



Securing Tomorrow, Today

HOA SAMPLE RESERVE STUDY

Reserve Study Type Full	Fiscal Year 2025
Job Number 000-ST-0	Beginning January 1, 2025
Property Location City, ST	Ending December 31, 2025
Date Prepared January 25 th , 2024	



TABLE OF CONTENTS

RESERVE STUDY OVERVIEW3

EXECUTIVE SUMMARY5

PURPOSE AND OBJECTIVES.....6

FUNDING GOAL8

DEFINITIONS.....9

DISCLAIMERS..... 10

RESERVE CONTRIBUTION COMPARISON CHART 11

STARTING BALANCE COMPARISON CHART 12

COMPONENT LIST SUMMARY..... 13

30-YEAR SUMMARY (MIDWEST RESERVES) 15

30-YEAR SUMMARY (BASELINE)..... 16

30-YEAR SUMMARY (PRIOR) 17

EXCLUDED COMPONENTS..... 18

COMPONENT INVENTORY DETAILS 19

QUESTIONS? 75

RESERVE STUDY OVERVIEW

THIS RESERVE STUDY REPORT PROVIDES A COMPREHENSIVE OVERVIEW OF THE ANTICIPATED FINANCIAL NEEDS FOR THE UPKEEP AND REPLACEMENT OF VARIOUS COMPONENTS WITHIN THE PROPERTY. THIS STUDY AIMS TO ENSURE THAT THE PROPERTY IS WELL-MAINTAINED AND FINANCIALLY SUSTAINABLE OVER TIME.

THIS STUDY IS A SNAPSHOT IN TIME BASED ON THE DATE THE REPORT WAS COMPLETED. WHILE RESERVE STUDIES PROVIDE A FINANCIAL ROADMAP FOR MANAGING COMMON ASSETS, THEY ARE BASED ON DATA, ASSUMPTIONS, AND CONDITIONS THAT ARE SUBJECT TO CHANGE OVER TIME. THEREFORE, ORGANIZATIONS SHOULD REGULARLY REVIEW AND UPDATE RESERVE STUDIES TO ENSURE THEY REMAIN EFFECTIVE TOOLS FOR LONG-TERM FINANCIAL PLANNING. OUR RECOMMENDATION IS TO UPDATE RESERVE STUDIES EVERY YEAR AND HAVE A VISUAL INSPECTION COMPLETED EVERY 3-5 YEARS. HOWEVER, IF MAJOR PROJECTS OCCUR SOONER, WE HIGHLY RECOMMEND GETTING A VISUAL INSPECTION DONE SOONER AS WELL.


STATE REQUIREMENTS: OUR RECOMMENDATIONS ARE SIMPLY THAT, RECOMMENDATIONS, THEY ARE NOT REQUIRED. HOWEVER, ASSOCIATIONS SHOULD CONSULT WITH THEIR ATTORNEY TO SEE WHAT IS REQUIRED FOR RESERVES IN THEIR CORRESPONDING STATE. PLEASE SEE THE LINK BELOW FOR GENERAL INFORMATION REGARDING STATE REGULATIONS:

[CAI RESERVES - STATE REQUIREMENTS](#)

SPECIAL ASSESSMENTS: SPECIAL ASSESSMENTS MAY BE RECOMMENDED WHEN UNFORESEEN OR INADEQUATELY PLANNED EXPENSES ARISE, SUCH AS UNEXPECTED MAJOR REPAIRS, OR REPLACEMENT OF LARGE ASSETS SUCH AS ROOFING, PAVING, ETC. SPECIAL ASSESSMENTS SERVE AS A FINANCIAL SOLUTION OF LAST RESORT, ALLOWING HOMEOWNER ASSOCIATIONS AND SIMILAR ORGANIZATIONS TO RAISE ADDITIONAL FUNDS FROM THEIR MEMBERS TO COVER THESE UNANTICIPATED OR URGENT COSTS. SPECIAL ASSESSMENTS CAN BE COLLECTED IN THE FORM OF DIRECT PAYMENTS BY UNIT OWNERS OR A BANK LOAN. KEEPING ACCOUNT OF RESERVES AND UPCOMING EXPENSES CAN HELP PREVENT SPECIAL ASSESSMENTS.

FUNDING METHODS: THERE ARE TWO TYPES OF FUNDING METHODS WHEN IT COMES TO RESERVES.

THE FIRST, WHICH IS HIGHLY RECOMMENDED AND WHAT THIS REPORT IS BASED ON, IS THE POOLED METHOD OR “CASH FLOW METHOD”. THIS METHOD OF FUNDING IS BASICALLY ONE ACCOUNT OF FUNDS THAT CAN BE ALLOCATED TO ANY RESERVE PROJECT. WITH THIS METHOD, THE ASSOCIATION MAY SPEND THEIR RESERVE FUNDS FOR ANY RESERVE PROJECT THAT OCCURS GIVING THEM A LOT MORE FLEXIBILITY.



THE SECOND METHOD IS THE STRAIGHT-LINED METHOD OR “COMPONENT METHOD”. THIS METHOD OF FUNDING IS WHEN ASSOCIATIONS HAVE A SEPARATE ACCOUNT OF FUNDS FOR EACH COMPONENT WITHIN THEIR RESERVES. THESE FUNDS CAN ONLY BE USED FOR THE SPECIFIC COMPONENT IT IS ASSIGNED TO. FOR EXAMPLE, LET’S SAY THE ASSOCIATION OWNS ROADWAYS AND ROOFING. THEY WOULD HAVE ONE ACCOUNT FOR ROADWAYS AND ANOTHER FOR ROOFING. THEY MAY ONLY SPEND MONEY THAT IS IN THE ROADWAY ACCOUNT ON ROADWAYS AND VICE VERSA. WHILE THIS MAY BE BENEFICIAL FOR MORE DETAILED TRACKING, THIS LIMITS THE ASSOCIATION FROM HAVING ANY FLEXIBILITY IF AN UNEXPECTED PROJECT OCCURS AND THE ACCOUNT IS UNDERFUNDED. FUNDS CAN BE MOVED INTO A DIFFERENT ACCOUNT; HOWEVER, IT IS A MORE COMPLEX PROCESS. IF YOUR ASSOCIATION FUNDING METHOD IS STRAIGHT-LINED, WE RECOMMEND CONSULTING WITH YOUR ATTORNEY/ACCOUNTANT FOR MORE DETAILS ABOUT THIS PROCESS. OVERALL, THIS FUNDING METHOD RESULTS IN HIGHER ANNUAL CONTRIBUTIONS TO MAKE SURE EACH ACCOUNT IS FUNDED ADEQUATELY.

REPORT TIMELINE: THIS REPORT IS BASED ON A 30-YEAR TIMEFRAME. WHILE SOME ASSETS MAY HAVE A GREATER USEFUL LIFE THAN THE 30-YEAR TIMELINE. IT IS EXTREMELY BENEFICIAL TO ADEQUATELY PLAN FOR THEM SINCE THESE EXPENSES TEND TO BE HIGHER COST POINTS.

INFLATION RATE: THE INFLATION RATE USED FOR THIS REPORT IS AN ANTICIPATED AVERAGE OF INFLATION OVER 30 YEARS. THIS RATE WAS USED TO INCREASE THE STARTING COST ESTIMATE FOR EACH COMPONENT EVERY YEAR. WHILE SOME INFLATION RATES MAY BE HIGHER OR LOWER DURING THE CURRENT TIME PERIOD IN WHICH THE REPORT WAS COMPLETED, OVER TIME THIS RATE WILL LEVEL OUT AS IT HAS IN THE PAST.

YEARLY INCREASES: YEARLY INCREASES TO RESERVES ARE RECOMMENDED. THE COST OF REPLACEMENTS ARE GOING TO INCREASE, AND TO HELP KEEP UP WITH THE RISE IN PRICES WE RECOMMEND RAISING RESERVE CONTRIBUTIONS EVERY YEAR.

RESERVE FUND STATUS: RESERVE FUND STATUS IS MEASURED BY THE CURRENT FUNDS THE ASSOCIATION HAS IN RESERVES (ESTIMATED STARTING BALANCE) COMPARED TO THE “FULLY FUNDED BALANCE” FOR THE CORRESPONDING FISCAL YEAR. THE ESTIMATED STARTING BALANCE WAS PROVIDED TO US BY THE CLIENT, OR CALCULATED BY USING THE BUDGET RECEIVED FROM THE CLIENT. PLEASE SEE PAGE (10) OF THE REPORT OR THE “DASHBOARD” TAB OF THE EXCEL SHEET TO SEE YOUR ASSOCIATION’S FUNDING STATUS.

EXECUTIVE SUMMARY

Client Information	
Job #	000-ST-0
Property Name	HOA Client
Location	City,ST
# of Units	300
Fiscal Year	2025
Inspection Date	1/25/2024
Total Property Income	\$425,500.00
Current Property Reserve Income	\$35,000.00
Estimated Starting Reserves Balance (1/1/2025)	\$150,000.00
Inflation	3%
Interest	2%
Yearly Percent Increase to Reserves	3%
Number of Funded Components	56
Fund Status (Current % Funded)	14.9%
Funding Plan	
State Required Recommendations (If Applicable)	
Reserve Contributions	N/A
Reserve Contributions Per Unit	N/A
Midwest Reserves' Recommendations	
Reserve Contributions	\$182,375.99
Reserve Contributions Per Unit	\$607.92
Special Assessment (If Applicable)	
Special Assessment (If Applicable) Per Unit	\$0.00
Baseline Method (Stay above \$0)	
Reserve Contributions	\$147,486.51
Reserve Contributions Per Unit	\$491.62
Special Assessment (If Applicable)	
Special Assessment (If Applicable) Per Unit	\$0.00

PURPOSE AND OBJECTIVES

THE PURPOSE OF THIS RESERVE STUDY IS TO ASSESS THE ASSOCIATION-OWNED ASSETS AND ESTIMATE FUTURE REPLACEMENT COSTS.

THIS STUDY IS BASED ON A SYSTEMATIC APPROACH TO EVALUATE COMPONENT CONDITIONS, DETERMINE REMAINING LIFE, AND CALCULATE REPLACEMENT COSTS.

METHODS UTILIZED INCLUDE:

- PHYSICAL INSPECTIONS AND CONDITION ASSESSMENTS BY QUALIFIED PROFESSIONALS.
- DEPRECIATION CALCULATIONS CONSIDERING FACTORS LIKE AGE, CONDITION, AND REMAINING LIFE.
- INFLATION-ADJUSTED COST PROJECTIONS TO REFLECT FUTURE EXPENSES ACCURATELY.
- FUNDING MODELS THAT ADHERE TO INDUSTRY STANDARDS AND BEST PRACTICES.

OUR COMPONENT LIST FOLLOWS THE THREE-PART TEST STRUCTURED BY THE NRSS WHICH IS THE FOLLOWING:

- THE ASSOCIATION HAS THE OBLIGATION TO MAINTAIN OR REPLACE THE EXISTING ELEMENT.
- THE NEED AND SCHEDULE FOR THIS PROJECT CAN BE REASONABLY ANTICIPATED.
- THE TOTAL COST FOR THE PROJECT IS MATERIAL TO THE ASSOCIATION, CAN BE REASONABLY ESTIMATED, AND INCLUDES ALL DIRECT AND RELATED COSTS.

A COMPREHENSIVE COMPONENT INVENTORY HAS BEEN COMPILED, INCLUDING THE FOLLOWING DETAILS FOR EACH COMPONENT:

- COMPONENT NUMBER
- COMPONENT NAME
- LOCATION
- LAST REPLACEMENT
- NEXT REPLACEMENT
- INSPECTION CONDITION
- GENERAL INFORMATION
- USEFUL LIFE (UL)
- REMAINING USEFUL LIFE (RUL)
- QUANTITY
- UNIT MEASUREMENT
- ESTIMATED COST
- ADDITIONAL NOTES

EXPLANATION OF MIDWEST REVERSES FINDINGS FOR COMPONENT INVENTORY DETAILS:

- UL/RUL
 - CLIENT PROJECT HISTORY
 - VISUAL INSPECTION CONDITION
 - LOCAL VENDOR RESEARCH
- COST ESTIMATES
 - LOCAL VENDOR RESEARCH
 - CLIENT COST HISTORY
 - MIDWEST RESERVES SIMILAR CLIENTELE DATABASE
 - NATIONAL INDUSTRY COST ESTIMATING GUIDEBOOKS

PROJECTED EXPENSES FOR EACH COMPONENT HAVE BEEN CALCULATED, REFLECTING ESTIMATED COSTS OVER THE STUDY PERIOD. THE FUTURE COSTS OF COMPONENTS HAVE BEEN ADJUSTED FOR INFLATION, PROVIDING A REALISTIC REPRESENTATION OF FUTURE EXPENSES. THIS HELPS IN FORMULATING A SUSTAINABLE FUNDING STRATEGY.

GRAPHICAL REPRESENTATIONS OF COMPONENT DETERIORATION RATES ARE PRESENTED IN THE ADDITIONAL EXCEL FILE PROVIDED, OFFERING INSIGHTS INTO THE AGING PATTERNS OF EACH COMPONENT. THIS VISUALIZATION AIDS IN UNDERSTANDING LONG-TERM MAINTENANCE NEEDS.

THE REMAINING USEFUL LIFE (RUL) TABLE, PROVIDED IN THE ADDITIONAL EXCEL FILE, OUTLINES THE ANTICIPATED REMAINING LIFESPAN OF EACH COMPONENT. THIS TABLE SERVES AS A VALUABLE TOOL FOR PROACTIVE PLANNING, ENSURING TIMELY REPLACEMENTS AND COST-EFFECTIVE MAINTENANCE. THIS TIMELINE DOES NOT MEAN THE ASSOCIATION IS REQUIRED OR SHOULD REPLACE THE COMPONENT AT THAT TIME. IT JUST MEANS THE ASSOCIATION SHOULD BE FINANCIALLY CAPABLE OF REPLACING THE COMPONENT AT THAT TIME.

FUNDING GOAL

THIS REPORT IS INTENDED TO ASSIST YOUR ASSOCIATION IN REACHING 100% FUNDED IN A 30-YEAR TIMEFRAME. THE RESERVE STUDY REPORT PROVIDES AN ESSENTIAL ROADMAP FOR MAINTAINING THE PROPERTY'S COMPONENTS AND ENSURING FINANCIAL SUSTAINABILITY. WE RECOMMEND THAT THE FINDINGS AND RECOMMENDATIONS OUTLINED IN THIS REPORT BE CAREFULLY CONSIDERED IN YOUR PROPERTY MANAGEMENT AND BUDGETING STRATEGIES.

"FULLY FUNDED" BY THE DEFINITION OF NATIONAL RESERVE STUDY STANDARDS (NRSS) IS THE FOLLOWING: *FULL FUNDING IS "A RESERVE FUNDING GOAL TO ATTAIN AND MAINTAIN RESERVES AT OR NEAR 100 PERCENT FUNDED." WHILE THE NRSS DOESN'T DEFINE A TIME PERIOD WITHIN WHICH THIS GOAL IS TO BE ACHIEVED, A STABLE AND EQUITABLE MULTI-YEAR FUNDING PLAN SHOULD DRAW THE ASSOCIATION SMOOTHLY TO THE 100 PERCENT LEVEL WITHIN THE YEARS PROJECTED IN THE RESERVE STUDY. MINOR VARIANCES IN AN ASSOCIATION'S PERCENT-FUNDED STATUS TYPICALLY OCCUR FROM YEAR TO YEAR. RESERVE PROFESSIONALS SHOULD CONSIDER ANY ASSOCIATION THAT'S FUNDED WITHIN A FEW PERCENTAGE POINTS FROM THE 100 PERCENT LEVEL TO BE FULLY FUNDED.*

PERCENT FUNDED CALCULATION

$$\text{FFB} = \text{CURRENT COST} \times \text{EFFECTIVE AGE} / \text{USEFUL LIFE}$$

IF THE CLIENT WOULD PREFER TO AIM FOR A DIFFERENT FUNDING GOAL, THEY MAY DO SO BY USING THE EXCEL FILE PROVIDED. PLEASE FEEL FREE TO CONTACT US IF YOU HAVE ANY QUESTIONS REGARDING HOW TO USE THE EXCEL FILE.

DEFINITIONS

SF = SQUARE FOOT

LF = LINEAR FOOT

ALLOWANCE = SUM OF COSTS

FFB = FULLY FUNDED BALANCE

UL = USEFUL LIFE

RUL = REMAINING USEFUL LIFE

DISCLAIMERS

DISCLAIMERS AND LIMITATIONS ON THE INFORMATION AND RECOMMENDATIONS CONTAINED IN THIS REPORT.

MIDWEST RESERVES HAS PERFORMED A VISUAL INSPECTION OF THE PROPERTY AS PART OF DEVELOPING THIS REPORT. WE DID NOT CONDUCT ANY INVASIVE OR DESTRUCTIVE TESTING AND ARE NOT PROVIDING AN EXHAUSTIVE REVIEW OF BUILDING CODE COMPLIANCE. WE ALSO HAVE NOT PERFORMED ANY MATERIAL TESTING, CORE SAMPLING, OR PERFORMANCE TESTING OF ANY BUILDING, EQUIPMENT, OR MACHINERY ON THE PREMISES. WE HAVE NOT INSPECTED THE PREMISES FOR ANY CONSTRUCTION DEFECTS, HAZARDOUS MATERIALS, OR HIDDEN ISSUES SUCH AS PLUMBING OR ELECTRICAL PROBLEMS WITH SUB-SURFACE DRAINAGE SYSTEMS. WE HAVE MADE REASONABLE EFFORTS TO EXERCISE DUE DILIGENCE WITH REGARD TO OUR INSPECTION, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES REGARDING ANY LATENT OR HIDDEN DEFECTS NOT OBSERVABLE FROM THE VISUAL INSPECTION.

