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**2802 Whitis Ave.**

***Austin, TX***



Report #: 54498-0

Beginning: January 1, 2025

Expires: December 31, 2025

**RESERVE STUDY**

**"Full"**

February 6, 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.

**R**egardless 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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## Table of Contents

<b>Executive Summary</b>	<b>4</b>
Executive Summary (Component List)	5
<b>Introduction, Objectives, and Methodology</b>	<b>6</b>
Which Physical Assets are Funded by Reserves?	7
How do we establish Useful Life and Remaining Useful Life estimates?	7
How do we establish Current Repair/Replacement Cost Estimates?	7
How much Reserves are enough?	8
How much should we transfer to Reserves?	9
What is our Recommended Funding Goal?	9
<b>Site Inspection Notes</b>	<b>10</b>
<b>Projected Expenses</b>	<b>11</b>
Annual Reserve Expenses Graph	11
<b>Reserve Fund Status &amp; Recommended Funding Plan</b>	<b>12</b>
Annual Reserve Funding Graph	12
30-Yr Cash Flow Graph	13
Percent Funded Graph	13
<b>Table Descriptions</b>	<b>14</b>
Reserve Component List Detail	15
Fully Funded Balance	16
Component Significance	17
30-Year Reserve Plan Summary	18
30-Year Reserve Plan Summary (Alternate Funding Plan)	19
30-Year Income/Expense Detail	20
<b>Accuracy, Limitations, and Disclosures</b>	<b>26</b>
<b>Terms and Definitions</b>	<b>27</b>
<b>Component Details</b>	<b>28</b>
SITE AND GROUNDS	29
BUILDING EXTERIORS	33



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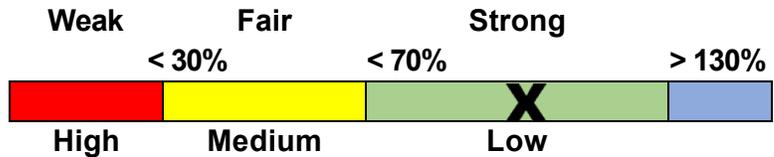
Report #: 54498-0  
# of Units: 10  
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance .....	\$4,500
Projected Fully Funded (Ideal) Reserve Balance .....	\$4,393
Percent Funded .....	102.4 %
Minimum 2025 Funding Required to Maintain Reserves above \$0 through Year 30 .....	\$2,025
(Optional Alternative) Recommended 2025 Funding to Achieve 100% Funded by Year 30 .....	\$3,125
Prior Reserve Funding .....	\$0

Reserve Fund Strength: 102.4%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves .....	2.00 %
Annual Inflation Rate .....	3.00 %

This is a "Full" Reserve Study (original, created "from scratch"), based on our site inspection on 1/28/2025.

This Reserve Study was prepared or verified by a credentialed Reserve Specialist (RS). As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 102.4 % Funded. Based on this figure, the Client's risk of special assessment and deferred maintenance is currently Low.

Component cost estimates, life expectancies, and recommended reserve transfers 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.

Recommended Funding Plan

Our "recommended" funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to {gradually, over 30 years} attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

Annual Increases to Reserve Funding

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.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>SITE AND GROUNDS</b>			
206 Concrete: Surfaces - Repair	15	10	\$5,500
403 Mailboxes - Replace	25	5	\$1,200
<b>BUILDING EXTERIORS</b>			
1115 Building Exteriors - Seal/Paint	10	10	\$5,400
1126 Siding: Brick - Repair/Repoint	10	5	\$3,200
1128 Siding: Fiber Cement - Replace	50	50	\$29,400
1303 Roofing: Asphalt Shingle - Replace	20	20	\$18,000
1310 Gutters/Downspouts - Replace	20	20	\$2,000
<b>7 Total Funded Components</b>			

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

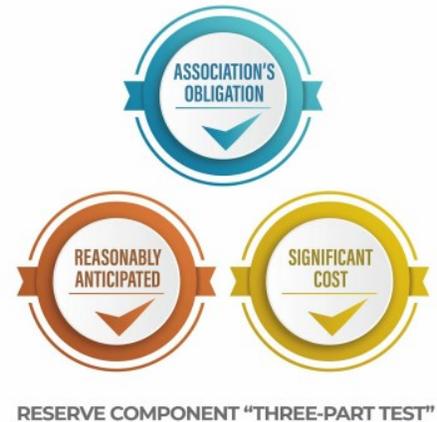


For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

## *Which Physical Assets are Funded by Reserves?*

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



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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

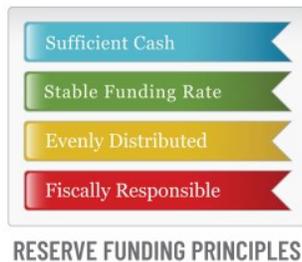


Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after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

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

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

## How much should we transfer to Reserves?



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

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

### What is our Recommended Funding Goal?

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



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

## Site Inspection Notes

During our site visit on 1/28/2025, we started with a brief meeting with the Russell Artman, and then started the site inspection beginning with the building exteriors. We thank them for their assistance and input during this process. During our inspection, we visually inspected and were able to see all common areas. 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 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 at your association as defined by your Reserve Component List. A summary of these components are shown in the Component List Detail table, while a summary of the expenses themselves are shown in the 30-yr Income/Expense Detail tables.

