	$ 0

Cost Source:

Comp #: 2509 Gate Operators - Replace **Approx Quantity: 2 Each**
Location: Great Oak Park common area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History:
Comments: Brand: DKS
Model #: 9150-380
Serial #: 4288
Capacity: 1500 LBS
Manufacture Date: 2015

We recommend regular inspections, including service and repairs as-needed, to be paid through the Operating budget. Minimal or no subjective/aesthetic value for this component. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Even with ongoing maintenance, we recommend that the Client plan for replacement at typical life expectancy indicated below. Remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. However, replacement cycles should be tracked and reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
15 years

Remaining Life:
4 years

Lower Estimate:	$ 11,700	**Higher Estimate:**	$ 14,300

Cost Source: AR Cost Database

Comp #: 2511 Sliding Gates - Replace **Approx Quantity: 2 Gates**
Location: Great Oak Park common area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2006: Original construction of the property (per information provided)
2021: Gates were replaced

Approximate Measurements/Count -
(1) 150 GSF Gate
(1) 180 GSF Gate

Magnetic, model: Access Pro-H-RC02040, serial number U20069158.

Funding recommendation is primarily for the motor/mechanical unit, not the gate itself, which is generally replaced as an Operating/maintenance expense as needed. Life expectancy can vary based on level of use, exposure to the elements, level of preventive maintenance, etc. Should be inspected and repaired as needed by servicing vendor to attain full life expectancy. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
25 years

Remaining Life:
20 years

Lower Estimate:	$ 17,800	**Higher Estimate:**	$ 21,800

Cost Source: Estimate Provided by Client

Comp #: 2543 Security Cameras - Upgrade/Replace **Approx Quantity: 1 Allowance**
Location: Great Oak Park common area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2006: Original construction of the property (per information provided)
2025: Upgraded/updated cameras (added cameras to the reserves)

Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
9 years

Lower Estimate:	$ 9,310	**Higher Estimate:**	$ 11,400

Cost Source: AR Cost Database

Comp #: 2550 Kayak Locker - Replace **Approx Quantity: 1 Kayak Storage 6 units**
Location: Great Oak Park common area
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2006: Original construction of the property (per information provided)
2019: Kyak lockers were installed

Kayak lockers appeared to be in good condition during our inspection. The wood structure appears to be shaded mostly from direct sunlight. The material was in good condition and looks to be aging properly. Should be inspected and repaired as needed as an Operating expense. Plan to replace these lockers in the approximate intervals shown below.

Useful Life:
20 years

Remaining Life:
14 years

Lower Estimate:	$ 13,600	**Higher Estimate:**	$ 16,700

Cost Source: Client Cost History

Other/Miscellaneous

Comp #: 2169 Entry Sign - Refurbish/Replace **Approx Quantity: 1 Sign**
Location: Entry/exit to the Great Oak common area (Island Park Dr entrance)
Funded?: Yes. Too indeterminate for Reserve designation - handle as an Operational Expense.
History: Presumed to be original to the construction of the Great Oak Park (2006)
Comments: Life expectancy and/or potential cost estimates related to this component are deemed to be too indeterminate for Reserve funding at this time. However, any significant expenditures related to this component (other than routine maintenance) should be tracked/reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
20 years

Remaining Life:

Lower Estimate:	$ 0	**Higher Estimate:**	$ 0

Cost Source: AR Cost Database

Comp #: 2170 Street Name Signs - Replace **Approx Quantity: 1 Minimal Signs**
Location: Intersections
Funded?: No. Too small for Reserve designation.
History:
Comments: Maintenance manager reported that street name signs can be purchased through the city for fairly low cost (about $12/ea), and that ongoing replacements are to be made as an Operating expense. No recommendation for specific Reserve funding at this time.

The Client is reported to be responsible for maintenance, repair, and replacement of directional/street signs throughout the property/development. Signs should be inspected regularly and repaired as-needed. Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Lower Estimate:	$ 0	**Higher Estimate:**	$ 0

Cost Source:

Comp #: 2179 Landscape Lights - Partial Replace **Approx Quantity: 1 Extensive Quantity**
Location: Landscaped common areas
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History:
Comments: Fair condition: Landscape light fixtures determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards.

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
5 years

Remaining Life:
0 years

Lower Estimate:	$ 7,140	**Higher Estimate:**	$ 8,720

Cost Source: Estimate Provided by Client

Comp #: 2181 Outdoor/Site Furniture - Replace **Approx Quantity: 1 Pieces**
Location: Common areas throughout development
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2006: Original construction of the property (per information provided)
2015: Furniture replaced for $4,651

Approximate Furniture Count -
(1) Picnic Table
(4) Adirondack Chairs

Fair condition: Outdoor/site furnishings determined to be in fair condition typically exhibits typical signs of wear and age. Style is still appropriate for the local aesthetic standards of the development.

Inspect regularly, clean for appearance and repair as-needed from general Operating funds. Individual replacements should likely be handled as an Operating expense. We recommend planning for regular intervals of comprehensive replacement at the time frame indicated below to maintain a consistent, attractive appearance in the common areas. Cost estimates below are based on replacement with comparable types of pieces as the existing unless otherwise noted.

Useful Life:
15 years

Remaining Life:
4 years

Lower Estimate:	$ 4,320	**Higher Estimate:**	$ 5,280

Cost Source: Estimate Provided by Client

Comp #: 2587 Irrigation System - Repair/Refurb **Approx Quantity: 1 System**
Location: Landscaped common areas
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.
History:
Comments: Project History (As Reported/Available) -
1990: Original construction of the property (per information provided)
2013: (8) controllers replaced

Irrigation timers/controllers should have a relatively long life expectancy under normal circumstances. Exposure to the elements can affect overall life expectancy, and controllers should be located in protected areas or within protective enclosures whenever possible. Replacement is often required due to lack of available replacement parts, lightning strikes, etc. as opposed to complete failure of existing equipment. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When evaluating replacement options, the Client should consider replacement with "smart" models (i.e. respond to projected weather data) to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short, easily justifying the additional costs of these options.

Useful Life:
15 years

Remaining Life:
2 years

Lower Estimate:	$ 3,280	**Higher Estimate:**	$ 4,000

Cost Source: Estimate Provided by Client