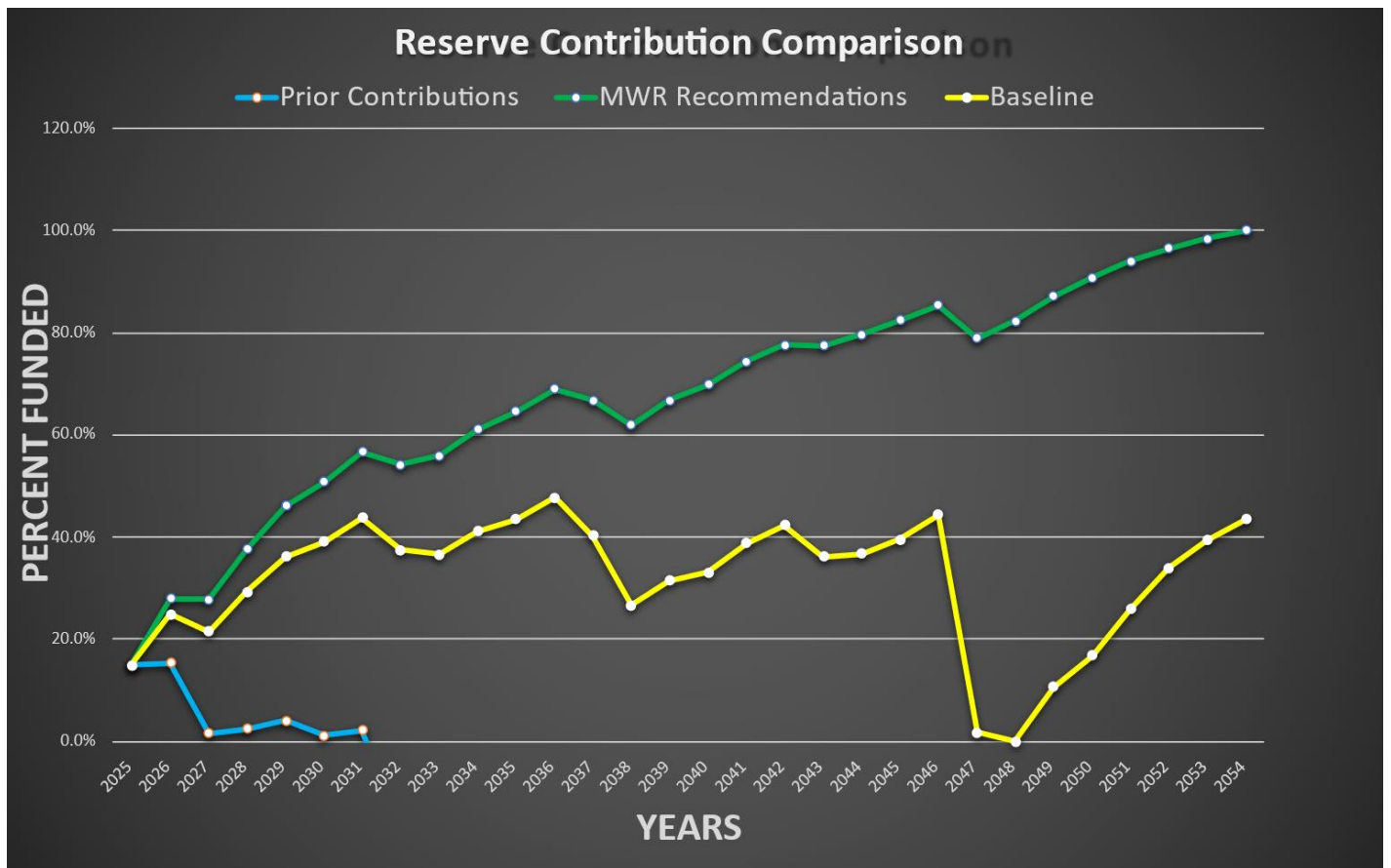
YOU ACKNOWLEDGE THAT WE ARE RELYING ON YOU TO PROVIDE ACCURATE INFORMATION TO US, AND WE ASSUME THAT ALL SUCH INFORMATION PROVIDED BY YOU IS CORRECT. WE HAVE NOT CHECKED THE VIABILITY OR ACCURACY OF ANY INFORMATION YOU PROVIDED TO US. WE WILL ASSUME NO LIABILITY FOR THE INACCURACY OF ANY INFORMATION PROVIDED BY YOU TO US.

ANY OPINIONS WE HAVE PROVIDED TO YOU REGARDING ESTIMATED COSTS AND REMAINING USEFUL LIVES ARE NOT A GUARANTEE OR WARRANTY OF THE ACTUAL COSTS YOU MAY INCUR REGARDING ANY ELEMENTS OF THE PREMISES OR REMAINING USEFUL LIVES. THIS REPORT IS NOT INTENDED TO BE USED FOR AND YOU MAY NOT USE THIS REPORT OR ANY PART OF THIS REPORT AS A DESIGN SPECIFICATION, DESIGN ENGINEERING, APPRAISAL, AUDIT, QUALITY/FORENSIC ANALYSIS, OR BACKGROUND CHECKS OF HISTORICAL RECORDS.

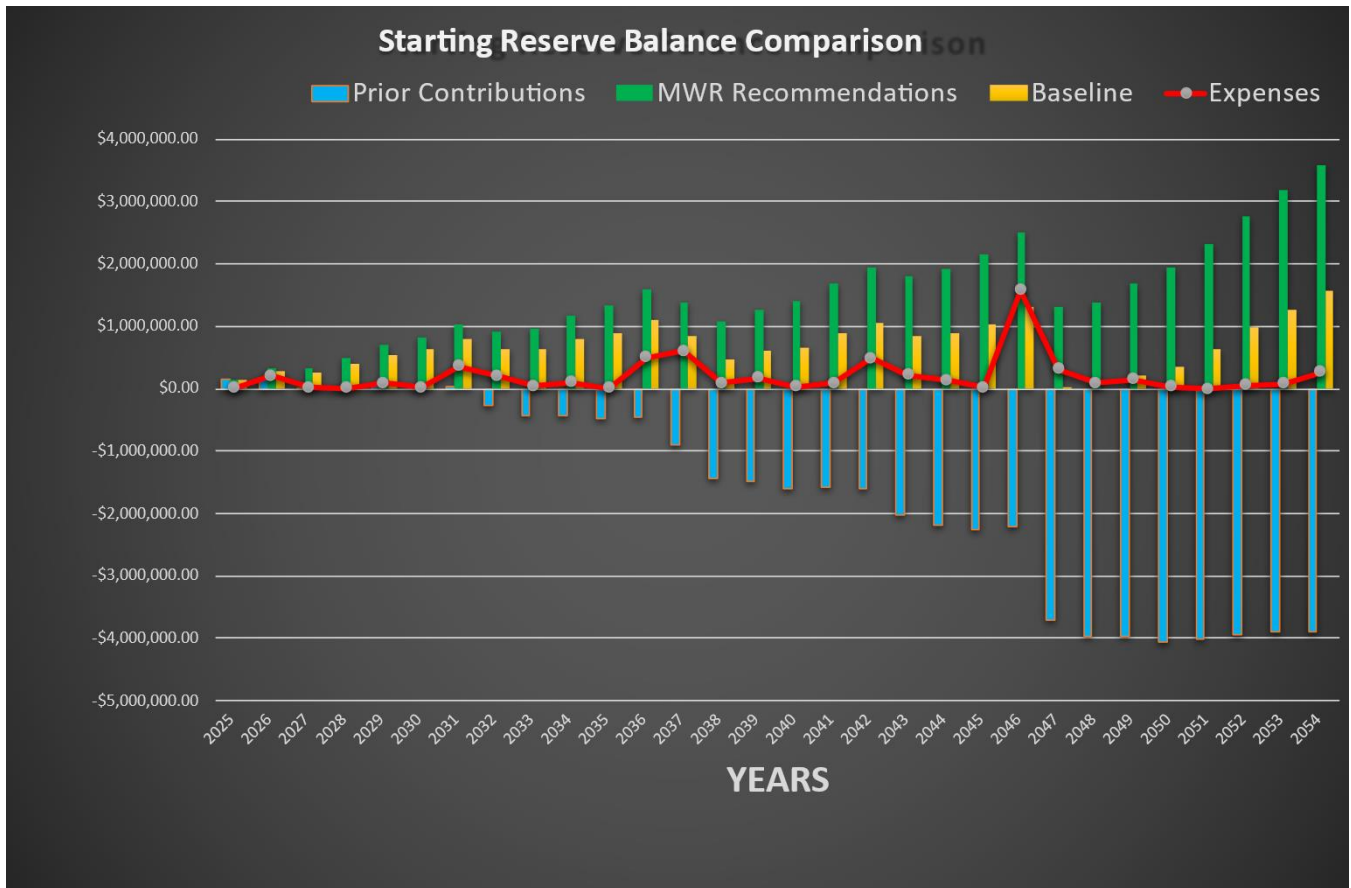
YOU ACKNOWLEDGE THAT THE PHYSICAL CONDITION OF THE PREMISES, THE ECONOMIC ENVIRONMENT, AND LEGISLATIVE ENVIRONMENT CAN CHANGE AND THEREFORE, UNDERSTAND THAT THE INFORMATION PROVIDED IN THIS REPORT IS PROVIDED AS A “ONE-YEAR” DOCUMENT. BECAUSE OF THESE LIKELY CHANGES, WE ADVISE CONTINUING TO OBTAIN YEARLY REPORTS IN ORDER TO ASSIST YOU WITH FORECASTING YOUR YEARLY RESERVES.

IN ADDITION TO THE FOREGOING, ALL THE LIMITATIONS OF LIABILITY AND DISCLAIMERS OF WARRANTIES SET FORTH IN THE SERVICES AGREEMENT BETWEEN YOU AND US APPLY TO THIS REPORT. MIDWEST RESERVE’S LIABILITY IS LIMITED TO THE COST OF THIS STUDY.

RESERVE CONTRIBUTION COMPARISON CHART



STARTING BALANCE COMPARISON CHART



COMPONENT LIST SUMMARY

***RED HIGHLIGHTED** COMPONENTS NEED TO BE ADDRESSED IN THE INITIAL FISCAL YEAR.

***YELLOW HIGHLIGHTED** COMPONENTS NEED TO BE ADDRESSED WITHIN THE FIRST FIVE YEARS.

Component #	Component Name	Quantity	Unit Measurement	UL	RUL	Cost	Next Replacement
1020	Asphalt Paths - Mill & Overlay	153,500	SF	25	17	\$ 271,695	2042
1020	Parking Lots - Mill & Overlay	25,600	SF	20	12	\$ 59,648	2037
1050	Concrete Alleys/Sidewalks	1	Allowance	5	4	\$ 75,000	2029
1060	Wood Fencing - Replace	1,150	LF	20	12	\$ 25,875	2037
1070	Dog Park Fencing - Replace	522	LF	30	23	\$ 33,930	2048
1140	Site Furnishings - Replace	69	Pieces	15	7	\$ 40,500	2032
1150	Street Signs - Replace	150	Signs	20	12	\$ 150,000	2037
1180	Street Lights - Replace	33	Lights	20	12	\$ 165,000	2037
1370	Irrigation Controllers - Replace	25	Controllers	15	7	\$ 100,000	2032
1450	Aerator (2016) - Replace	1	Aerator(s)	10	1	\$ 8,500	2026
1450	Aerator (2020) - Replace	1	Aerator(s)	10	5	\$ 8,500	2030
1520	Pergolas (2016) - Replace	640	SF	25	16	\$ 41,600	2041
1520	Pergolas (2018) - Replace	1,470	SF	25	18	\$ 95,550	2043
2010	Asphalt Roofing - Replace	18,100	SF	25	21	\$ 104,075	2046
2020	Metal Roofing - Replace	780	SF	35	31	\$ 13,650	2056
2120	Gutters - Replace	470	LF	25	21	\$ 6,110	2046
2130	Exteriors - Paint/Seal	1	Allowance	10	1	\$ 21,700	2026
2190	Common Windows - Replace	920	SF	40	31	\$ 105,800	2056
2200	Common Glass Doors - Replace	9	Doors	40	31	\$ 40,500	2056
2210	Common Solid Doors - Replace	7	Doors	40	31	\$ 17,500	2056
3005	Security System - Replace	1	System	15	6	\$ 7,500	2031
3010	HVAC - Replace	5	System(s)	15	6	\$ 52,500	2031
3090	Water Heater(s) - Replace	3	Water Heater(s)	15	6	\$ 9,000	2031
3150	Key Fob System - Replace	1	System	15	6	\$ 7,500	2031
3240	Fire Alarm System(s) - Modernize	1	System(s)	25	16	\$ 10,000	2041
4010	Tile Flooring - Replace	1,260	SF	30	21	\$ 18,900	2046
4040	Wood Flooring - Replace	2,200	SF	30	21	\$ 55,000	2046

4050	Carpet Flooring - Replace	4,360	SF	10	1	\$ 26,160	2026
4060	Rubber Flooring - Replace	320	SF	20	11	\$ 4,160	2036
4080	Interiors - Paint	22,700	SF	10	1	\$ 30,645	2026
4100	Interior Lighting - Replace	44	Lights	20	11	\$ 11,440	2036
4110	Countertops/Cabinetry - Replace	1	Allowance	20	11	\$ 55,000	2036
4140	Pool Bathrooms - Remodel	2	Bathrooms	20	11	\$ 14,600	2036
4140	Clubhouse Bathrooms - Remodel	2	Bathrooms	20	11	\$ 48,000	2036
4150	Fitness Equipment - Replace	32	Pieces	15	6	\$ 146,000	2031
4160	Kitchen Equipment - Replace	4	Piece(s)	15	6	\$ 8,600	2031
4170	Social Room Furniture - Replace	43	Pieces	10	1	\$ 31,200	2026
4170	Board Room Furniture - Replace	21	Pieces	10	1	\$ 15,950	2026
4170	Meeting Room Furniture - Replace	178	Pieces	10	1	\$ 16,575	2026
4180	Electronics - Replace	1	Allowance	10	1	\$ 21,250	2026
5010	Main Pool - Resurface	1	Pool	15	6	\$ 23,700	2031
5010	Adult Pool - Resurface	1	Pool	15	14	\$ 36,750	2039
5010	Kiddie Pool - Resurface	1	Pool	15	6	\$ 5,000	2031
5060	Pool Deck Fencing - Replace	460	LF	30	21	\$ 28,950	2046
5080	Pool Deck Furniture - Replace	106	Pieces	10	8	\$ 32,300	2033
5100	Pool Equipment - Repair/Replace	1	Allowance	15	6	\$ 23,000	2031
5140	North Playground Equipment - Replace	4	Pieces	20	13	\$ 51,500	2038
5140	South Playground Equipment - Replace	2	Pieces	20	11	\$ 27,000	2036
5160	North Playground Surface - Replace	5,443	SF	10	1	\$ 24,494	2026
5160	South Playground Surface - Replace	1,944	SF	10	3	\$ 8,748	2028
5180	Tennis/Pickleball Courts - Coat/Repair	3	Court(s)	5	2	\$ 21,750	2027
5190	Tennis/Pickleball Courts - Rebuild	3	Court(s)	30	21	\$ 75,000	2046
5200	Basketball Court(s) - Coat/Repair	1	Court(s)	5	0	\$ 7,500	2025
5210	Basketball Court(s) - Rebuild	1	Court(s)	30	21	\$ 25,000	2046
5270	Tennis/Pickleball Fencing - Replace	480	LF	30	21	\$ 34,440	2046
5300	Basketball/Soccer Equipment - Replace	4	Pieces	15	6	\$ 20,000	2031

30-YEAR SUMMARY (MIDWEST RESERVES)