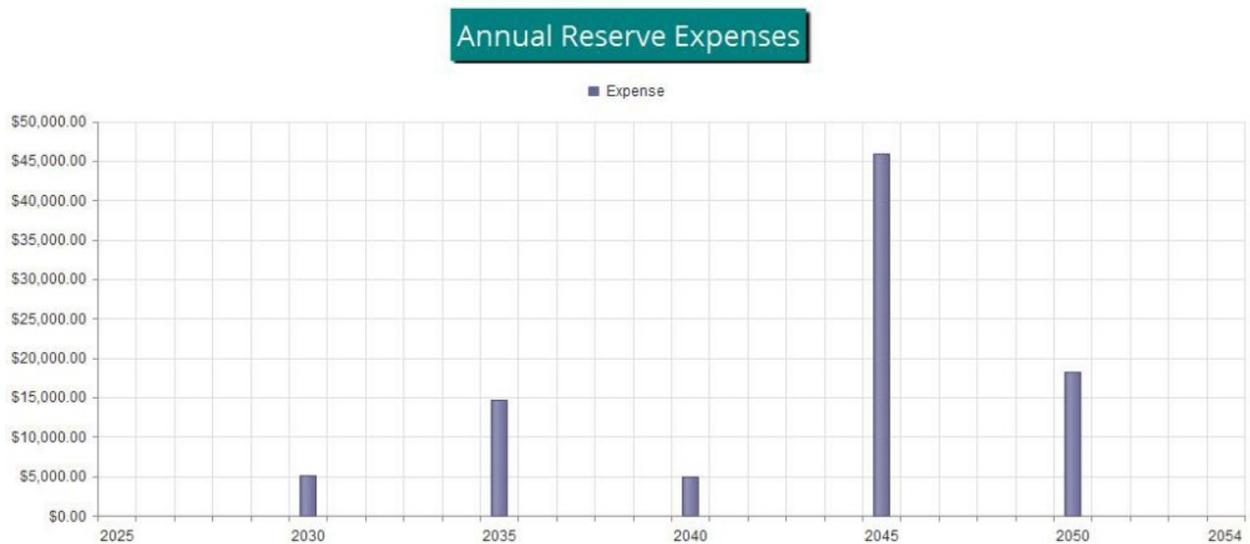


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$4,500 as-of the start of your Fiscal Year on 1/1/2025. This is based on your actual balance on 1/1/2025 of \$4,500 and anticipated Reserve transfers and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$4,393. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 102.4 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of \$3,125 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.