PERCENT FUNDED KEY

Special Assessment Risk



MIDWEST RESERVES RECOMMENDATIONS

Year	Start of Year Balance	Percent Funded	Reserve Contributions	Expenses	Special Assessment	Interest Earned
2025	\$150,000.00	14.9%	\$182,375.99	\$7,500.00	\$0.00	\$3,000.00
2026	\$327,875.99	27.9%	\$187,847.27	\$202,367.71	\$0.00	\$6,557.52
2027	\$319,913.08	27.7%	\$193,482.69	\$23,074.58	\$0.00	\$6,398.26
2028	\$496,719.45	37.6%	\$199,287.17	\$9,559.18	\$0.00	\$9,934.39
2029	\$696,381.84	46.1%	\$205,265.79	\$84,413.16	\$0.00	\$13,927.64
2030	\$831,162.10	50.8%	\$211,423.76	\$18,548.39	\$0.00	\$16,623.24
2031	\$1,040,660.72	56.7%	\$217,766.47	\$361,559.04	\$0.00	\$20,813.21
2032	\$917,681.37	54.2%	\$224,299.47	\$199,547.03	\$0.00	\$18,353.63
2033	\$960,787.42	55.9%	\$231,028.45	\$40,916.67	\$0.00	\$19,215.75
2034	\$1,170,114.95	61.1%	\$237,959.30	\$97,857.99	\$0.00	\$23,402.30
2035	\$1,333,618.56	64.6%	\$245,098.08	\$10,079.37	\$0.00	\$26,672.37
2036	\$1,595,309.64	69.0%	\$252,451.03	\$493,719.54	\$0.00	\$31,906.19
2037	\$1,385,947.32	66.7%	\$260,024.56	\$602,060.33	\$0.00	\$27,718.95
2038	\$1,071,630.50	62.0%	\$267,825.29	\$88,476.22	\$0.00	\$21,432.61
2039	\$1,272,412.18	66.8%	\$275,860.05	\$169,031.90	\$0.00	\$25,448.24
2040	\$1,404,688.57	69.8%	\$284,135.85	\$24,927.48	\$0.00	\$28,093.77
2041	\$1,691,990.72	74.4%	\$292,659.93	\$82,802.85	\$0.00	\$33,839.81
2042	\$1,935,687.61	77.6%	\$301,439.73	\$485,019.87	\$0.00	\$38,713.75
2043	\$1,790,821.22	77.4%	\$310,482.92	\$217,656.07	\$0.00	\$35,816.42
2044	\$1,919,464.49	79.7%	\$319,797.41	\$131,512.95	\$0.00	\$38,389.29
2045	\$2,146,138.23	82.5%	\$329,391.33	\$13,545.83	\$0.00	\$42,922.76
2046	\$2,504,906.49	85.4%	\$339,273.07	\$1,575,201.64	\$0.00	\$50,098.13
2047	\$1,319,076.05	78.9%	\$349,451.26	\$310,887.78	\$0.00	\$26,381.52
2048	\$1,384,021.05	82.2%	\$359,934.80	\$84,228.73	\$0.00	\$27,680.42
2049	\$1,687,407.54	87.1%	\$370,732.84	\$152,459.56	\$0.00	\$33,748.15
2050	\$1,939,428.98	90.8%	\$381,854.83	\$33,500.45	\$0.00	\$38,788.58
2051	\$2,326,571.94	94.0%	\$393,310.47	\$0.00	\$0.00	\$46,531.44
2052	\$2,766,413.85	96.5%	\$405,109.79	\$48,313.04	\$0.00	\$55,328.28
2053	\$3,178,538.87	98.5%	\$417,263.08	\$73,900.06	\$0.00	\$63,570.78
2054	\$3,585,472.67	100.0%	\$429,780.97	\$263,346.20	\$0.00	\$71,709.45

30-YEAR SUMMARY (BASELINE)

PERCENT FUNDED KEY

Special Assessment Risk



BASELINE SUMMARY

Year	Start of Year Balance	Percent Funded	Reserve Contributions	Expenses	Special Assessment	Interest Earned
2025	\$150,000.00	14.9%	\$147,486.51	\$7,500.00	\$0.00	\$3,000.00
2026	\$292,986.51	24.9%	\$151,911.11	\$202,367.71	\$0.00	\$5,859.73
2027	\$248,389.65	21.5%	\$156,468.44	\$23,074.58	\$0.00	\$4,967.79
2028	\$386,751.31	29.3%	\$161,162.50	\$9,559.18	\$0.00	\$7,735.03
2029	\$546,089.66	36.1%	\$165,997.37	\$84,413.16	\$0.00	\$10,921.79
2030	\$638,595.66	39.1%	\$170,977.29	\$18,548.39	\$0.00	\$12,771.91
2031	\$803,796.49	43.8%	\$176,106.61	\$361,559.04	\$0.00	\$16,075.93
2032	\$634,419.99	37.5%	\$181,389.81	\$199,547.03	\$0.00	\$12,688.40
2033	\$628,951.17	36.6%	\$186,831.50	\$40,916.67	\$0.00	\$12,579.02
2034	\$787,445.02	41.1%	\$192,436.45	\$97,857.99	\$0.00	\$15,748.90
2035	\$897,772.38	43.5%	\$198,209.54	\$10,079.37	\$0.00	\$17,955.45
2036	\$1,103,858.00	47.7%	\$204,155.83	\$493,719.54	\$0.00	\$22,077.16
2037	\$836,371.45	40.3%	\$210,280.50	\$602,060.33	\$0.00	\$16,727.43
2038	\$461,319.06	26.7%	\$216,588.92	\$88,476.22	\$0.00	\$9,226.38
2039	\$598,658.14	31.4%	\$223,086.59	\$169,031.90	\$0.00	\$11,973.16
2040	\$664,685.99	33.0%	\$229,779.18	\$24,927.48	\$0.00	\$13,293.72
2041	\$882,831.41	38.8%	\$236,672.56	\$82,802.85	\$0.00	\$17,656.63
2042	\$1,054,357.75	42.3%	\$243,772.74	\$485,019.87	\$0.00	\$21,087.15
2043	\$834,197.77	36.1%	\$251,085.92	\$217,656.07	\$0.00	\$16,683.96
2044	\$884,311.57	36.7%	\$258,618.50	\$131,512.95	\$0.00	\$17,686.23
2045	\$1,029,103.35	39.5%	\$266,377.05	\$13,545.83	\$0.00	\$20,582.07
2046	\$1,302,516.63	44.4%	\$274,368.36	\$1,575,201.64	\$0.00	\$26,050.33
2047	\$27,733.69	1.7%	\$282,599.41	\$310,887.78	\$0.00	\$554.67
2048	\$0.00	0.0%	\$291,077.40	\$84,228.73	\$0.00	\$0.00
2049	\$206,848.67	10.7%	\$299,809.72	\$152,459.56	\$0.00	\$4,136.97
2050	\$358,335.81	16.8%	\$308,804.01	\$33,500.45	\$0.00	\$7,166.72
2051	\$640,806.08	25.9%	\$318,068.13	\$0.00	\$0.00	\$12,816.12
2052	\$971,690.34	33.9%	\$327,610.17	\$48,313.04	\$0.00	\$19,433.81
2053	\$1,270,421.28	39.4%	\$337,438.48	\$73,900.06	\$0.00	\$25,408.43
2054	\$1,559,368.12	43.5%	\$347,561.63	\$263,346.20	\$0.00	\$31,187.36

30-YEAR SUMMARY (PRIOR)

PERCENT FUNDED KEY

Special Assessment Risk



PRIOR RESERVES CONTRIBUTIONS

Year	Start of Year Balance	Percent Funded	Reserve Contributions	Expenses	Special Assessment	Interest Earned
2025	\$150,000.00	14.9%	\$35,000.00	\$7,500.00	\$0.00	\$3,000.00
2026	\$180,500.00	15.4%	\$36,050.00	\$202,367.71	\$0.00	\$3,610.00
2027	\$17,792.30	1.5%	\$37,131.50	\$23,074.58	\$0.00	\$355.85
2028	\$32,205.07	2.4%	\$38,245.45	\$9,559.18	\$0.00	\$644.10
2029	\$61,535.44	4.1%	\$39,392.81	\$84,413.16	\$0.00	\$1,230.71
2030	\$17,745.79	1.1%	\$40,574.59	\$18,548.39	\$0.00	\$354.92
2031	\$40,126.92	2.2%	\$41,791.83	\$361,559.04	\$0.00	\$802.54
2032	-\$278,837.75	-16.5%	\$43,045.59	\$199,547.03	\$0.00	\$0.00
2033	-\$435,339.20	-25.3%	\$44,336.95	\$40,916.67	\$0.00	\$0.00
2034	-\$431,918.92	-22.6%	\$45,667.06	\$97,857.99	\$0.00	\$0.00
2035	-\$484,109.85	-23.5%	\$47,037.07	\$10,079.37	\$0.00	\$0.00
2036	-\$447,152.15	-19.3%	\$48,448.19	\$493,719.54	\$0.00	\$0.00
2037	-\$892,423.50	-43.0%	\$49,901.63	\$602,060.33	\$0.00	\$0.00
2038	-\$1,444,582.20	-83.5%	\$51,398.68	\$88,476.22	\$0.00	\$0.00
2039	-\$1,481,659.74	-77.7%	\$52,940.64	\$169,031.90	\$0.00	\$0.00
2040	-\$1,597,751.00	-79.4%	\$54,528.86	\$24,927.48	\$0.00	\$0.00
2041	-\$1,568,149.62	-68.9%	\$56,164.73	\$82,802.85	\$0.00	\$0.00
2042	-\$1,594,787.74	-63.9%	\$57,849.67	\$485,019.87	\$0.00	\$0.00
2043	-\$2,021,957.95	-87.4%	\$59,585.16	\$217,656.07	\$0.00	\$0.00
2044	-\$2,180,028.86	-90.5%	\$61,372.71	\$131,512.95	\$0.00	\$0.00
2045	-\$2,250,169.10	-86.5%	\$63,213.89	\$13,545.83	\$0.00	\$0.00
2046	-\$2,200,501.04	-75.0%	\$65,110.31	\$1,575,201.64	\$0.00	\$0.00
2047	-\$3,710,592.37	-222.0%	\$67,063.62	\$310,887.78	\$0.00	\$0.00
2048	-\$3,954,416.53	-235.0%	\$69,075.53	\$84,228.73	\$0.00	\$0.00
2049	-\$3,969,569.73	-205.0%	\$71,147.79	\$152,459.56	\$0.00	\$0.00
2050	-\$4,050,881.49	-189.6%	\$73,282.23	\$33,500.45	\$0.00	\$0.00
2051	-\$4,011,099.71	-162.1%	\$75,480.69	\$0.00	\$0.00	\$0.00
2052	-\$3,935,619.02	-137.3%	\$77,745.12	\$48,313.04	\$0.00	\$0.00
2053	-\$3,906,186.94	-121.0%	\$80,077.47	\$73,900.06	\$0.00	\$0.00
2054	-\$3,900,009.53	-108.8%	\$82,479.79	\$263,346.20	\$0.00	\$0.00

EXCLUDED COMPONENTS

THE COMPONENTS LISTED BELOW HAVE NOT BEEN INCLUDED WITHIN THE RESERVE STUDY DUE TO NOT MEETING THE REQUIREMENTS FOR THE FOLLOWING THREE-PART TEST PROVIDED BY THE NATIONAL RESERVE STUDY STANDARDS

([HTTPS://WWW.CAIONLINE.ORG/PAGES/DEFAULT.ASPX](https://www.caionline.org/pages/default.aspx)):

1. THE ASSOCIATION HAS THE OBLIGATION TO MAINTAIN OR REPLACE THE EXISTING ELEMENT. (CLIENT NOT RESPONSIBLE)
2. THE NEED AND SCHEDULE FOR THIS PROJECT CAN BE REASONABLY ANTICIPATED. (UNPREDICTABLE LIFE EXPECTANCY)
3. THE TOTAL COST FOR THE PROJECT IS MATERIAL TO THE ASSOCIATION, CAN BE REASONABLY ESTIMATED, AND INCLUDES ALL DIRECT AND RELATED COSTS (BELOW MINIMUM THRESHOLD, OPERATING EXPENSE)

Reason			
Component Name			
Unpredictable Life Expectancy	Immaterial Cost (Below \$5,000)	Client Not Responsible	Operating Expense
Site Drainage	Landscape Lights	Unit Lots	Landscaping
Masonry Siding	Exit Signs/Emergency Lights	Unit Interiors	Tree Trimming
Electrical System	Recessed Lighting	Unit Concrete Driveways	Retention Pond Maintenance
Plumbing System		Unit Mailboxes	Snow Removal/Treatment
Utility Infrastructure		Asphalt Roadways	Pressure Washing
Masonry Perimeter Wall		Roadway Drainage	Roof Cleaning/Treatment
Irrigation System (Underground Lines)			
Building Structural Members			
Building Foundation(s)			

COMPONENT INVENTORY DETAILS

THE "COMPONENT DETAILS" SECTION OF A RESERVE STUDY REPORT PROVIDES A COMPREHENSIVE BREAKDOWN OF THE VARIOUS COMPONENTS THAT ARE PART OF THE HOMEOWNER ASSOCIATION'S PROPERTY. THESE COMPONENTS CAN INCLUDE BUILDINGS, INFRASTRUCTURE, COMMON AREAS, AMENITIES, AND OTHER ELEMENTS THAT REQUIRE MAINTENANCE, REPAIRS, AND REPLACEMENT OVER TIME. THE PURPOSE OF THIS SECTION IS TO PROVIDE A DETAILED INVENTORY OF EACH COMPONENT, INCLUDING IMPORTANT INFORMATION RELATED TO ITS CONDITION, LIFESPAN, REPLACEMENT COSTS, INSPECTION IMAGE, AND MORE.

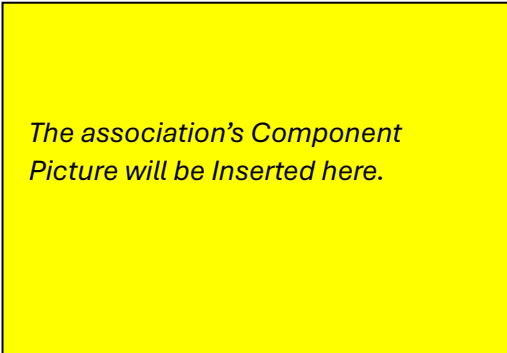
PER INFORMATION PROVIDED BY THE CLIENT AND/OR MIDWEST RESERVES RECOMMENDATION, A MINIMUM THRESHOLD OF \$5,000 WAS USED FOR THE FUNDED COMPONENTS. EVERY COMPONENT THAT DID NOT MEET THE COST THRESHOLD HAS BEEN ADDED TO THE NON-FUNDED COMPONENT DETAILS SECTION UNDER "IMMATERIAL COST".

THE COMPONENT DETAILS SECTION IS CRUCIAL FOR UNDERSTANDING THE CURRENT STATUS OF EACH COMPONENT, ITS EXPECTED LIFESPAN, AND THE FINANCIAL REQUIREMENTS FOR FUTURE REPAIRS OR REPLACEMENTS. IT FORMS THE FOUNDATION FOR CALCULATING RESERVE FUNDING NEEDS, BUDGET PLANNING, AND DETERMINING WHETHER THE ASSOCIATION IS ADEQUATELY PREPARED TO COVER FUTURE EXPENSES. A THOROUGH AND ACCURATE INVENTORY OF COMPONENT DETAILS ENSURES THAT THE RESERVE STUDY REPORT PROVIDES A CLEAR ROADMAP FOR THE ASSOCIATION'S FINANCIAL MANAGEMENT AND MAINTENANCE PLANNING.

SEE THE FOLLOWING PAGES FOR YOUR ASSOCIATION'S COMPONENT DETAILS.

1020

ASPHALT PATHS - MILL & OVERLAY



*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: THROUGHOUT PROPERTY

COMPONENT HISTORY: 2016-2018: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2042

UL: 25 RUL: 17

QUANTITY: 153,500 SF

ESTIMATED COST: \$271,695.00

COST SOURCE: MWR DATA

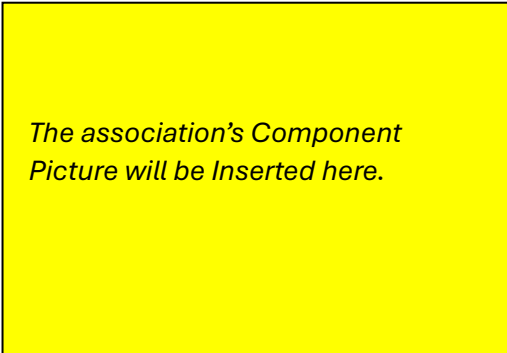
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, THE ASPHALT DISPLAYS SOME SIGNS OF WEAR AND TEAR. THERE MIGHT BE VISIBLE CRACKS AND MINOR SURFACE DEGRADATION DUE TO WEATHERING AND AGING. WHILE THE PAVEMENT IS STILL STRUCTURALLY SOUND, IT MAY REQUIRE SOME MAINTENANCE AND PREVENTIVE MEASURES TO PREVENT FURTHER DETERIORATION. TIMELY REPAIRS AND PROACTIVE MEASURES CAN HELP PROLONG THE LIFE OF THE PAVEMENT AND PREVENT MORE EXTENSIVE REPAIRS IN THE FUTURE.

GENERAL INFORMATION: ASPHALT MILL AND OVERLAY INVOLVES REMOVING THE TOP LAYER OF AN EXISTING ASPHALT SURFACE AND REPLACING IT WITH A NEW LAYER. THIS PROCESS IS COMMONLY USED TO REJUVENATE AGING OR DAMAGED PAVEMENTS. IT'S CRUCIAL TO REGULARLY ASSESS THE CONDITION OF YOUR ASPHALT SURFACES AND PLAN FOR MAINTENANCE AND REPAIR AS NEEDED. A PROACTIVE APPROACH, ALONG WITH PERIODIC INSPECTIONS AND A WELL-THOUGHT-OUT RESERVE FUND, WILL HELP YOU MANAGE THE COSTS AND ENSURE THE LONGEVITY OF YOUR ASPHALT PAVEMENT. CONSULTING WITH A PROFESSIONAL. THE COST FOR THIS COMPONENT CAN VARY DEPENDING ON THE AMOUNT OF ASPHALT DEPTH MILLED.

ADDITIONAL NOTES: THE USEFUL OF THIS COMPONENT THIS BEEN EXTENDED BASED ON THE MINIMAL VEHICLE TRAFFIC/USAGE

1020

PARKING LOTS - MILL & OVERLAY



*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: PARKING AREAS

COMPONENT HISTORY: 2016-2018: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2037

UL: 20 RUL: 12

QUANTITY: 25,600 SF

ESTIMATED COST: \$59,648.00

COST SOURCE: MWR DATA

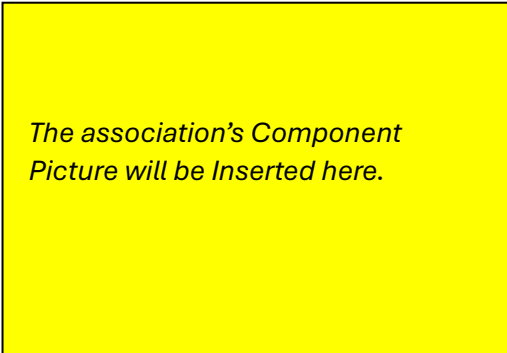
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, THE ASPHALT DISPLAYS SOME SIGNS OF WEAR AND TEAR. THERE MIGHT BE VISIBLE CRACKS AND MINOR SURFACE DEGRADATION DUE TO WEATHERING AND AGING. WHILE THE PAVEMENT IS STILL STRUCTURALLY SOUND, IT MAY REQUIRE SOME MAINTENANCE AND PREVENTIVE MEASURES TO PREVENT FURTHER DETERIORATION. TIMELY REPAIRS AND PROACTIVE MEASURES CAN HELP PROLONG THE LIFE OF THE PAVEMENT AND PREVENT MORE EXTENSIVE REPAIRS IN THE FUTURE.

GENERAL INFORMATION: PLEASE REFER TO FIRST COMPONENT WITHIN THIS SERIES

ADDITIONAL NOTES: NONE

1050

CONCRETE ALLEYS/SIDEWALKS



*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: THROUGHOUT PROPERTY

COMPONENT HISTORY: 2016-2018: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2029

UL: 5 RUL: 4

QUANTITY: 1 ALLOWANCE

ESTIMATED COST: \$75,000.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A GOOD CONDITION ASSESSMENT, CONCRETE DISPLAYS MINIMAL SIGNS OF WEAR AND TEAR. THERE MIGHT BE MINOR SURFACE CRACKS OR COLOR FADING DUE TO WEATHERING.

GENERAL INFORMATION: COMPLETE REPLACEMENT FOR THIS COMPONENT IS UNPREDICTABLE FROM A VISUAL INSPECTION. MINOR REPAIRS MAY BE BELOW THE COST THRESHOLD, HOWEVER IF THERE IS AN EXTENSIVE QUANTITY, HISTORY PROVIDED, OR AT THE REQUEST OF THE CLIENT, FUNDING MAY BE INCLUDED. THIS COMPONENT REPRESENTS A GENERAL ALLOWANCE FOR FUTURE REPAIRS TO CONCRETE DRIVEWAYS/SIDEWALKS/CURBS. TO MAKE INFORMED DECISIONS ABOUT THE MAINTENANCE AND REPAIR OF YOUR CONCRETE DRIVEWAYS/SIDEWALKS/CURBS, WE SUGGEST CONDUCTING ROUTINE INSPECTIONS OF YOUR CONCRETE TO DETECT SIGNS OF DETERIORATION OR DAMAGE EARLY ON. PROMPTLY ADDRESS ANY EMERGING ISSUES TO AVOID COSTLY REPAIRS IN THE FUTURE.

ADDITIONAL NOTES: 199,800 SF OF CONCRETE ALLEYS | 190,330 SF OF CONCRETE DRIVEWAYS | 10,770 SF OF CONCRETE POOL DECK. THIS COMPONENT REPRESENTS A GENERAL ALLOWANCE FOR REPLACEMENT OF 1% OF THE TOTAL QUANTITY EVERY 5 YEARS.

1060

WOOD FENCING - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: PERIMETER OF PROPERTY

COMPONENT HISTORY: 2016-2018: ORIGINAL INSTALLATION

NEXT REPLACEMENT: 2037

UL: 20 RUL: 12

QUANTITY: 1,150 LF

ESTIMATED COST: \$25,875.00

COST SOURCE: MWR DATA

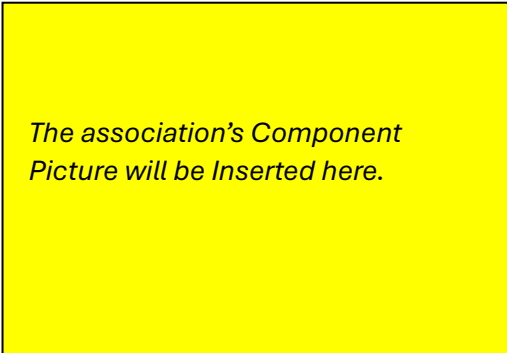
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, WOOD FENCING SHOWS SIGNS OF DETERIORATION. THERE MIGHT BE A FEW INDIVIDUAL PANELS SHOWING MILD WEATHERING, MINOR CRACKS, OR SLIGHT DISCOLORATION. THE FENCE STRUCTURE REMAINS INTACT, BUT IT MAY REQUIRE MORE ATTENTION TO PREVENT FURTHER DECAY. WE SUGGEST UNDERTAKING NECESSARY REPAIRS AND APPLYING PROTECTIVE TREATMENTS, LIKE SEALANTS OR PRESERVATIVES, TO PREVENT THE CONDITION FROM DETERIORATING.

GENERAL INFORMATION: WOOD FENCING, BEING AN OUTDOOR ASSET, IS INHERENTLY EXPOSED TO VARIOUS WEATHER CONDITIONS, WHICH CAN ACCELERATE WEAR AND TEAR OVER TIME. TO MAINTAIN YOUR WOOD FENCING EFFECTIVELY, WE RECOMMEND IMPLEMENTING A PROACTIVE MAINTENANCE PLAN, INCLUDING REGULAR INSPECTIONS, CLEANING, AND TIMELY REPAIRS. ADDITIONALLY, CONSIDER APPLYING PROTECTIVE COATINGS OR SEALANTS EVERY FEW YEARS TO PRESERVE THE WOOD'S INTEGRITY.

ADDITIONAL NOTES: TYPE: SPLIT RAIL | HEIGHT: 4'-5'

1070

DOG PARK FENCING - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: PERIMETER OF DOG PARK

COMPONENT HISTORY: 2018: ORIGINAL INSTALLATION

NEXT REPLACEMENT: 2048

UL: 30 RUL: 23

QUANTITY: 522 LF

ESTIMATED COST: \$33,930.00

COST SOURCE: MWR DATA

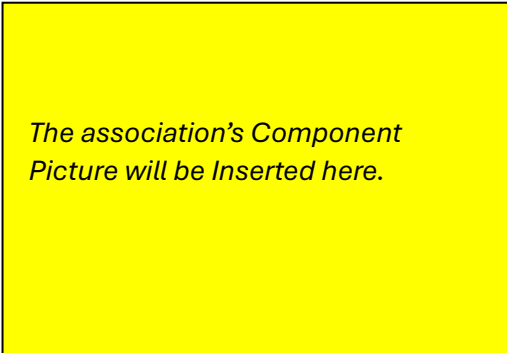
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, METAL FENCING DISPLAYS MODERATE SIGNS OF DETERIORATION AND WEAR. THERE MAY BE SOME INSTANCES OF RUST OR CORROSION, ESPECIALLY IN AREAS WITH EXPOSURE TO HARSH WEATHER CONDITIONS. ALTHOUGH THE STRUCTURAL INTEGRITY IS GENERALLY INTACT, IT IS CRUCIAL TO ADDRESS THESE ISSUES PROMPTLY TO PREVENT FURTHER DETERIORATION. WE RECOMMEND ROUTINE INSPECTIONS AND PERFORMING NECESSARY REPAIRS, SUCH AS RUST REMOVAL AND REPAINTING, TO KEEP THE FENCING IN A FAIR CONDITION AND EXTEND ITS USABLE LIFE.

GENERAL INFORMATION: METAL FENCING, WHILE DURABLE AND LONG-LASTING, REQUIRES PROPER MAINTENANCE TO MAINTAIN ITS CONDITION OVER TIME. ROUTINE INSPECTIONS, CLEANING, AND REPAINTING CAN SIGNIFICANTLY EXTEND THE LIFE OF THE FENCING AND PRESERVE ITS FUNCTIONALITY. FURTHERMORE, SELECTING HIGH-QUALITY MATERIALS AND PROFESSIONAL INSTALLATION CAN CONTRIBUTE TO ITS LONGEVITY AND REDUCE THE NEED FOR PREMATURE REPLACEMENT.

ADDITIONAL NOTES: HEIGHT: 4'

1140

SITE FURNISHINGS - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: THROUGHOUT PROPERTY

COMPONENT HISTORY: 2016-2018: ORIGINAL INSTALLATION

NEXT REPLACEMENT: 2032

UL: 15 RUL: 7

QUANTITY: 69 PIECES

ESTIMATED COST: \$40,500.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, SITE FURNISHINGS SHOW MODERATE SIGNS OF DETERIORATION AND USE. THEY MAY HAVE NOTICEABLE WEAR ON THE SURFACES, SOME RUST OR FADING, BUT ARE GENERALLY STILL FUNCTIONAL.

GENERAL INFORMATION: WHEN CONSIDERING THE REPLACEMENT OF SITE FURNISHINGS, IT IS ESSENTIAL TO CONSIDER SEVERAL FACTORS. FIRST, YOU SHOULD ASSESS THE FREQUENCY OF USE AND THE SPECIFIC WEAR AND TEAR THESE ITEMS ENDURE. HIGH-TRAFFIC AREAS MAY REQUIRE MORE FREQUENT REPLACEMENTS COMPARED TO LESS FREQUENTED SPACES. ADDITIONALLY, CLIMATE PLAYS A SIGNIFICANT ROLE IN THE LIFESPAN OF OUTDOOR FURNISHINGS; HARSH WEATHER CAN ACCELERATE DETERIORATION, ESPECIALLY IN ITEMS MADE FROM MATERIALS SENSITIVE TO EXTREME TEMPERATURES AND MOISTURE. CHOOSING DURABLE MATERIALS SUCH AS TREATED WOOD, METAL ALLOYS, OR WEATHER-RESISTANT PLASTICS CAN INCREASE THE LONGEVITY OF SITE FURNISHINGS, REDUCING THE FREQUENCY OF REPLACEMENTS AND LOWERING OVERALL MAINTENANCE COSTS.

ADDITIONAL NOTES: (10) PICNIC TABLES | (7) PARK BENCHES | (10) TRASH CANS | (1) DOG WASTE STATION | (34) CHAIRS | (3) SIDE TABLES | (4) DINING TABLES

1150

STREET SIGNS - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: THROUGHOUT PROPERTY

COMPONENT HISTORY: 2016-2018: ORIGINAL INSTALLATION

NEXT REPLACEMENT: 2037

UL: 20 RUL: 12

QUANTITY: 150 SIGNS

ESTIMATED COST: \$150,000.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, STREET SIGNS MAY EXHIBIT SOME SIGNS OF AGING AND DETERIORATION BUT REMAIN FUNCTIONAL AND ADEQUATELY READABLE. THESE SIGNS MIGHT SHOW SLIGHT FADING, MINOR DENTS, OR SCRATCHES DUE TO ENVIRONMENTAL FACTORS AND REGULAR USAGE. WHILE THEY DON'T POSE ANY IMMEDIATE SAFETY CONCERNS, SOME SIGNS MAY REQUIRE REFURBISHMENT OR REPLACEMENT IN THE NEAR FUTURE TO MAINTAIN THEIR EFFECTIVENESS.

GENERAL INFORMATION: STREET SIGN REPLACEMENT IS A VITAL ASPECT OF MAINTAINING A WELL-FUNCTIONING AND SAFE COMMUNITY. REGULAR ASSESSMENTS OF STREET SIGNS' CONDITION HELP IDENTIFY SIGNS THAT REQUIRE IMMEDIATE ATTENTION OR THOSE THAT MIGHT NEED REPLACEMENT IN THE NEAR FUTURE. THE REGION'S VARYING WEATHER CONDITIONS, INCLUDING EXTREME TEMPERATURES AND PRECIPITATION, CAN IMPACT THE LONGEVITY OF STREET SIGNS. THEREFORE, IT IS CRUCIAL TO INVEST IN QUALITY MATERIALS AND DESIGNS TO WITHSTAND THE UNIQUE CLIMATE CHALLENGES.

ADDITIONAL NOTES: MATERIAL: ALUMINUM | HEIGHT: 10'

1180

STREET LIGHTS - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: THROUGHOUT PROPERTY

COMPONENT HISTORY: 2016-2018: ORIGINAL INSTALLATION

NEXT REPLACEMENT: 2037

UL: 20 RUL: 12

QUANTITY: 33 LIGHTS

ESTIMATED COST: \$165,000.00

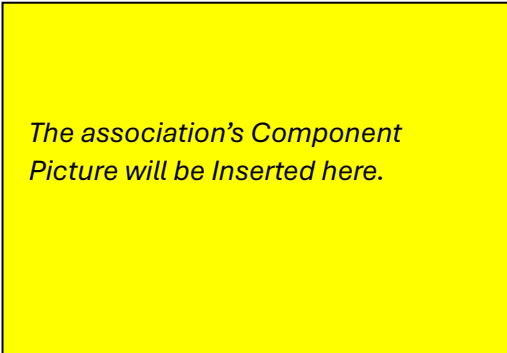
COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, STREET LIGHTS IN YOUR COMMUNITY SHOW MODERATE SIGNS OF WEAR AND AGING. WHILE THEY ARE STILL FUNCTIONAL, SOME COMPONENTS MIGHT REQUIRE ATTENTION. AS A PROACTIVE MEASURE, WE RECOMMEND INITIATING A SCHEDULED MAINTENANCE PLAN TO ADDRESS THESE ISSUES PROMPTLY AND PREVENT FURTHER DETERIORATION.

GENERAL INFORMATION: STREET LIGHT REPLACEMENT IS A VITAL ASPECT OF MAINTAINING A WELL-LIT AND SAFE COMMUNITY. THESE LIGHTS PLAY A CRUCIAL ROLE IN ENHANCING VISIBILITY DURING NIGHTTIME, REDUCING ACCIDENTS, DETERRING CRIMINAL ACTIVITIES, AND PROMOTING OVERALL COMMUNITY WELL-BEING. REGULARLY ASSESSING THE CONDITION OF STREET LIGHTS IS ESSENTIAL IN IDENTIFYING POTENTIAL ISSUES EARLY ON AND PLANNING FOR TIMELY MAINTENANCE OR REPLACEMENT. BY ADHERING TO A PROACTIVE APPROACH, YOUR COMMUNITY CAN SAVE ON LONG-TERM EXPENSES AND ENSURE THE CONTINUED FUNCTIONALITY AND SAFETY OF ITS STREET LIGHTING SYSTEM. WHEN CONSIDERING A REPLACEMENT PROJECT, IT'S ESSENTIAL TO WORK WITH A REPUTABLE AND EXPERIENCED CONTRACTOR TO ENSURE THE SELECTION OF ENERGY-EFFICIENT AND DURABLE LIGHTING SOLUTIONS THAT MEET THE SPECIFIC NEEDS OF YOUR COMMUNITY. LIGHTS WERE NOT TESTED DURING THE INSPECTION.

ADDITIONAL NOTES: MATERIAL: ALUMINUM | HEIGHT: 20' | (33) SINGLE-FIXTURE LIGHTS

1370

IRRIGATION CONTROLLERS - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS**LOCATION: THROUGHOUT PROPERTY****COMPONENT HISTORY: 2016-2018: ORIGINAL INSTALLATION****NEXT REPLACEMENT: 2032****UL: 15 RUL: 7****QUANTITY: 25 CONTROLLERS****ESTIMATED COST: \$100,000.00****COST SOURCE: MWR DATA**

INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THIS COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION. FURTHER INVESTIGATIONS INTO THE CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY AN INSPECTOR/VENDOR.

GENERAL INFORMATION: IRRIGATION CONTROLLERS, ALSO KNOWN AS SPRINKLER TIMERS OR WATERING TIMERS, ARE ESSENTIAL DEVICES FOR OWNERS SEEKING EFFICIENT AND AUTOMATED LAWN AND GARDEN CARE. THESE CONTROLLERS STREAMLINE THE WATERING PROCESS BY ALLOWING USERS TO SET SPECIFIC SCHEDULES FOR THEIR IRRIGATION SYSTEM. HOMEOWNERS CAN PROGRAM THE CONTROLLERS TO WATER AT OPTIMAL TIMES, SUCH AS EARLY MORNING OR LATE EVENING, REDUCING WATER EVAPORATION AND MAXIMIZING ABSORPTION BY PLANTS. MODERN IRRIGATION CONTROLLERS OFTEN COME EQUIPPED WITH SMART TECHNOLOGY, ENABLING REMOTE ACCESS AND CONTROL THROUGH MOBILE APPS. THIS FEATURE ALLOWS OWNERS TO ADJUST WATERING SCHEDULES, MONITOR SOIL MOISTURE LEVELS, AND CONSERVE WATER. SOME ADVANCED CONTROLLERS CAN INTEGRATE WEATHER DATA, AUTOMATICALLY ADJUSTING WATERING SCHEDULES BASED ON REAL-TIME WEATHER CONDITIONS. OVERALL, IRRIGATION CONTROLLERS EMPOWER OWNERS TO MAINTAIN LUSH, HEALTHY LANDSCAPES WHILE PROMOTING WATER CONSERVATION AND EFFICIENCY IN THEIR OUTDOOR SPACES. REGULAR MAINTENANCE AND TIMELY REPLACEMENTS ARE KEY TO ENSURING THE LONG-TERM FUNCTIONALITY AND COST-EFFECTIVENESS OF YOUR IRRIGATION SYSTEM.

ADDITIONAL NOTES: MAKE: RAINBIRD | MODEL: ESP-ME

1450

AERATOR (2016) - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: NORTH POND

COMPONENT HISTORY: 2016: ORIGINAL INSTALLATION

NEXT REPLACEMENT: 2026

UL: 10 RUL: 1

QUANTITY: 1 AERATOR(S)

ESTIMATED COST: \$8,500.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THIS COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION. FURTHER INVESTIGATIONS INTO THE CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY AN INSPECTOR/VENDOR.