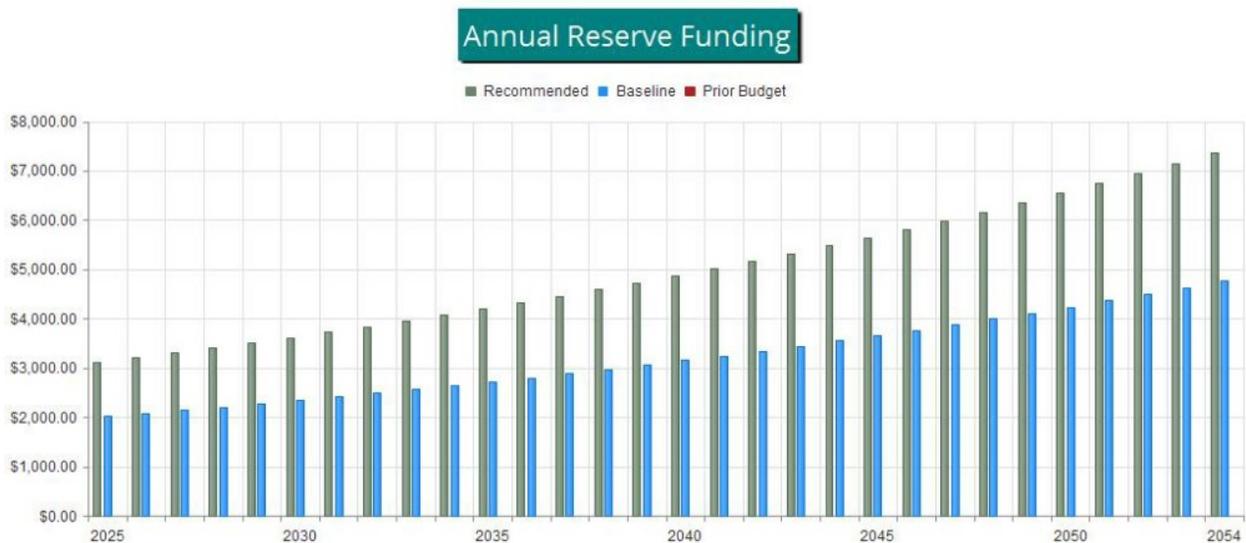


Figure 2

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

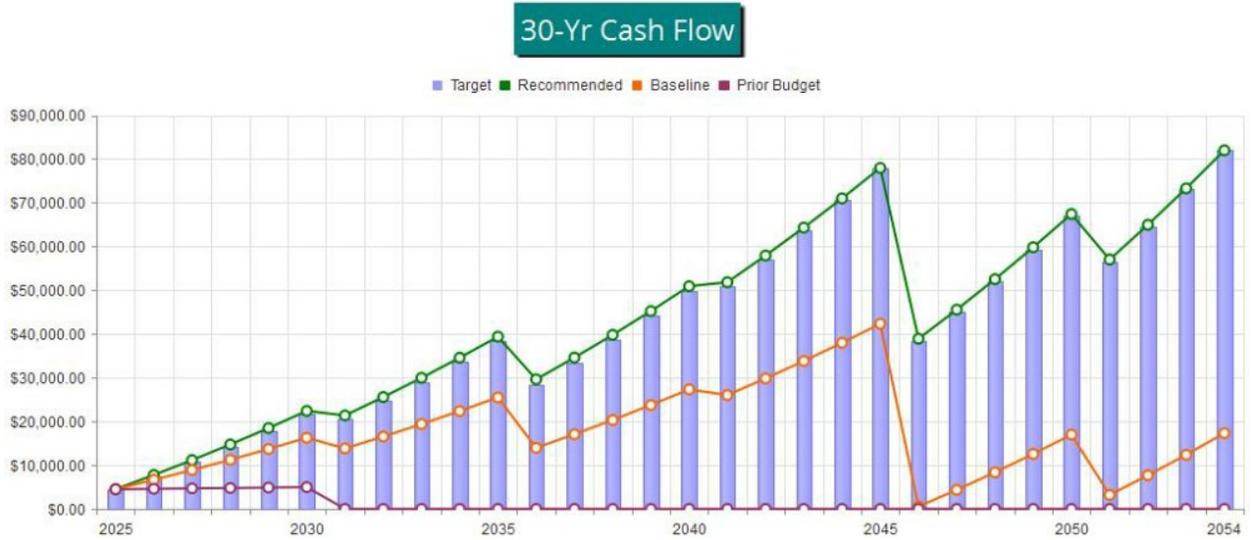


Figure 3

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

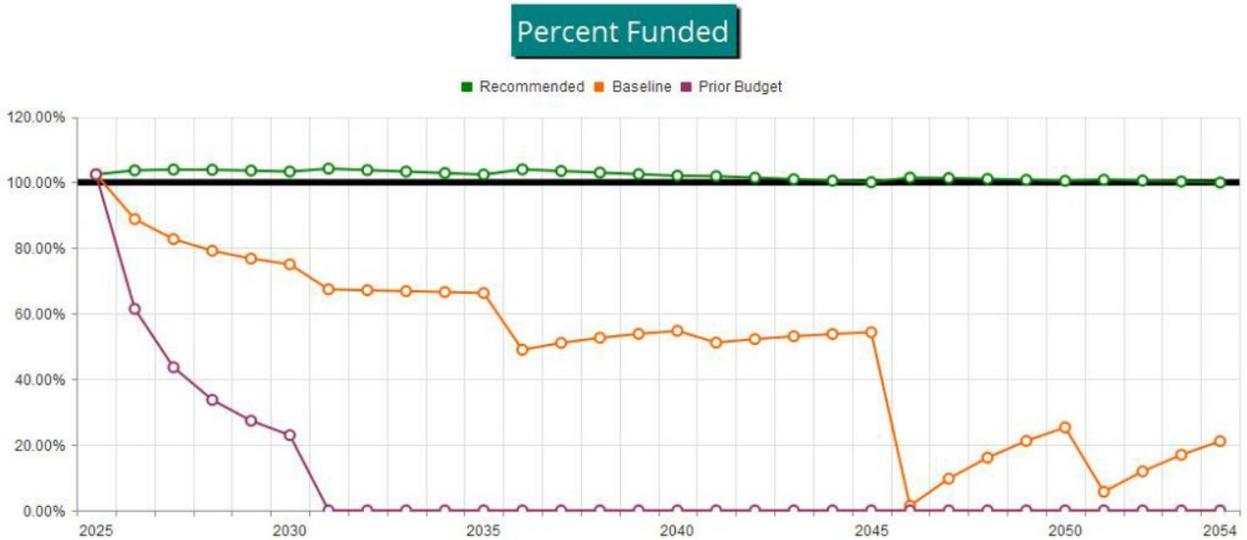


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>SITE AND GROUNDS</b>					
206	Concrete: Surfaces - Repair	10% of ~ 2,740 GSF	15	10	\$5,500
403	Mailboxes - Replace	(12) Boxes	25	5	\$1,200
<b>BUILDING EXTERIORS</b>					
1115	Building Exteriors - Seal/Paint	~ 2,170 GSF	10	10	\$5,400
1126	Siding: Brick - Repair/Repoint	20% of ~ 629 GSF	10	5	\$3,200
1128	Siding: Fiber Cement - Replace	~ 1,470 GSF	50	50	\$29,400
1303	Roofing: Asphalt Shingle - Replace	~ 3,210 GSF	20	20	\$18,000
1310	Gutters/Downspouts - Replace	~ 160 LF	20	20	\$2,000

7 Total Funded Components



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>SITE AND GROUNDS</b>								
206	Concrete: Surfaces - Repair	\$5,500	X	5	/	15	=	\$1,833