GENERAL INFORMATION: AERATORS ARE CRUCIAL COMPONENTS OF WATER SYSTEMS THAT HELP CONSERVE WATER AND MAINTAIN A CONSISTENT FLOW RATE BY MIXING AIR WITH THE WATER STREAM. OVER TIME, THEY CAN EXPERIENCE WEAR AND TEAR DUE TO USAGE, MINERAL DEPOSITS, AND OTHER ENVIRONMENTAL FACTORS. REGULAR MAINTENANCE AND INSPECTIONS ARE ESSENTIAL TO MONITOR THEIR CONDITION AND ENSURE OPTIMAL PERFORMANCE.

ADDITIONAL NOTES: MAKE: AQUA ELITE | (3) DIFFUSERS

1450

AERATOR (2020) - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: SOUTH POND

COMPONENT HISTORY: 2020: ORIGINAL INSTALLATION

NEXT REPLACEMENT: 2030

UL: 10 RUL: 5

QUANTITY: 1 AERATOR(S)

ESTIMATED COST: \$8,500.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THIS COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION. FURTHER INVESTIGATIONS INTO THE CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY AN INSPECTOR/VENDOR.

GENERAL INFORMATION: PLEASE REFER TO FIRST COMPONENT WITHIN THIS SERIES

ADDITIONAL NOTES: MAKE: AQUA ELITE | (4) DIFFUSERS

1520

PERGOLAS (2016) - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: SOUTH AMENITIES

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2041

UL: 25 RUL: 16

QUANTITY: 640 SF

ESTIMATED COST: \$41,600.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, PERGOLAS SHOW MODERATE SIGNS OF WEAR AND TEAR. THIS INCLUDES FADING OR DISCOLORATION, OR SOME LEVEL OF DEGRADATION DUE TO WEATHER EXPOSURE.

GENERAL INFORMATION: TO EFFECTIVELY MAINTAIN YOUR PERGOLA, ENSURE A REGULAR CLEANING ROUTINE BY REMOVING DEBRIS LIKE LEAVES AND DIRT FROM THE STRUCTURE AND ITS SURROUNDING AREA. INSPECT FOR ANY SIGNS OF DAMAGE OR WEAR, SUCH AS CRACKS, LOOSE BOARDS, OR RUST ON METAL PARTS, AND ADDRESS THESE PROMPTLY TO PREVENT FURTHER DETERIORATION. PERFORM SEASONAL INSPECTIONS AND REAPPLY WEATHER-RESISTANT FINISHES, LIKE PAINT OR SEALANT, TO PROTECT THE WOOD OR METAL FROM THE ELEMENTS. TRIM NEARBY VEGETATION TO PREVENT OVERGROWTH THAT COULD DAMAGE THE PERGOLA OR CREATE A BREEDING GROUND FOR PESTS. REGULARLY CHECK AND TIGHTEN ANY HARDWARE, SUCH AS BOLTS AND SCREWS, TO ENSURE STRUCTURAL STABILITY.

ADDITIONAL NOTES: MATERIAL: WOOD | (2) PERGOLAS

1520

PERGOLAS (2018) - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: GROUNDS

LOCATION: NORTH PLAYGROUND AND EAST WALKING AREA

COMPONENT HISTORY: 2018: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2043

UL: 25 RUL: 18

QUANTITY: 1,470 SF

ESTIMATED COST: \$95,550.00

COST SOURCE: MWR DATA

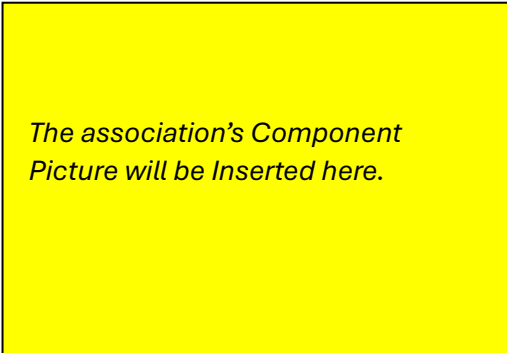
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, PERGOLAS SHOW MODERATE SIGNS OF WEAR AND TEAR. THIS INCLUDES FADING OR DISCOLORATION, OR SOME LEVEL OF DEGRADATION DUE TO WEATHER EXPOSURE.

GENERAL INFORMATION: PLEASE REFER TO FIRST COMPONENT WITHIN THIS SERIES

ADDITIONAL NOTES: MATERIAL: WOOD | (4) PERGOLAS

2010

ASPHALT ROOFING - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: EXTERIORS

LOCATION: CLUBHOUSE AND POOL BUILDING ROOFTOPS

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION | 2021: REPLACED DUE TO HAIL DAMAGE

NEXT REPLACEMENT: 2046

UL: 25 RUL: 21

QUANTITY: 18,100 SF

ESTIMATED COST: \$104,075.00

COST SOURCE: MWR DATA

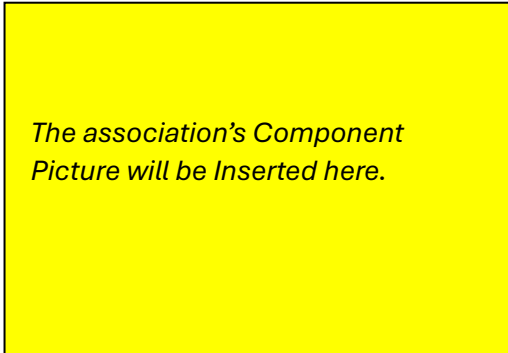
INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THE ROOF COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION OF ROOFS. FURTHER INVESTIGATIONS INTO THE ROOF'S CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY A ROOF INSPECTOR/VENDOR.

GENERAL INFORMATION: ASPHALT ROOFS ARE A POPULAR CHOICE FOR PROPERTIES DUE TO THEIR DURABILITY AND COST-EFFECTIVENESS. FLUCTUATING WEATHER PATTERNS, INCLUDING EXTREME TEMPERATURES AND PRECIPITATION, CAN IMPACT THE CONDITION OF YOUR ROOF OVER TIME. REGULAR MAINTENANCE, SUCH AS CLEARING DEBRIS, INSPECTING FOR DAMAGES, AND ADDRESSING MINOR ISSUES PROMPTLY, CAN SIGNIFICANTLY EXTEND THE LIFESPAN OF YOUR ASPHALT ROOF. WE ADVISE SCHEDULING ROUTINE ROOF INSPECTIONS BY EXPERIENCED PROFESSIONALS TO IDENTIFY AND ADDRESS POTENTIAL PROBLEMS EARLY ON. IMPLEMENTING A PROACTIVE MAINTENANCE PLAN WILL NOT ONLY SAVE YOU MONEY ON COSTLY REPAIRS BUT ALSO EXTEND THE LIFE OF YOUR ROOF. WHILE THE REMAINING USEFUL LIFE HAS BEEN GIVEN FOR THIS COMPONENT IN THE REPORT, WE RECOMMEND DISCUSSING THIS WITH YOUR INSURANCE PROVIDER TO SEE IF THERE IS ANY EARLY REPLACEMENT THAT MAY NEED TO OCCUR.

ADDITIONAL NOTES: NONE

2020

METAL ROOFING - REPLACE



CHAPTER: EXTERIORS

LOCATION: CLUBHOUSE ROOFTOP

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION | 2021: REPLACED DUE TO HAIL DAMAGE

NEXT REPLACEMENT: 2056

UL: 35 RUL: 31

QUANTITY: 780 SF

ESTIMATED COST: \$13,650.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THE ROOF COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION OF ROOFS. FURTHER INVESTIGATIONS INTO THE ROOF'S CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY A ROOF INSPECTOR/VENDOR.

GENERAL INFORMATION: METAL ROOFS HAVE EXCEPTIONAL DURABILITY, LONGEVITY, AND THE ABILITY TO WITHSTAND HARSH WEATHER CONDITIONS. THEY ARE KNOWN FOR THEIR RESISTANCE TO FIRE, WIND, HAIL, AND OTHER ENVIRONMENTAL ELEMENTS, MAKING THEM A RELIABLE CHOICE FOR MANY PROPERTIES. PROPER INSTALLATION, REGULAR MAINTENANCE, AND PROMPT REPAIRS ARE ESSENTIAL TO PRESERVING THE METAL ROOF'S CONDITION OVER TIME. WE ADVISE SCHEDULING ANNUAL OR BI-ANNUAL ROUTINE ROOF INSPECTIONS BY EXPERIENCED PROFESSIONALS TO IDENTIFY AND ADDRESS POTENTIAL PROBLEMS EARLY ON. IMPLEMENTING A PROACTIVE MAINTENANCE PLAN WILL NOT ONLY SAVE YOU MONEY ON COSTLY REPAIRS BUT ALSO EXTEND THE LIFE OF YOUR ROOF. WHILE THE REMAINING USEFUL LIFE HAS BEEN GIVEN FOR THIS COMPONENT IN THE REPORT, WE RECOMMEND DISCUSSING THIS WITH YOUR INSURANCE PROVIDER TO SEE IF THERE IS ANY EARLY REPLACEMENT THAT MAY NEED TO OCCUR.

ADDITIONAL NOTES: NONE

2120

GUTTERS - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: EXTERIORS

LOCATION: CLUBHOUSE ROOFTOP

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2046

UL: 25 RUL: 21

QUANTITY: 470 LF

ESTIMATED COST: \$6,110.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A GOOD CONDITION ASSESSMENT, GUTTERS SHOW MINIMAL SIGNS OF WEAR AND TEAR. GUTTERS SEEM TO BE CHANNELING RAINWATER AWAY FROM THE BUILDING AND PROPERTY.

GENERAL INFORMATION: ROOF GUTTERS PLAY A CRUCIAL ROLE IN PROTECTING YOUR PROPERTY FROM WATER DAMAGE CAUSED BY RAINFALL. GUTTERS DIRECT RAINWATER AWAY FROM THE ROOF AND FOUNDATION, PREVENTING WATER FROM POOLING AND CAUSING STRUCTURAL DAMAGE. REGULAR INSPECTIONS AND MAINTENANCE ARE VITAL TO KEEP YOUR GUTTERS IN WORKING CONDITION. CLEANING THEM OF DEBRIS, LEAVES, AND OTHER OBSTRUCTIONS IS RECOMMENDED TO ENSURE EFFICIENT WATER FLOW. TIMELY REPAIRS AND ADDRESSING MINOR ISSUES CAN PREVENT MORE SIGNIFICANT PROBLEMS IN THE FUTURE.

ADDITIONAL NOTES: THIS COMPONENT HAS BEEN CYCLED WITH THE ASPHALT ROOF COMPONENT FOR FINANCIAL PLANNING PURPOSES.

2130

EXTERIORS - PAINT/SEAL

*The association's Component
Picture will be Inserted here.*

CHAPTER: EXTERIORS

LOCATION: CLUBHOUSE AND POOL BUILDINGS

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2026

UL: 10 RUL: 1

QUANTITY: 1 ALLOWANCE

ESTIMATED COST: \$21,700.00

COST SOURCE: MWR DATA

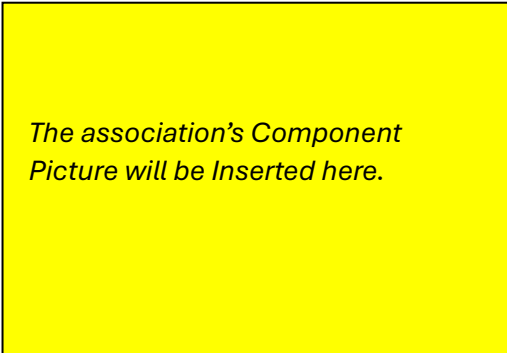
INSPECTION CONDITION: IN A POOR CONDITION ASSESSMENT, THE EXTERIOR PAINT SHOWS SIGNIFICANT DEGRADATION AND DETERIORATION. THE PAINT EXHIBITS WIDESPREAD CRACKING, PEELING, AND DISCOLORATION, POSING A RISK NOT ONLY TO THE BUILDING'S APPEARANCE BUT ALSO TO ITS STRUCTURAL INTEGRITY. WINDOW AND DOOR SEALANTS SHOW SIGNS OF CRACKING AND COMPLETE FAILURE.

GENERAL INFORMATION: REGULAR MAINTENANCE AND INSPECTION OF THE EXTERIOR PAINT ARE VITAL TO PRESERVING THE LONG-TERM VALUE OF YOUR PROPERTY. TO ENSURE THE LONGEVITY OF YOUR BUILDING'S PAINT, CONSIDER IMPLEMENTING ROUTINE INSPECTIONS, CLEANING, AND TIMELY REPAINTING. REMEMBER, A WELL-MAINTAINED EXTERIOR PAINT NOT ONLY ENHANCES THE PROPERTY'S CURB APPEAL BUT ALSO ACTS AS A CRUCIAL BARRIER AGAINST ENVIRONMENTAL ELEMENTS.

ADDITIONAL NOTES: 13,700 SF OF PAINT | 1,390 LF OF SEALANTS

2190

COMMON WINDOWS - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: EXTERIORS

LOCATION: CLUBHOUSE AND POOL BUILDINGS

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2056

UL: 40 RUL: 31

QUANTITY: 920 SF

ESTIMATED COST: \$105,800.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A GOOD CONDITION ASSESSMENT, WINDOWS ARE WELL-MAINTAINED, WITH NO SIGNIFICANT SIGNS OF WEAR AND TEAR. THE FRAMES ARE INTACT, AND THERE ARE NO VISIBLE CRACKS OR LEAKS. THE SEALS APPEAR TO BE FUNCTIONING CORRECTLY, PREVENTING DRAFTS AND MAINTAINING ENERGY EFFICIENCY.

GENERAL INFORMATION: WINDOWS INCLUDED WITHIN THIS COMPONENT ARE LOCATED WITHIN THE COMMON AREAS THROUGHOUT THE PROPERTY. WINDOWS ARE AN INTEGRAL PART OF ANY PROPERTY, CONTRIBUTING TO BOTH ITS AESTHETIC APPEAL AND FUNCTIONAL PERFORMANCE. REGULAR MAINTENANCE, SUCH AS CLEANING, LUBRICATING HINGES, AND CHECKING FOR AIR LEAKS, CAN SIGNIFICANTLY EXTEND THEIR LIFESPAN.

ADDITIONAL NOTES: NONE

2200

COMMON GLASS DOORS - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: EXTERIORS

LOCATION: CLUBHOUSE BUILDING

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2056

UL: 40 RUL: 31

QUANTITY: 9 DOORS

ESTIMATED COST: \$40,500.00

COST SOURCE: MWR DATA

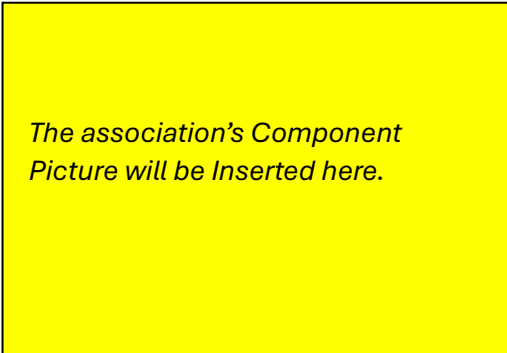
INSPECTION CONDITION: IN A GOOD CONDITION ASSESSMENT, GLASS DOORS SHOW MINIMAL TO NO SIGN OF DETERIORATION. THERE ARE MINIMAL SIGNS OF WEAR, SCRATCHES, OR CRACKS THAT COULD IMPACT THE DOORS' PERFORMANCE. DOOR HARDWARE, SEALS, AND HINGES SEEM TO BE OPERATING SMOOTHLY AND SECURELY.

GENERAL INFORMATION: DOORS INCLUDED WITHIN THIS COMPONENT ARE LOCATED WITHIN THE COMMON AREAS THROUGHOUT THE PROPERTY. GLASS DOORS ARE AN ESSENTIAL FEATURE OF ANY PROPERTY, OFFERING BOTH FUNCTIONAL AND AESTHETIC BENEFITS. IN ADDITION TO PROVIDING TRANSPARENCY AND VISIBILITY, THEY ALLOW NATURAL LIGHT TO FLOW THROUGH, ENHANCING THE AMBIANCE OF YOUR LIVING OR WORKING SPACES. PROPERLY MAINTAINED GLASS DOORS CAN CONTRIBUTE TO IMPROVED ENERGY EFFICIENCY BY REDUCING THE NEED FOR ARTIFICIAL LIGHTING DURING THE DAY. REGULAR MAINTENANCE OF GLASS DOORS IS CRUCIAL TO EXTEND THEIR LIFESPAN AND PRESERVE THEIR APPEARANCE. ROUTINE CLEANING HELPS REMOVE DIRT, GRIME, AND POLLUTANTS THAT MIGHT ACCUMULATE ON THE GLASS SURFACE, ENSURING CLARITY AND TRANSPARENCY. ADDRESSING MINOR ISSUES PROMPTLY CAN PREVENT THEM FROM ESCALATING INTO MORE SIGNIFICANT PROBLEMS, REDUCING THE OVERALL MAINTENANCE COSTS AND POTENTIAL DISRUPTIONS.

ADDITIONAL NOTES: NONE

2210

COMMON SOLID DOORS - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: EXTERIORS

LOCATION: CLUBHOUSE AND POOL BUILDINGS

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2056

UL: 40 RUL: 31

QUANTITY: 7 DOORS

ESTIMATED COST: \$17,500.00

COST SOURCE: MWR DATA

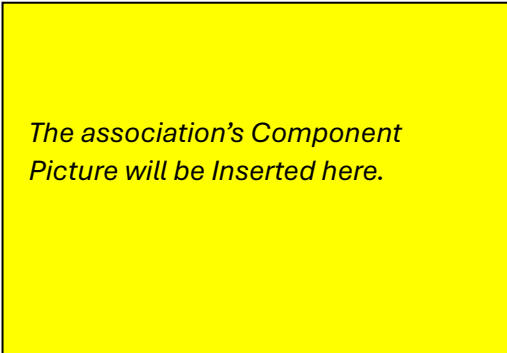
INSPECTION CONDITION: IN A GOOD CONDITION ASSESSMENT, SOLID DOORS SHOW NO VISIBLE SIGNS OF DAMAGE, WARPING, OR DECAY. THE DOORS SEEM TO BE OPENING AND CLOSING SMOOTHLY, AND THE HARDWARE, SUCH AS HINGES AND DOORKNOBS, ARE IN GOOD WORKING ORDER.