403	Mailboxes - Replace	\$1,200	X	20	/	25	=	\$960
<b>BUILDING EXTERIORS</b>								
1115	Building Exteriors - Seal/Paint	\$5,400	X	0	/	10	=	\$0
1126	Siding: Brick - Repair/Repaint	\$3,200	X	5	/	10	=	\$1,600
1128	Siding: Fiber Cement - Replace	\$29,400	X	0	/	50	=	\$0
1303	Roofing: Asphalt Shingle - Replace	\$18,000	X	0	/	20	=	\$0
1310	Gutters/Downspouts - Replace	\$2,000	X	0	/	20	=	\$0
								\$4,393

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>SITE AND GROUNDS</b>					
206	Concrete: Surfaces - Repair	15	\$5,500	\$367	12.81 %
403	Mailboxes - Replace	25	\$1,200	\$48	1.68 %
<b>BUILDING EXTERIORS</b>					
1115	Building Exteriors - Seal/Paint	10	\$5,400	\$540	18.86 %
1126	Siding: Brick - Repair/Repoint	10	\$3,200	\$320	11.18 %
1128	Siding: Fiber Cement - Replace	50	\$29,400	\$588	20.54 %
1303	Roofing: Asphalt Shingle - Replace	20	\$18,000	\$900	31.44 %
1310	Gutters/Downspouts - Replace	20	\$2,000	\$100	3.49 %
7	Total Funded Components			\$2,863	100.00 %

# 30-Year Reserve Plan Summary

Report # 54498-0  
Full

Fiscal Year Start: 2025

Net After Tax Interest: 2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding					
2025	\$4,500	\$4,393	102.4 %	Low	0.00 %	\$3,125	\$0	\$122	\$0		
2026	\$7,747	\$7,474	103.7 %	Low	3.00 %	\$3,219	\$0	\$189	\$0		
2027	\$11,155	\$10,735	103.9 %	Low	3.00 %	\$3,315	\$0	\$259	\$0		
2028	\$14,729	\$14,185	103.8 %	Low	3.00 %	\$3,415	\$0	\$332	\$0		
2029	\$18,475	\$17,833	103.6 %	Low	3.00 %	\$3,517	\$0	\$408	\$0		
2030	\$22,401	\$21,686	103.3 %	Low	3.00 %	\$3,623	\$0	\$437	\$5,101		
2031	\$21,360	\$20,501	104.2 %	Low	3.00 %	\$3,731	\$0	\$469	\$0		
2032	\$25,560	\$24,637	103.7 %	Low	3.00 %	\$3,843	\$0	\$555	\$0		
2033	\$29,958	\$29,002	103.3 %	Low	3.00 %	\$3,959	\$0	\$645	\$0		
2034	\$34,562	\$33,607	102.8 %	Low	3.00 %	\$4,077	\$0	\$739	\$0		
2035	\$39,378	\$38,463	102.4 %	Low	3.00 %	\$4,200	\$0	\$689	\$14,649		
2036	\$29,618	\$28,491	104.0 %	Low	3.00 %	\$4,326	\$0	\$641	\$0		
2037	\$34,586	\$33,427	103.5 %	Low	3.00 %	\$4,456	\$0	\$743	\$0		
2038	\$39,784	\$38,634	103.0 %	Low	3.00 %	\$4,589	\$0	\$849	\$0		
2039	\$45,223	\$44,123	102.5 %	Low	3.00 %	\$4,727	\$0	\$960	\$0		
2040	\$50,910	\$49,907	102.0 %	Low	3.00 %	\$4,869	\$0	\$1,026	\$4,985		
2041	\$51,820	\$50,863	101.9 %	Low	3.00 %	\$5,015	\$0	\$1,097	\$0		
2042	\$57,931	\$57,120	101.4 %	Low	3.00 %	\$5,165	\$0	\$1,221	\$0		
2043	\$64,317	\$63,707	101.0 %	Low	3.00 %	\$5,320	\$0	\$1,352	\$0		
2044	\$70,989	\$70,638	100.5 %	Low	3.00 %	\$5,480	\$0	\$1,488	\$0		
2045	\$77,957	\$77,928	100.0 %	Low	3.00 %	\$5,644	\$0	\$1,167	\$45,875		
2046	\$38,894	\$38,339	101.4 %	Low	3.00 %	\$5,813	\$0	\$844	\$0		
2047	\$45,551	\$44,975	101.3 %	Low	3.00 %	\$5,988	\$0	\$980	\$0		
2048	\$52,518	\$51,974	101.0 %	Low	3.00 %	\$6,167	\$0	\$1,122	\$0		
2049	\$59,808	\$59,352	100.8 %	Low	3.00 %	\$6,352	\$0	\$1,271	\$0		
2050	\$67,432	\$67,127	100.5 %	Low	3.00 %	\$6,543	\$0	\$1,243	\$18,216		
2051	\$57,002	\$56,552	100.8 %	Low	3.00 %	\$6,739	\$0	\$1,219	\$0		
2052	\$64,960	\$64,607	100.5 %	Low	3.00 %	\$6,942	\$0	\$1,381	\$0		
2053	\$73,283	\$73,095	100.3 %	Low	3.00 %	\$7,150	\$0	\$1,551	\$0		
2054	\$81,984	\$82,034	99.9 %	Low	3.00 %	\$7,364	\$0	\$1,729	\$0		

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 54498-0  
Full

Fiscal Year Start: 2025

Net After Tax Interest: 2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase	Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual					
2025	\$4,500	\$4,393	102.4 %	Low	0.00 %	\$2,025	\$0	\$111	\$0	
2026	\$6,636	\$7,474	88.8 %	Low	3.00 %	\$2,086	\$0	\$155	\$0	
2027	\$8,877	\$10,735	82.7 %	Low	3.00 %	\$2,148	\$0	\$201	\$0	
2028	\$11,226	\$14,185	79.1 %	Low	3.00 %	\$2,213	\$0	\$249	\$0	
2029	\$13,688	\$17,833	76.8 %	Low	3.00 %	\$2,279	\$0	\$299	\$0	
2030	\$16,266	\$21,686	75.0 %	Low	3.00 %	\$2,348	\$0	\$301	\$5,101	
2031	\$13,814	\$20,501	67.4 %	Medium	3.00 %	\$2,418	\$0	\$303	\$0	
2032	\$16,535	\$24,637	67.1 %	Medium	3.00 %	\$2,490	\$0	\$359	\$0	
2033	\$19,384	\$29,002	66.8 %	Medium	3.00 %	\$2,565	\$0	\$417	\$0	
2034	\$22,366	\$33,607	66.6 %	Medium	3.00 %	\$2,642	\$0	\$478	\$0	
2035	\$25,487	\$38,463	66.3 %	Medium	3.00 %	\$2,721	\$0	\$394	\$14,649	
2036	\$13,954	\$28,491	49.0 %	Medium	3.00 %	\$2,803	\$0	\$310	\$0	
2037	\$17,067	\$33,427	51.1 %	Medium	3.00 %	\$2,887	\$0	\$374	\$0	
2038	\$20,327	\$38,634	52.6 %	Medium	3.00 %	\$2,974	\$0	\$440	\$0	
2039	\$23,741	\$44,123	53.8 %	Medium	3.00 %	\$3,063	\$0	\$510	\$0	
2040	\$27,315	\$49,907	54.7 %	Medium	3.00 %	\$3,155	\$0	\$533	\$4,985	
2041	\$26,017	\$50,863	51.2 %	Medium	3.00 %	\$3,250	\$0	\$558	\$0	
2042	\$29,824	\$57,120	52.2 %	Medium	3.00 %	\$3,347	\$0	\$636	\$0	
2043	\$33,807	\$63,707	53.1 %	Medium	3.00 %	\$3,447	\$0	\$717	\$0	
2044	\$37,972	\$70,638	53.8 %	Medium	3.00 %	\$3,551	\$0	\$802	\$0	
2045	\$42,325	\$77,928	54.3 %	Medium	3.00 %	\$3,657	\$0	\$428	\$45,875	
2046	\$535	\$38,339	1.4 %	High	3.00 %	\$3,767	\$0	\$49	\$0	
2047	\$4,351	\$44,975	9.7 %	High	3.00 %	\$3,880	\$0	\$127	\$0	
2048	\$8,358	\$51,974	16.1 %	High	3.00 %	\$3,997	\$0	\$209	\$0	
2049	\$12,564	\$59,352	21.2 %	High	3.00 %	\$4,116	\$0	\$295	\$0	
2050	\$16,975	\$67,127	25.3 %	High	3.00 %	\$4,240	\$0	\$202	\$18,216	
2051	\$3,201	\$56,552	5.7 %	High	3.00 %	\$4,367	\$0	\$109	\$0	
2052	\$7,677	\$64,607	11.9 %	High	3.00 %	\$4,498	\$0	\$200	\$0	
2053	\$12,375	\$73,095	16.9 %	High	3.00 %	\$4,633	\$0	\$297	\$0	
2054	\$17,305	\$82,034	21.1 %	High	3.00 %	\$4,772	\$0	\$397	\$0	