GENERAL INFORMATION: DOORS INCLUDED WITHIN THIS COMPONENT ARE LOCATED WITHIN THE COMMON AREAS THROUGHOUT THE PROPERTY. SOLID DOORS ARE CRUCIAL COMPONENTS OF ANY BUILDING, PROVIDING SECURITY, PRIVACY, AND INSULATION. REGULAR MAINTENANCE, INCLUDING CLEANING, LUBRICATING HINGES, AND REFINISHING, CAN EXTEND THE LIFESPAN OF THESE DOORS AND KEEP THEM IN GOOD CONDITION. PROPER WEATHER-STRIPPING AND INSULATION CAN ALSO ENHANCE ENERGY EFFICIENCY AND REDUCE HEATING AND COOLING COSTS. REGULAR INSPECTIONS BY QUALIFIED PROFESSIONALS CAN IDENTIFY POTENTIAL ISSUES EARLY ON, ALLOWING FOR TIMELY REPAIRS OR REPLACEMENTS AND AVOIDING COSTLY EMERGENCY SITUATIONS.

ADDITIONAL NOTES: NONE

3005

SECURITY SYSTEM - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: MECHANICAL

LOCATION: CLUBHOUSE

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2031

UL: 15 RUL: 6

QUANTITY: 1 SYSTEM

ESTIMATED COST: \$7,500.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THIS COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION. FURTHER INVESTIGATIONS INTO THE CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY AN INSPECTOR/VENDOR.

GENERAL INFORMATION: SECURITY CAMERA SYSTEMS PLAY A VITAL ROLE IN SAFEGUARDING YOUR PROPERTY, ASSETS, AND THE WELL-BEING OF OCCUPANTS. REGULAR ASSESSMENTS AND TIMELY MAINTENANCE ARE ESSENTIAL TO ENSURE THESE SYSTEMS REMAIN IN OPTIMAL CONDITION. AS AN ASSOCIATION, YOU ARE LIKELY TO ENCOUNTER VARIOUS ENVIRONMENTAL FACTORS, SUCH AS TEMPERATURE FLUCTUATIONS AND EXTREME WEATHER CONDITIONS, WHICH MAY IMPACT THE LONGEVITY OF YOUR SECURITY CAMERAS.

ADDITIONAL NOTES: NONE

3010

HVAC - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: MECHANICAL

LOCATION: CONDENSER AT EXTERIOR OF CLUBHOUSE

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2031

UL: 15 RUL: 6

QUANTITY: 5 SYSTEM(S)

ESTIMATED COST: \$52,500.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THIS COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION. FURTHER INVESTIGATIONS INTO THE CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY AN INSPECTOR/VENDOR.

GENERAL INFORMATION: PROPERLY FUNCTIONING HVAC SYSTEMS ARE VITAL FOR MAINTAINING INDOOR COMFORT AND AIR QUALITY, AS WELL AS MANAGING ENERGY COSTS. REGULAR MAINTENANCE, TIMELY REPAIRS, AND SYSTEM UPGRADES PLAY A CRUCIAL ROLE IN EXTENDING THE LIFESPAN OF THESE SYSTEMS AND OPTIMIZING THEIR PERFORMANCE. BY INVESTING IN ROUTINE ASSESSMENTS AND NECESSARY IMPROVEMENTS, PROPERTY OWNERS CAN ENSURE THAT THEIR HVAC SYSTEMS OPERATE EFFICIENTLY, KEEPING OCCUPANTS COMFORTABLE THROUGHOUT THE YEAR WHILE ALSO MINIMIZING OPERATIONAL COSTS AND POTENTIAL DISRUPTIONS.

ADDITIONAL NOTES: TYPE: SPLIT | MAKE: BRYANT | MODEL/SIZE: 5-TON | SERIAL/DATE: 2015

3090

WATER HEATER(S) - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: MECHANICAL

LOCATION: CLUBHOUSE AND POOL BUILDINGS

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2031

UL: 15 RUL: 6

QUANTITY: 3 WATER HEATER(S)

ESTIMATED COST: \$9,000.00

COST SOURCE: MWR DATA

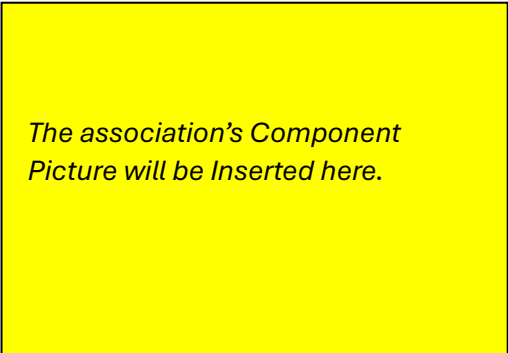
INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THIS COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION. FURTHER INVESTIGATIONS INTO THE CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY AN INSPECTOR/VENDOR.

GENERAL INFORMATION: WATER HEATERS ARE A CRUCIAL COMPONENT OF YOUR PROPERTY'S INFRASTRUCTURE, PROVIDING HOT WATER FOR VARIOUS DAILY ACTIVITIES. REGULAR MAINTENANCE IS ESSENTIAL TO EXTEND THEIR LIFESPAN AND ENSURE CONSISTENT PERFORMANCE. FACTORS SUCH AS WATER QUALITY, USAGE PATTERNS, AND MAINTENANCE HISTORY CAN INFLUENCE THE CONDITION OF YOUR WATER HEATER. ADDRESSING MINOR ISSUES PROMPTLY CAN HELP PREVENT THEM FROM ESCALATING INTO MAJOR PROBLEMS AND SAVE YOU FROM UNNECESSARY EXPENSES.

ADDITIONAL NOTES: (2) TANKLESS NAVIEN WATER HEATERS | (1) 50-GALLON WATER HEATER

3150

KEY FOB SYSTEM - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: MECHANICAL

LOCATION: ENTRY/EXIT AREA TO COMMON AREAS

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2031

UL: 15 RUL: 6

QUANTITY: 1 SYSTEM

ESTIMATED COST: \$7,500.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THIS COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION. FURTHER INVESTIGATIONS INTO THE CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY AN INSPECTOR/VENDOR.

GENERAL INFORMATION: KEY FOB SYSTEMS IN COMMON AREAS PLAY A CRUCIAL ROLE IN ENHANCING SECURITY AND ACCESSIBILITY WITHIN RESIDENTIAL BUILDINGS AND COMMUNITIES. THESE SYSTEMS ALLOW RESIDENTS AND AUTHORIZED PERSONNEL TO GAIN ENTRY THROUGH CONTROLLED ACCESS POINTS USING ELECTRONIC KEY FOBs OR CARDS. KEY FOB SYSTEMS CONSIST OF HARDWARE SUCH AS CARD READERS AND ELECTRONIC LOCKS, AS WELL AS SOFTWARE THAT MANAGES USER CREDENTIALS AND ACCESS PERMISSIONS. REGULAR MAINTENANCE AND PROACTIVE MANAGEMENT ARE ESSENTIAL TO ENSURE THE CONTINUED FUNCTIONALITY OF THESE SYSTEMS. AS KEY FOB TECHNOLOGY EVOLVES, OCCASIONAL UPGRADES MIGHT BE NECESSARY TO KEEP UP WITH SECURITY STANDARDS AND USER EXPECTATIONS. A WELL-MAINTAINED KEY FOB SYSTEM NOT ONLY ENHANCES SECURITY BUT ALSO CONTRIBUTES TO THE OVERALL POSITIVE LIVING EXPERIENCE OF RESIDENTS.

ADDITIONAL NOTES: FOB READER COUNT: 4

3240

FIRE ALARM SYSTEM(S) - MODERNIZE

*The association's Component
Picture will be Inserted here.*

CHAPTER: MECHANICAL

LOCATION: THROUGHOUT BUILDING

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2041

UL: 25 RUL: 16

QUANTITY: 1 SYSTEM(S)

ESTIMATED COST: \$10,000.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THIS COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION. FURTHER INVESTIGATIONS INTO THE CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY AN INSPECTOR/VENDOR.

GENERAL INFORMATION: FIRE ALARM SYSTEMS ARE AN ESSENTIAL PART OF BUILDING SAFETY, PARTICULARLY IN THE REGIONS WHERE VARYING WEATHER CONDITIONS CAN POSE UNIQUE CHALLENGES. THESE SYSTEMS ARE DESIGNED TO DETECT AND ALERT OCCUPANTS TO THE PRESENCE OF A FIRE, ALLOWING FOR TIMELY EVACUATION AND MINIMIZING PROPERTY DAMAGE. REGULAR INSPECTIONS, TESTING, AND MAINTENANCE ARE CRUCIAL TO ENSURING THE RELIABLE FUNCTIONING OF FIRE ALARM SYSTEMS. ROUTINE SERVICING HELPS PREVENT FALSE ALARMS, ENSURES TIMELY RESPONSE FROM EMERGENCY SERVICES, AND EXTENDS THE SYSTEM'S OVERALL LIFESPAN. ADDITIONALLY, STAYING UP TO DATE WITH ADVANCEMENTS IN FIRE DETECTION TECHNOLOGY CAN ENHANCE THE EFFECTIVENESS OF YOUR SYSTEM.

ADDITIONAL NOTES: PANEL MAKE: BOSCH | (20) FIRE ALARM DEVICES

4010

TILE FLOORING - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: OFFICE/TREATMENT ROOMS, KITCHEN AND HALLWAY

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2046

UL: 30 RUL: 21

QUANTITY: 1,260 SF

ESTIMATED COST: \$18,900.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, INTERIOR TILE FLOORING SHOWS SIGNS OF SOME WEAR AND DETERIORATION. THIS COULD INCLUDE SMALL CRACKS, CHIPPED TILES, OR SLIGHTLY UNEVEN SURFACES. GROUT LINES MAY SHOW SOME DISCOLORATION OR MINOR STAINING, AND A MODERATE LEVEL OF WEAR MIGHT BE OBSERVED IN HIGH-TRAFFIC AREAS

GENERAL INFORMATION: INTERIOR TILE FLOORING OFFERS DURABILITY, AESTHETIC APPEAL, AND EASE OF MAINTENANCE. REGULAR CARE, SUCH AS SWEEPING AND MOPPING, CAN HELP PREVENT DIRT AND GRIME BUILDUP, PRESERVING THE APPEARANCE AND LONGEVITY OF THE FLOORING. ADDITIONALLY, PLACING MATS AT ENTRANCES AND IN HIGH-TRAFFIC AREAS CAN MINIMIZE THE TRACKING OF DEBRIS ONTO THE TILE SURFACE. WHEN DEALING WITH TILE FLOORING MAINTENANCE, IT'S IMPORTANT TO USE APPROPRIATE CLEANING AGENTS THAT WON'T DAMAGE THE TILES OR GROUT.

ADDITIONAL NOTES: 1,260 SF OF TILE FLOORING | 210 SF OF WALL TILE

4040

WOOD FLOORING - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: SOCIAL ROOM AND AEROBICS ROOM

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2046

UL: 30 RUL: 21

QUANTITY: 2,200 SF

ESTIMATED COST: \$55,000.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, WOOD FLOORING SHOWS SOME MINOR SCRATCHES, SLIGHT FADING, OR SURFACE IMPERFECTIONS. THE FINISH MIGHT SHOW SOME WEAR IN HIGH-TRAFFIC AREAS, AND THE OVERALL APPEARANCE MIGHT NOT BE AS PRISTINE AS WHEN IT WAS NEWLY INSTALLED.

GENERAL INFORMATION: INTERIOR WOOD FLOORING IS AN INTEGRAL PART OF YOUR PROPERTY, CONTRIBUTING TO ITS AESTHETIC APPEAL AND OVERALL VALUE. PROPER CARE AND MAINTENANCE ARE ESSENTIAL TO ENSURE ITS LONGEVITY. REGULAR CLEANING, GENTLE TREATMENT OF FURNITURE, AND AVOIDING EXPOSURE TO EXCESSIVE MOISTURE OR DIRECT SUNLIGHT CAN HELP PREVENT PREMATURE WEAR. IMPLEMENTING PROTECTIVE MEASURES LIKE RUGS OR FURNITURE PADS IN HIGH-TRAFFIC AREAS CAN ALSO MINIMIZE DAMAGE. ENGAGING IN ROUTINE INSPECTIONS AND ADDRESSING ANY ISSUES PROMPTLY CAN SIGNIFICANTLY EXTEND THE LIFE OF YOUR INTERIOR WOOD FLOORING.

ADDITIONAL NOTES: 1,980 SF OF WOOD FLOORING | 220 SF OF WOOD WALL PANEL

4050

CARPET FLOORING - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: MEETING ROOM, BOARD ROOM, AND FITNESS ROOM

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2026

UL: 10 RUL: 1

QUANTITY: 4,360 SF

ESTIMATED COST: \$26,160.00

COST SOURCE: MWR DATA

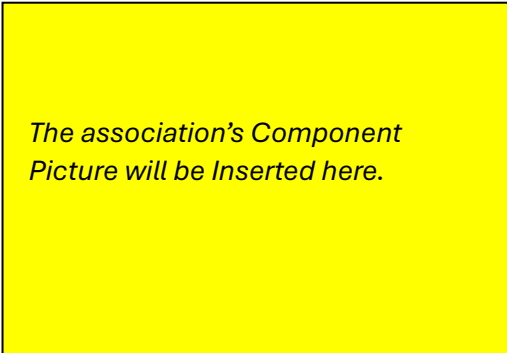
INSPECTION CONDITION: IN A POOR CONDITION ASSESSMENT, INTERIOR CARPET FLOORING SHOWS SIGNIFICANT WEAR AND DETERIORATION. IT IS VISIBLY WORN, SHOWING NOTICEABLE SIGNS OF STAINING, DISCOLORATION, AND FRAYING ALONG EDGES. THE PADDING UNDERNEATH HAS BECOME COMPRESSED, RESULTING IN DIMINISHED CUSHIONING AND SUPPORT. THIS DETERIORATION MAY AFFECT THE OVERALL COMFORT AND SAFETY OF THE CARPETED AREA.

GENERAL INFORMATION: INTERIOR CARPET FLOORING PLAYS A VITAL ROLE IN THE COMFORT AND AESTHETIC APPEAL OF RESIDENTIAL AND COMMERCIAL SPACES. REGULAR MAINTENANCE, INCLUDING VACUUMING AND PERIODIC PROFESSIONAL CLEANING, CAN SIGNIFICANTLY EXTEND THE LIFESPAN OF CARPETS. IN AREAS WITH HEAVY FOOT TRAFFIC, SUCH AS ENTRYWAYS AND COMMON AREAS, USING ENTRANCE MATS CAN HELP PREVENT DIRT AND DEBRIS FROM CAUSING PREMATURE WEAR. IT'S IMPORTANT TO PROMPTLY ADDRESS SPILLS AND STAINS TO MINIMIZE THEIR IMPACT.

ADDITIONAL NOTES: NONE

4060

RUBBER FLOORING - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: FITNESS ROOM

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2036

UL: 20 RUL: 11

QUANTITY: 320 SF

ESTIMATED COST: \$4,160.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, INTERIOR RUBBER FLOORING SHOWS MODERATE WEAR AND TEAR. THE SURFACE MAY SHOW SOME MINOR CRACKS, SCRATCHES, OR FADING, PRIMARILY IN HIGH-TRAFFIC AREAS. THE SEAMS MIGHT DISPLAY SLIGHT SEPARATION OR IRREGULARITIES, BUT THEY STILL MAINTAIN FUNCTIONAL INTEGRITY.

GENERAL INFORMATION: INTERIOR RUBBER FLOORING IS A VERSATILE AND DURABLE OPTION COMMONLY USED IN VARIOUS SETTINGS SUCH AS GYMS, AND RECREATIONAL AREAS. RUBBER FLOORING IS KNOWN FOR ITS SHOCK-ABSORBENT PROPERTIES, WHICH MAKE IT AN EXCELLENT CHOICE FOR SPACES WHERE IMPACT PROTECTION IS ESSENTIAL. IT OFFERS SLIP RESISTANCE AND IS EASY TO CLEAN, MAKING IT A HYGIENIC OPTION FOR HIGH-TRAFFIC AREAS. REGULAR MAINTENANCE, INCLUDING ROUTINE CLEANING AND PERIODIC INSPECTIONS, IS VITAL TO EXTEND THE LIFESPAN OF RUBBER FLOORING. WHILE RUBBER FLOORING IS DESIGNED TO WITHSTAND HEAVY USE, ENVIRONMENTAL FACTORS, FOOT TRAFFIC, AND MAINTENANCE PRACTICES CAN INFLUENCE ITS CONDITION OVER TIME. TIMELY REPAIRS AND REPLACEMENTS ARE RECOMMENDED TO ENSURE BOTH THE SAFETY AND AESTHETIC APPEAL OF THE SPACE.

ADDITIONAL NOTES: NONE

4080

INTERIORS - PAINT

*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: CLUBHOUSE INTERIORS

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2026

UL: 10 RUL: 1

QUANTITY: 22,700 SF

ESTIMATED COST: \$30,645.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A POOR CONDITION ASSESSMENT, THE INTERIOR PAINT SURFACES EXHIBIT SIGNIFICANT DETERIORATION AND SIGNS OF NEGLECT. FADING, DISCOLORATION, PEELING, AND CHIPPING ARE PROMINENT ISSUES ACROSS VARIOUS AREAS OF THE PROPERTY. THERE MIGHT BE NOTICEABLE CRACKS AND EVEN LARGER SECTIONS OF PAINT LOSS. THE OVERALL APPEARANCE OF THE INTERIOR IS COMPROMISED DUE TO THE POOR CONDITION OF THE PAINT.

GENERAL INFORMATION: INTERIOR PAINT PLAYS A CRUCIAL ROLE IN ENHANCING THE OVERALL LOOK AND FEEL OF YOUR PROPERTY. BEYOND AESTHETICS, IT ALSO ACTS AS A PROTECTIVE BARRIER AGAINST MOISTURE, DUST, AND OTHER ENVIRONMENTAL FACTORS. PROPER MAINTENANCE OF INTERIOR PAINT IS ESSENTIAL TO EXTEND ITS LIFESPAN AND PRESERVE THE PROPERTY'S VALUE. REGULAR CLEANING, AVOIDING HARSH CLEANING AGENTS, AND PROMPTLY ADDRESSING ANY ISSUES LIKE PEELING OR CRACKING CAN CONTRIBUTE TO A LONGER LASTING AND APPEALING INTERIOR PAINT FINISH. FOR PROPERTIES LOCATED IN CERTAIN REGIONS WHERE TEMPERATURE FLUCTUATIONS AND SEASONAL CHANGES ARE COMMON, IT'S EVEN MORE IMPORTANT TO KEEP AN EYE ON THE CONDITION OF YOUR INTERIOR PAINT. THE REGION'S CLIMATE VARIATIONS CAN IMPACT PAINT INTEGRITY OVER TIME, MAKING ROUTINE ASSESSMENTS AND TIMELY MAINTENANCE CRUCIAL.

ADDITIONAL NOTES: NONE

4100

INTERIOR LIGHTING - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: CLUBHOUSE INTERIORS

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2036

UL: 20 RUL: 11

QUANTITY: 44 LIGHTS

ESTIMATED COST: \$11,440.00

COST SOURCE: MWR DATA

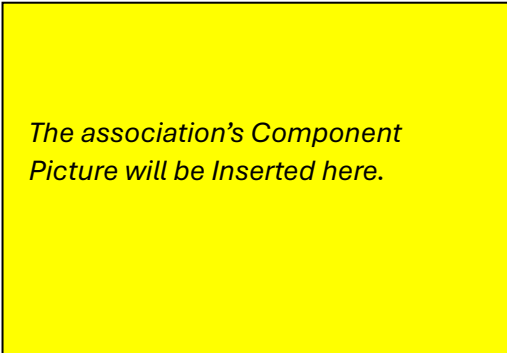
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, INTERIOR LIGHTING SHOWS THE FIXTURES ARE STARTING TO SHOW SIGNS OF WEAR, DISCOLORATION, OR MINOR DAMAGE.

GENERAL INFORMATION: INTERIOR LIGHTING PLAYS A CRUCIAL ROLE IN THE COMFORT, AESTHETICS, AND FUNCTIONALITY OF ANY INDOOR SPACE. IN CERTAIN REGIONS, WHERE NATURAL LIGHT LEVELS CAN VARY SIGNIFICANTLY THROUGHOUT THE YEAR, HAVING A WELL-DESIGNED AND PROPERLY MAINTAINED LIGHTING SYSTEM IS ESSENTIAL. ADEQUATE LIGHTING CONTRIBUTES TO A SENSE OF SPACE, ENHANCES THE OVERALL AMBIANCE, AND POSITIVELY INFLUENCES OCCUPANTS' MOOD AND PRODUCTIVITY. ADDITIONALLY, ENERGY-EFFICIENT LIGHTING SOLUTIONS ARE VITAL IN REDUCING OPERATIONAL COSTS AND MINIMIZING ENVIRONMENTAL IMPACT.

ADDITIONAL NOTES: (6) TABLE LAMPS | (31) CEILING LIGHTS | (2) CEILING FANS | (5) CHANDELIERS

4110

COUNTERTOPS/CABINTRY - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: BOARD ROOM, SOCIAL ROOM, AND KITCHEN

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2036

UL: 20 RUL: 11

QUANTITY: 1 ALLOWANCE

ESTIMATED COST: \$55,000.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, INTERIOR COUNTERTOPS AND CABINTRY SHOW MODERATE SIGNS OF WEAR AND TEAR. COUNTERTOPS MIGHT DISPLAY SOME MINOR SCRATCHES, STAINS, OR SURFACE DULLNESS, WHICH COULD RESULT FROM DAILY USE. CABINTRY MAY EXHIBIT SLIGHT WEAR ON HANDLES, HINGES, OR DRAWER MECHANISMS, AFFECTING THEIR SMOOTH OPERATION. WHILE THE OVERALL APPEARANCE MIGHT NOT BE PRISTINE, THE SURFACES REMAIN FUNCTIONAL AND SERVICEABLE.

GENERAL INFORMATION: INTERIOR COUNTERTOPS AND CABINTRY ARE INTEGRAL COMPONENTS OF ANY PROPERTY, SERVING BOTH FUNCTIONAL AND AESTHETIC PURPOSES. PROPER CARE AND MAINTENANCE PLAY A CRUCIAL ROLE IN EXTENDING THEIR LIFESPAN AND PRESERVING THEIR APPEAL. REGULAR CLEANING, USING APPROPRIATE CLEANING AGENTS, AND AVOIDING HARSH CHEMICALS CAN HELP PREVENT STAINING AND SURFACE DAMAGE. ADDITIONALLY, USING CUTTING BOARDS AND HEAT-RESISTANT PADS CAN SAFEGUARD COUNTERTOPS FROM SCRATCHES AND BURNS. ROUTINE INSPECTIONS TO IDENTIFY EARLY SIGNS OF WEAR, SUCH AS LOOSE HANDLES OR HINGES, CAN PREVENT MORE EXTENSIVE DAMAGE OVER TIME.

ADDITIONAL NOTES: 160 SF OF COUNTERTOPS | 70 LF OF CABINTRY

4140

POOL BATHROOMS - REMODEL

*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: POOL DECK

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2036

UL: 20 RUL: 11

QUANTITY: 2 BATHROOMS

ESTIMATED COST: \$14,600.00

COST SOURCE: MWR DATA

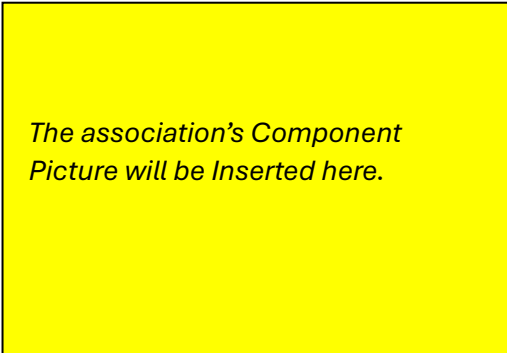
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, INTERIOR BATHROOMS SHOW MODERATE DETERIORATION. THIS COULD INVOLVE ADDRESSING ISSUES LIKE CHIPPED TILES OR SLIGHTLY WORN FIXTURES.

GENERAL INFORMATION: BATHROOM REMODELING IS AN INVESTMENT THAT NOT ONLY ENHANCES THE COMFORT OF YOUR PROPERTY BUT ALSO ADDS VALUE. UPGRADING FIXTURES, OPTIMIZING LAYOUTS, AND USING DURABLE MATERIALS CAN LEAD TO LONGER LASTING AND VISUALLY APPEALING BATHROOMS. CONSIDER ENERGY-EFFICIENT FIXTURES TO REDUCE UTILITY COSTS IN THE LONG RUN.

ADDITIONAL NOTES: MEASUREMENTS PER BATHROOM: PAINT: 1,000 SF | (1) SINK | (1) URINAL | (1) STALL
| (2) SHOWERS

4140

CLUBHOUSE BATHROOMS - REMODEL



*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: CLUBHOUSE

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2036

UL: 20 RUL: 11

QUANTITY: 2 BATHROOMS

ESTIMATED COST: \$48,000.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, INTERIOR BATHROOMS SHOW MODERATE DETERIORATION. THIS COULD INVOLVE ADDRESSING ISSUES LIKE CHIPPED TILES OR SLIGHTLY WORN FIXTURES.

GENERAL INFORMATION: BATHROOM REMODELING IS AN INVESTMENT THAT NOT ONLY ENHANCES THE COMFORT OF YOUR PROPERTY BUT ALSO ADDS VALUE. UPGRADING FIXTURES, OPTIMIZING LAYOUTS, AND USING DURABLE MATERIALS CAN LEAD TO LONGER LASTING AND VISUALLY APPEALING BATHROOMS. CONSIDER ENERGY-EFFICIENT FIXTURES TO REDUCE UTILITY COSTS IN THE LONG RUN.

ADDITIONAL NOTES: MEASUREMENTS PER BATHROOM: TILE FLOORING: 350 SF | WALL TILE: 460 SF | PAINT: 830 SF | COUNTERTOPS: 16 SF | (3) SINKS | (2) URINALS | (1) STALL

4150

FITNESS EQUIPMENT - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: FITNESS ROOM

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2031

UL: 15 RUL: 6

QUANTITY: 32 PIECES

ESTIMATED COST: \$146,000.00

COST SOURCE: MWR DATA

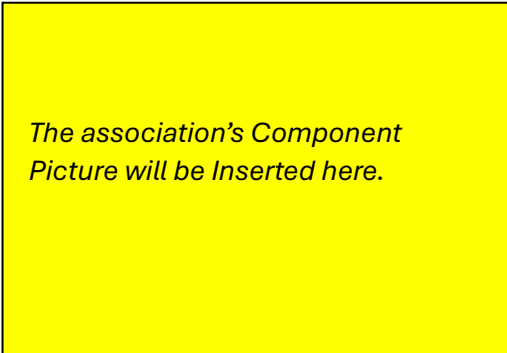
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, FITNESS EQUIPMENT IS STARTING TO SHOW NOTICEABLE SIGNS OF USE AND AGING. SOME MINOR COSMETIC BLEMISHES MIGHT BE PRESENT, AND THERE COULD BE SLIGHT WEAR ON MOVING PARTS AND UPHOLSTERY.

GENERAL INFORMATION: PROPER MAINTENANCE AND CARE ARE ESSENTIAL TO PRESERVE THE CONDITION OF YOUR FITNESS EQUIPMENT. REGULAR CLEANING, LUBRICATION OF MOVING PARTS, AND ADDRESSING MINOR REPAIRS PROMPTLY CAN SIGNIFICANTLY EXTEND THE EQUIPMENT'S LIFESPAN. IMPLEMENTING A PREVENTIVE MAINTENANCE SCHEDULE, AS WELL AS PROVIDING CLEAR GUIDELINES FOR USERS ON PROPER EQUIPMENT USAGE, CAN HELP MINIMIZE WEAR AND TEAR.

ADDITIONAL NOTES: (4) TREADMILLS | (4) ELLIPTICALS | (4) EXERCISE BIKES | (1) STAIR STEPPER | (10) ROW MACHINE | (7) SINGLE EXERCISE MACHINES | (1) CABLE TOWER | (1) SMITH MACHINE | (4) BENCHES | (1) BARBELL SET | (1) MEDICINE BALL SET | (3) DUMBBELL SETS

4160

KITCHEN EQUIPMENT - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: KITCHEN

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2031

UL: 15 RUL: 6

QUANTITY: 4 PIECE(S)

ESTIMATED COST: \$8,600.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: EQUIPMENT WAS NOT TESTED DURING OUR INSPECTION; THEREFORE, NO CONDITION HAS BEEN GIVEN FOR THIS COMPONENT.

GENERAL INFORMATION: A WELL-MAINTAINED KITCHEN IS ESSENTIAL FOR ANY PROPERTY, SERVING AS A CENTRAL HUB FOR CULINARY ACTIVITIES AND SOCIAL INTERACTIONS. REGULAR UPKEEP AND PROPER MAINTENANCE OF KITCHEN EQUIPMENT ARE VITAL TO EXTEND THEIR LIFESPAN AND ENSURE RELIABLE OPERATION. ROUTINE CLEANING, PERIODIC INSPECTIONS, AND TIMELY REPAIRS CAN SIGNIFICANTLY IMPACT THE CONDITION OF APPLIANCES AND FIXTURES.

ADDITIONAL NOTES: (1) REFRIGERATOR | (1) STOVE/OVEN | (1) SINK | (1) MICROWAVE

4170

SOCIAL ROOM FURNITURE - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: SOCIAL ROOM

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2026

UL: 10 RUL: 1

QUANTITY: 43 PIECES

ESTIMATED COST: \$31,200.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A POOR CONDITION ASSESSMENT, INTERIOR FURNITURE SHOWS SIGNIFICANT SIGNS OF DETERIORATION. THIS MAY INCLUDE SUBSTANTIAL STRUCTURAL DAMAGE, NOTICEABLE TEARS OR STAINS ON UPHOLSTERY, AND EXTENSIVE WEAR ON SURFACES. FURNITURE IN POOR CONDITION MAY NO LONGER BE SUITABLE FOR REGULAR USE AND COULD NEGATIVELY IMPACT THE OVERALL AESTHETIC OF THE SPACE.

GENERAL INFORMATION: MAINTAINING THE CONDITION OF YOUR INTERIOR FURNITURE IS CRUCIAL TO PRESERVING THE COMFORT AND AMBIANCE OF YOUR SPACES. REGULAR CLEANING, APPROPRIATE USAGE, AND ADDRESSING MINOR REPAIRS PROMPTLY CAN EXTEND THE LIFESPAN OF YOUR FURNITURE ASSETS. ADDITIONALLY, CONSIDERING FACTORS LIKE MATERIAL QUALITY, USAGE PATTERNS, AND EXPOSURE TO SUNLIGHT CAN CONTRIBUTE TO THE LONGEVITY OF YOUR FURNITURE.

ADDITIONAL NOTES: (8) ARMCHAIRS | (3) BARSTOOLS | (2) BOOKSHELVES | (1) COFFEE TABLE | (16) DINING CHAIRS | (4) DINING TABLES | (3) DISPLAY TABLES | (1) STANDARD FIRE PLACE | (1) ELECTRIC FIREPLACE | (1) SIDE TABLE | (1) SINK | (1) SOFA

4170

BOARD ROOM FURNITURE - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: BOARD ROOM

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2026

UL: 10 RUL: 1

QUANTITY: 21 PIECES

ESTIMATED COST: \$15,950.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A POOR CONDITION ASSESSMENT, INTERIOR FURNITURE SHOWS SIGNIFICANT SIGNS OF DETERIORATION. THIS MAY INCLUDE SUBSTANTIAL STRUCTURAL DAMAGE, NOTICEABLE TEARS OR STAINS ON UPHOLSTERY, AND EXTENSIVE WEAR ON SURFACES. FURNITURE IN POOR CONDITION MAY NO LONGER BE SUITABLE FOR REGULAR USE AND COULD NEGATIVELY IMPACT THE OVERALL AESTHETIC OF THE SPACE.

GENERAL INFORMATION: PLEASE REFER TO FIRST COMPONENT WITHIN THIS SERIES

ADDITIONAL NOTES: (16) DINING CHAIRS | (4) DINING TABLES | (1) DISPLAY TABLE

4170

MEETING ROOM FURNITURE - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: MEETING ROOM

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2026

UL: 10 RUL: 1

QUANTITY: 178 PIECES

ESTIMATED COST: \$16,575.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A POOR CONDITION ASSESSMENT, INTERIOR FURNITURE SHOWS SIGNIFICANT SIGNS OF DETERIORATION. THIS MAY INCLUDE SUBSTANTIAL STRUCTURAL DAMAGE, NOTICEABLE TEARS OR STAINS ON UPHOLSTERY, AND EXTENSIVE WEAR ON SURFACES. FURNITURE IN POOR CONDITION MAY NO LONGER BE SUITABLE FOR REGULAR USE AND COULD NEGATIVELY IMPACT THE OVERALL AESTHETIC OF THE SPACE.

GENERAL INFORMATION: PLEASE REFER TO FIRST COMPONENT WITHIN THIS SERIES

ADDITIONAL NOTES: (116) FOLDING CHAIRS | (23) FOLDING TABLES | (1) 39' LF OF WALL DIVIDER

4180

ELECTRONICS - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: INTERIORS

LOCATION: CLUBHOUSE INTERIORS

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2026

UL: 10 RUL: 1

QUANTITY: 1 ALLOWANCE

ESTIMATED COST: \$21,250.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THIS COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION. FURTHER INVESTIGATIONS INTO THE CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY AN INSPECTOR/VENDOR.

GENERAL INFORMATION: ELECTRONIC SYSTEMS ARE INTEGRAL TO MODERN LIVING, FACILITATING COMMUNICATION, ENTERTAINMENT, AND DAILY TASKS. IN CERTAIN CLIMATES, ELECTRONICS ARE SUBJECTED TO VARYING TEMPERATURES, HUMIDITY LEVELS, AND POTENTIAL POWER SURGES. TO ENSURE THEIR LONGEVITY AND OPTIMAL FUNCTIONALITY, REGULAR MAINTENANCE PRACTICES ARE ESSENTIAL. DUST ACCUMULATION AND TEMPERATURE FLUCTUATIONS CAN LEAD TO PERFORMANCE ISSUES, AND THEREFORE, PERIODIC CLEANING AND INSPECTIONS ARE ADVISED. ADDITIONALLY, AS TECHNOLOGY EVOLVES, KEEPING UP WITH UPDATES AND UPGRADES IS CRUCIAL TO STAY ALIGNED WITH CURRENT STANDARDS AND ADVANCEMENTS. ADDRESSING ISSUES PROMPTLY CAN PREVENT ESCALATED PROBLEMS AND EXTEND THE LIFESPAN OF ELECTRONIC EQUIPMENT.