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$4,500	\$7,747	\$11,155	\$14,729	\$18,475
Annual Reserve Funding	\$3,125	\$3,219	\$3,315	\$3,415	\$3,517
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$122	\$189	\$259	\$332	\$408
<b>Total Income</b>	<b>\$7,747</b>	<b>\$11,155</b>	<b>\$14,729</b>	<b>\$18,475</b>	<b>\$22,401</b>
# Component					
<b>SITE AND GROUNDS</b>					
206 Concrete: Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIORS</b>					
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1126 Siding: Brick - Repair/Repoint	\$0	\$0	\$0	\$0	\$0
1128 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Ending Reserve Balance	\$7,747	\$11,155	\$14,729	\$18,475	\$22,401

<b>Fiscal Year</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
Starting Reserve Balance	\$22,401	\$21,360	\$25,560	\$29,958	\$34,562
Annual Reserve Funding	\$3,623	\$3,731	\$3,843	\$3,959	\$4,077
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$437	\$469	\$555	\$645	\$739
<b>Total Income</b>	<b>\$26,461</b>	<b>\$25,560</b>	<b>\$29,958</b>	<b>\$34,562</b>	<b>\$39,378</b>
# Component					
<b>SITE AND GROUNDS</b>					
206 Concrete: Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$1,391	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIORS</b>					
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1126 Siding: Brick - Repair/Repoint	\$3,710	\$0	\$0	\$0	\$0
1128 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$5,101</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Ending Reserve Balance	\$21,360	\$25,560	\$29,958	\$34,562	\$39,378

<b>Fiscal Year</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
Starting Reserve Balance	\$39,378	\$29,618	\$34,586	\$39,784	\$45,223
Annual Reserve Funding	\$4,200	\$4,326	\$4,456	\$4,589	\$4,727
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$689	\$641	\$743	\$849	\$960
<b>Total Income</b>	<b>\$44,267</b>	<b>\$34,586</b>	<b>\$39,784</b>	<b>\$45,223</b>	<b>\$50,910</b>
# Component					
<b>SITE AND GROUNDS</b>					
206 Concrete: Surfaces - Repair	\$7,392	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIORS</b>					
1115 Building Exteriors - Seal/Paint	\$7,257	\$0	\$0	\$0	\$0
1126 Siding: Brick - Repair/Repoint	\$0	\$0	\$0	\$0	\$0
1128 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$14,649</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Ending Reserve Balance	\$29,618	\$34,586	\$39,784	\$45,223	\$50,910

<b>Fiscal Year</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
Starting Reserve Balance	\$50,910	\$51,820	\$57,931	\$64,317	\$70,989
Annual Reserve Funding	\$4,869	\$5,015	\$5,165	\$5,320	\$5,480
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,026	\$1,097	\$1,221	\$1,352	\$1,488
<b>Total Income</b>	<b>\$56,805</b>	<b>\$57,931</b>	<b>\$64,317</b>	<b>\$70,989</b>	<b>\$77,957</b>
# Component					
<b>SITE AND GROUNDS</b>					
206 Concrete: Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIORS</b>					
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1126 Siding: Brick - Repair/Repoint	\$4,985	\$0	\$0	\$0	\$0
1128 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$4,985</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Ending Reserve Balance	\$51,820	\$57,931	\$64,317	\$70,989	\$77,957

<b>Fiscal Year</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
Starting Reserve Balance	\$77,957	\$38,894	\$45,551	\$52,518	\$59,808
Annual Reserve Funding	\$5,644	\$5,813	\$5,988	\$6,167	\$6,352
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,167	\$844	\$980	\$1,122	\$1,271
<b>Total Income</b>	<b>\$84,769</b>	<b>\$45,551</b>	<b>\$52,518</b>	<b>\$59,808</b>	<b>\$67,432</b>
# Component					
<b>SITE AND GROUNDS</b>					
206 Concrete: Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIORS</b>					
1115 Building Exteriors - Seal/Paint	\$9,753	\$0	\$0	\$0	\$0
1126 Siding: Brick - Repair/Repoint	\$0	\$0	\$0	\$0	\$0
1128 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$32,510	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$3,612	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$45,875</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Ending Reserve Balance	\$38,894	\$45,551	\$52,518	\$59,808	\$67,432

<b>Fiscal Year</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
Starting Reserve Balance	\$67,432	\$57,002	\$64,960	\$73,283	\$81,984
Annual Reserve Funding	\$6,543	\$6,739	\$6,942	\$7,150	\$7,364
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,243	\$1,219	\$1,381	\$1,551	\$1,729
<b>Total Income</b>	<b>\$75,218</b>	<b>\$64,960</b>	<b>\$73,283</b>	<b>\$81,984</b>	<b>\$91,078</b>
# Component					
<b>SITE AND GROUNDS</b>					
206 Concrete: Surfaces - Repair	\$11,516	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>BUILDING EXTERIORS</b>					
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1126 Siding: Brick - Repair/Repoint	\$6,700	\$0	\$0	\$0	\$0
1128 Siding: Fiber Cement - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$18,216</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Ending Reserve Balance	\$57,002	\$64,960	\$73,283	\$81,984	\$91,078



## 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

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	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 criteria for reserve funding. 1) Common area repair & replacement responsibility 2) The need and schedule for the project can be reasonably anticipated 3) The total cost for the project is material to the association (board's discretion – typically ½ to 1% of Annual operating expenses,) 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 four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

## SITE AND GROUNDS

**Comp #: 100 Ancillary Evaluations**

**Quantity:**

Location:

Funded?: No.

History:

Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time.

The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

- Plumbing evaluation/forensic engineering: Inspect pipes, recommend repairs and replacements
- Structural evaluation: Inspect and evaluate foundations, bearing walls, framing, columns/beams, floor systems, roof systems, etc
  
- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners
- Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies)
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company to assess efficiency, and cost benefit to retrofit existing equipment

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

**Comp #: 206 Concrete: Surfaces - Repair**

**Quantity: 10% of ~ 2,740 GSF**

Location: Concrete driveway and walkways

Funded?: Yes.

History: Plan to restripe and repair driveway in 2025 for \$2,000

Comments: Funding for the repair of 10% of the total surface area or ~ 274 GSF.

Fair condition: Concrete surfaces 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. Some areas show more advanced deterioration.

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:  
15 years

Remaining Life:  
10 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

**Comp #: 403 Mailboxes - Replace**

**Quantity: (12) Boxes**

Location: Front side of building

Funded?: Yes.

History:

Comments: Fair condition: Mailboxes determined to be in fair condition typically exhibit some amount of surface wear and/or rusting, but remain in serviceable and generally decent aesthetic condition.

The client is reported to be responsible for maintenance, repair, and replacement of mailboxes throughout the property/development. Individual home owners may be responsible for routine upkeep. Mailboxes should be inspected periodically for damage, vandalism, etc. and repaired as-needed. We recommend replacement at the approximate interval shown below. Unless otherwise noted, cost estimates are based on replacement with comparable sizes and styles. However, a wide variety of replacement options are available and this component should be adjusted if the client expects to replace with a different size and/or style.

Useful Life:  
25 years

Remaining Life:  
5 years



Best Case: \$ 1,000

Worst Case: \$ 1,400

Cost Source: AR Cost Database

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**Comp #: 1402 Monument Signs - Refurbish**

**Quantity: Lump Sum Allowance**

Location: Front side of building

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments: Includes: (2) metal plaques.

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:



Best Case:

Worst Case:

Cost Source:

**BUILDING EXTERIORS**

**Comp #: 114 Railings: Metal - Repair/Replace**

**Quantity: ~ 18 LF**

Location: Staircase railings

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments: 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. Therefore, there is no recommendation for reserve funding at this time. 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 the most recent information and data available. If deemed appropriate for reserve funding, components can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 1107 Railings: Metal - Paint/Refurbish**

**Quantity: ~ 18 LF**

Location: Staircase railings

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments: 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. Therefore, there is no recommendation for reserve funding at this time. 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 the most recent information and data available. If deemed appropriate for reserve funding, components can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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**Comp #: 1115 Building Exteriors - Seal/Paint**

**Quantity: ~ 2,170 GSF**

Location: Building exteriors

Funded?: Yes.

History: Plan to do exterior masonry repair, replace trim/fascia, and paint in 2025 for \$20,000

Comments: Poor condition: Painted exterior surfaces determined to be in poor condition typically exhibit clearly noticeable aesthetic concerns such as staining, fading, inconsistent color and texture, etc. Physically, paint/coatings in poor condition may be peeling and cracking in many locations, may no longer be adhering properly to the painted surface, or otherwise are otherwise no longer providing effective protection to the structure.

There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including; type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future reserve study updates.

Useful Life:  
10 years

Remaining Life:  
10 years



Best Case: \$ 4,400

Worst Case: \$ 6,400

Cost Source: AR Cost Database

**Comp #: 1126 Siding: Brick - Repair/Repoint**

**Quantity: 20% of ~ 629 GSF**

Location: Building exteriors

Funded?: Yes.

History:

Comments: Funding for the repair of 20% of the total surface area or ~ 126 GSF.

Fair Condition: There appeared to be some cracking and deteriorated mortar on the brick siding. Overall, the siding is in fair condition.

Brick or other masonry siding is typically a low maintenance surface that requires minimal, infrequent repair. However, in some cases (usually after several decades or more), the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves taking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. Timeline and cost estimates shown here are recommended for budgeting purposes. We strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a formal scope of work. If new information is obtained by the client, the reserve study should be adjusted as-needed going forward.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 2,200

Worst Case: \$ 4,200

Cost Source: AR Cost Database

**Comp #: 1128 Siding: Fiber Cement - Replace**

**Quantity: ~ 1,470 GSF**

Location: Building exteriors

Funded?: Yes.

History: Plan to do exterior masonry repair, replace trim/fascia, and paint in 2025 for \$20,000

Comments: Good condition: Fiber cement siding/trim sections determined to be in good condition typically exhibit vibrant, consistent color and little or no signs of damage, deterioration, etc.

Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website ([www.jameshardie.com](http://www.jameshardie.com)) is an informative resource for proper care and maintenance of fiber cement siding. Their "Best Practices" guidelines offer specific guidelines for materials to be used; we strongly recommend complying with recommendations specific to your geographical area. We recommend that the association consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding.

Useful Life:  
50 years

Remaining Life:  
50 years



Best Case: \$ 26,400

Worst Case: \$ 32,400

Cost Source: AR Cost Database

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**Comp #: 1303 Roofing: Asphalt Shingle - Replace**

**Quantity: ~ 3,210 GSF**

Location: Building rooftop

Funded?: Yes.

History: Installed in 2025 for \$20,000

Comments: Good condition: Asphalt shingle roofs determined to be in good condition typically exhibit few or no signs of curling/cupping of shingles, and granule cover appears to be thick and consistent. Little to no organic growth or staining patterns evident, and no unusual or significant leaks reported. Shingles and flashing appear to provide good coverage to all areas, especially at intersection points and around any penetrations.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:  
20 years

Remaining Life:  
20 years



Best Case: \$ 15,000

Worst Case: \$ 21,000

Cost Source: AR Cost Database

**Comp #: 1310 Gutters/Downspouts - Replace**

**Quantity: ~ 160 LF**

Location: Building exteriors

Funded?: Yes.

History: Plan to complete in 2025; Cost included with roofing

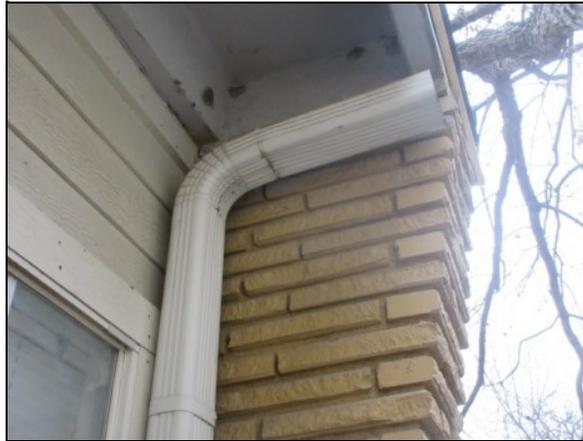
Comments: Includes: ~142 LF of gutters and ~ 18 LF of downspouts.

Good condition: Gutters and downspouts determined to be in good condition typically exhibit little to no significant surface wear or deterioration of material. No obvious sagging or tilting sections. Attachments to building appear to be strong and stable.

Gutters and downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. If buildings are located near trees, keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor Association (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted, costs shown here assume replacement with similar type as are currently in place.

Useful Life:  
20 years

Remaining Life:  
20 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Cost Source: AR Cost Database

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