ADDITIONAL NOTES: (1) AV/IT SYSTEM | (1) PROJECTOR | (8) TELEVISIONS

5010

MAIN POOL - RESURFACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: POOL DECK

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2031

UL: 15 RUL: 6

QUANTITY: 1 POOL

ESTIMATED COST: \$23,700.00

COST SOURCE: CLIENT COST HISTORY

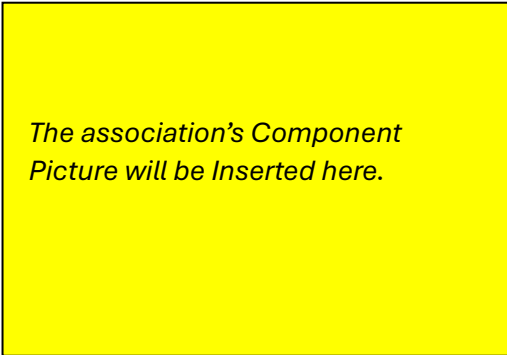
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, THE SWIMMING POOL INTERIOR SURFACE SHOWS SOME DEGREE OF SURFACE DEGRADATION. THIS MAY INCLUDE MODERATE CRACKING, CHIPPING, OR FADING OF THE POOL'S FINISH. THESE ISSUES COULD RESULT FROM PROLONGED EXPOSURE TO THE ELEMENTS, FLUCTUATIONS IN WATER CHEMISTRY, OR THE NATURAL AGING PROCESS.

GENERAL INFORMATION: SWIMMING POOL RESURFACING IS A CRITICAL ASPECT OF MAINTAINING YOUR POOL'S LONGEVITY AND ENSURING A SAFE AND VISUALLY APPEALING SWIMMING ENVIRONMENT. IN SOME REGIONS, CLIENTS OFTEN FACE CHALLENGES RELATED TO THE REGION'S FLUCTUATING WEATHER CONDITIONS, INCLUDING FREEZING TEMPERATURES IN WINTER AND INTENSE SUNLIGHT IN SUMMER. THESE ENVIRONMENTAL FACTORS CAN IMPACT THE DURABILITY OF THE POOL'S SURFACE OVER TIME. REGULAR INSPECTIONS AND MAINTENANCE PLAY A VITAL ROLE IN PREVENTING MINOR ISSUES FROM ESCALATING INTO MAJOR PROBLEMS. RESURFACING INVOLVES APPLYING A NEW FINISH TO THE POOL'S INTERIOR SURFACE, WHICH CAN BE MADE OF VARIOUS MATERIALS SUCH AS PLASTER, PEBBLE, OR AGGREGATE. THIS PROCESS NOT ONLY ADDRESSES COSMETIC CONCERNS BUT ALSO HELPS RESTORE THE POOL'S STRUCTURAL INTEGRITY.

ADDITIONAL NOTES: INTERNAL SURFACE AREA: 2,620 SF | POOL PERIMETER: 195 LF | DEPTH: 6" - 5' | LADDER COUNT: 2 | RAILING COUNT: 1

5010

ADULT POOL - RESURFACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: POOL DECK

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION | 2024: RESURFACED FOR \$18,536

NEXT REPLACEMENT: 2039

UL: 15 RUL: 14

QUANTITY: 1 POOL

ESTIMATED COST: \$36,750.00

COST SOURCE: CLIENT COST HISTORY

INSPECTION CONDITION: IN A GOOD CONDITION ASSESSMENT, THE SWIMMING POOL INTERIOR SURFACE SHOWS MINIMAL SIGNS OF WEAR AND TEAR. THE POOL'S FINISH IS INTACT, WITH ONLY MINOR COSMETIC BLEMISHES SUCH AS SMALL CRACKS OR SURFACE DISCOLORATION.

GENERAL INFORMATION: SWIMMING POOL RESURFACING IS A CRITICAL ASPECT OF MAINTAINING YOUR POOL'S LONGEVITY AND ENSURING A SAFE AND VISUALLY APPEALING SWIMMING ENVIRONMENT. IN SOME REGIONS, CLIENTS OFTEN FACE CHALLENGES RELATED TO THE REGION'S FLUCTUATING WEATHER CONDITIONS, INCLUDING FREEZING TEMPERATURES IN WINTER AND INTENSE SUNLIGHT IN SUMMER. THESE ENVIRONMENTAL FACTORS CAN IMPACT THE DURABILITY OF THE POOL'S SURFACE OVER TIME. REGULAR INSPECTIONS AND MAINTENANCE PLAY A VITAL ROLE IN PREVENTING MINOR ISSUES FROM ESCALATING INTO MAJOR PROBLEMS. RESURFACING INVOLVES APPLYING A NEW FINISH TO THE POOL'S INTERIOR SURFACE, WHICH CAN BE MADE OF VARIOUS MATERIALS SUCH AS PLASTER, PEBBLE, OR AGGREGATE. THIS PROCESS NOT ONLY ADDRESSES COSMETIC CONCERNS BUT ALSO HELPS RESTORE THE POOL'S STRUCTURAL INTEGRITY.

ADDITIONAL NOTES: INTERNAL SURFACE AREA: 2,220 SF | POOL PERIMETER: 200 LF | DEPTH: 1' - 5' | LADDER COUNT: 1 | RAILING COUNT: 2

5010

KIDDIE POOL - RESURFACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: POOL DECK

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2031

UL: 15 RUL: 6

QUANTITY: 1 POOL

ESTIMATED COST: \$5,000.00

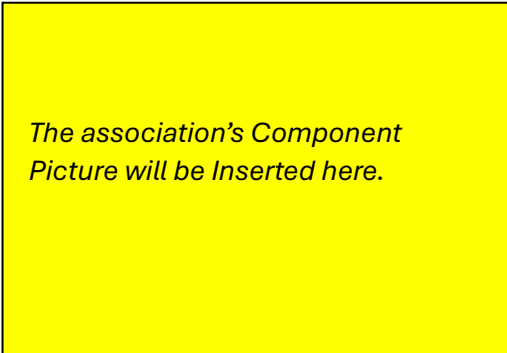
COST SOURCE: CLIENT COST HISTORY

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, THE SWIMMING POOL INTERIOR SURFACE SHOWS SOME DEGREE OF SURFACE DEGRADATION. THIS MAY INCLUDE MODERATE CRACKING, CHIPPING, OR FADING OF THE POOL'S FINISH. THESE ISSUES COULD RESULT FROM PROLONGED EXPOSURE TO THE ELEMENTS, FLUCTUATIONS IN WATER CHEMISTRY, OR THE NATURAL AGING PROCESS.

GENERAL INFORMATION: SWIMMING POOL RESURFACING IS A CRITICAL ASPECT OF MAINTAINING YOUR POOL'S LONGEVITY AND ENSURING A SAFE AND VISUALLY APPEALING SWIMMING ENVIRONMENT. IN SOME REGIONS, CLIENTS OFTEN FACE CHALLENGES RELATED TO THE REGION'S FLUCTUATING WEATHER CONDITIONS, INCLUDING FREEZING TEMPERATURES IN WINTER AND INTENSE SUNLIGHT IN SUMMER. THESE ENVIRONMENTAL FACTORS CAN IMPACT THE DURABILITY OF THE POOL'S SURFACE OVER TIME. REGULAR INSPECTIONS AND MAINTENANCE PLAY A VITAL ROLE IN PREVENTING MINOR ISSUES FROM ESCALATING INTO MAJOR PROBLEMS. RESURFACING INVOLVES APPLYING A NEW FINISH TO THE POOL'S INTERIOR SURFACE, WHICH CAN BE MADE OF VARIOUS MATERIALS SUCH AS PLASTER, PEBBLE, OR AGGREGATE. THIS PROCESS NOT ONLY ADDRESSES COSMETIC CONCERNS BUT ALSO HELPS RESTORE THE POOL'S STRUCTURAL INTEGRITY.

ADDITIONAL NOTES: INTERNAL SURFACE AREA: 540 SF | POOL PERIMETER: 75 LF | DEPTH: 2' - 2' |
LADDER COUNT: 0 | RAILING COUNT: 0

5060

POOL DECK FENCING - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: POOL DECK

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2046

UL: 30 RUL: 21

QUANTITY: 460 LF

ESTIMATED COST: \$28,950.00

COST SOURCE: MWR DATA

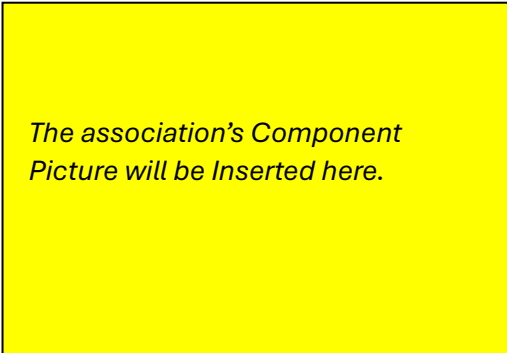
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, POOL DECK FENCING SHOWS SOME MODERATE WEAR AND AGING OF MATERIALS. THE PAINT OR FINISH MIGHT SHOW SIGNS OF FADING OR MINOR CHIPPING, AND SOME HARDWARE COMPONENTS COULD DISPLAY SLIGHT RUST OR CORROSION. WHILE THE FENCING STRUCTURE IS GENERALLY STABLE, THERE MIGHT BE SOME AREAS THAT REQUIRE ATTENTION, SUCH AS LOOSE SCREWS OR SLIGHTLY MISALIGNED PANELS.

GENERAL INFORMATION: PROPERLY MAINTAINING YOUR POOL DECK FENCING IS ESSENTIAL FOR THE SAFETY AND VISUAL APPEAL OF YOUR POOL AREA. REGULAR INSPECTIONS AND MAINTENANCE ROUTINES CAN HELP EXTEND THE LIFESPAN OF THE FENCING AND MINIMIZE THE NEED FOR COSTLY REPLACEMENTS. IT'S RECOMMENDED TO CLEAN THE FENCING REGULARLY TO REMOVE DIRT AND DEBRIS THAT MIGHT CONTRIBUTE TO DETERIORATION. ADDITIONALLY, ADDRESSING MINOR ISSUES PROMPTLY, SUCH AS REPAINTING OR REPLACING HARDWARE, CAN PREVENT THEM FROM ESCALATING INTO MORE SIGNIFICANT PROBLEMS. REMEMBER THAT POOL DECK FENCING NOT ONLY ENHANCES SAFETY BUT ALSO CONTRIBUTES TO THE OVERALL AMBIANCE OF YOUR OUTDOOR SPACE.

ADDITIONAL NOTES: 270 LF OF 6' METAL FENCING | 190 LF OF 6' WOOD FENCING | (4) PEDESTRIAN GATES

5080

POOL DECK FURNITURE - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: POOL DECK

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION | 2023: RISLING FOR \$8,000

NEXT REPLACEMENT: 2033

UL: 10 RUL: 8

QUANTITY: 106 PIECES

ESTIMATED COST: \$32,300.00

COST SOURCE: MWR DATA

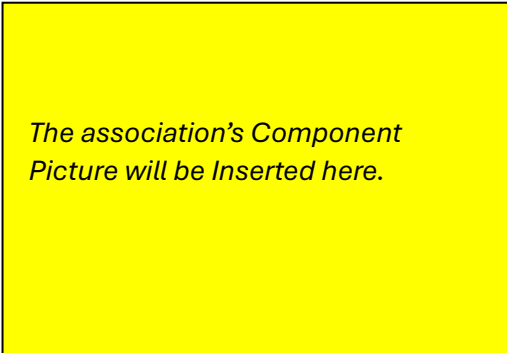
INSPECTION CONDITION: IN A GOOD CONDITION ASSESSMENT, POOL DECK FURNITURE EXHIBITS MINIMAL SIGNS OF USAGE, WITH NO SIGNIFICANT DAMAGE OR FUNCTIONAL ISSUES.

GENERAL INFORMATION: POOL DECK FURNITURE PLAYS A VITAL ROLE IN ENHANCING THE AESTHETIC APPEAL AND FUNCTIONALITY OF YOUR POOL AREA. REGULAR MAINTENANCE, SUCH AS CLEANING, APPLYING PROTECTIVE COATINGS, AND ADDRESSING MINOR REPAIRS PROMPTLY, CAN HELP PROLONG THE LIFE OF YOUR FURNITURE. PROPER STORAGE DURING OFF-SEASONS AND PROACTIVE CARE WILL PREVENT EXCESSIVE WEAR AND TEAR. IT'S IMPORTANT TO CONSIDER THE CLIMATE AND WEATHER CONDITIONS IN CERTAIN REGIONS, AS THEY CAN IMPACT THE LONGEVITY OF YOUR POOL DECK FURNITURE.

ADDITIONAL NOTES: MATERIAL: ALUMINUM SLING | (58) LOUNGERS | (4) DINING TABLES | (33) DINING CHAIRS | (4) UMBRELLAS | (7) PLASTIC LOUNGERS

5100

POOL EQUIPMENT - REPAIR/REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: MECHANICAL ROOM AT POOL DECK

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2031

UL: 15 RUL: 6

QUANTITY: 1 ALLOWANCE

ESTIMATED COST: \$23,000.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: NO CONDITION HAS BEEN GIVEN FOR THIS COMPONENT. WHILE VISUAL INSPECTIONS ARE VALUABLE TOOLS FOR INITIAL EVALUATIONS, THEY ARE INADEQUATE FOR FULLY ASSESSING THE COMPLEX CONDITION. FURTHER INVESTIGATIONS INTO THE CONDITION WOULD NEED TO BE PROFESSIONALLY COMPLETED BY AN INSPECTOR/VENDOR.

GENERAL INFORMATION: PROPER MAINTENANCE OF YOUR POOL EQUIPMENT IS ESSENTIAL TO ENSURE ITS LONGEVITY AND OPTIMAL PERFORMANCE. ROUTINE INSPECTIONS, REGULAR CLEANING, AND TIMELY REPAIRS PLAY A PIVOTAL ROLE IN KEEPING YOUR POOL EQUIPMENT IN GOOD WORKING CONDITION. INVESTING IN PROFESSIONAL MAINTENANCE SERVICES CAN SAVE YOU BOTH TIME AND MONEY BY PREVENTING MORE EXTENSIVE DAMAGE DOWN THE LINE.

ADDITIONAL NOTES: (3) TR-140 SAND FILTERS | (2) 1-HP PUMPS | (1) 3-HP PUMP | (1) 5-HP PUMP

5140

NORTH PLAYGROUND EQUIPMENT - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: NORTH PLAYGROUND

COMPONENT HISTORY: 2018: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2038

UL: 20 RUL: 13

QUANTITY: 4 PIECES

ESTIMATED COST: \$51,500.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, PLAYGROUND EQUIPMENT SHOWS MODERATE WEAR AND TEAR OR POSSIBLE FUNCTIONALITY CONCERNS. THE EQUIPMENT SHOWS SIGNS OF WEATHERING, MINOR RUST OR CORROSION, AND COSMETIC IMPERFECTIONS.

GENERAL INFORMATION: PLAYGROUND EQUIPMENT IS AN ESSENTIAL COMPONENT OF RECREATIONAL SPACES, PROVIDING CHILDREN WITH OPPORTUNITIES FOR PHYSICAL ACTIVITY, AND SOCIAL INTERACTION. IN CERTAIN REGIONS, WHERE VARYING WEATHER CONDITIONS CAN IMPACT THE LONGEVITY OF OUTDOOR EQUIPMENT, IT'S CRUCIAL TO PRIORITIZE REGULAR MAINTENANCE AND ASSESSMENTS.

ADDITIONAL NOTES: (1) MEDIUM PLAY SYSTEM | (1) TEETER-TOTTER | (1) 6-SWING SWING SET | (1) CLIMBER

5140

SOUTH PLAYGROUND EQUIPMENT - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: SOUTH PLAYGROUND

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2036

UL: 20 RUL: 11

QUANTITY: 2 PIECES

ESTIMATED COST: \$27,000.00

COST SOURCE: MWR DATA

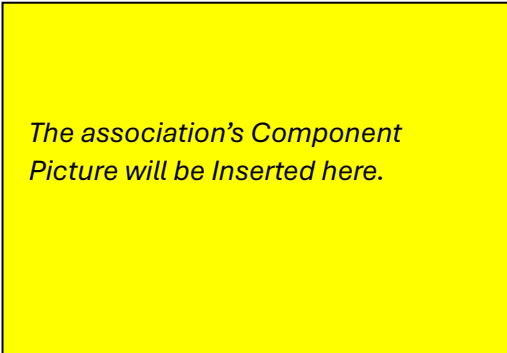
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, PLAYGROUND EQUIPMENT SHOWS MODERATE WEAR AND TEAR OR POSSIBLE FUNCTIONALITY CONCERNS. THE EQUIPMENT SHOWS SIGNS OF WEATHERING, MINOR RUST OR CORROSION, AND COSMETIC IMPERFECTIONS.

GENERAL INFORMATION: PLAYGROUND EQUIPMENT IS AN ESSENTIAL COMPONENT OF RECREATIONAL SPACES, PROVIDING CHILDREN WITH OPPORTUNITIES FOR PHYSICAL ACTIVITY, AND SOCIAL INTERACTION. IN CERTAIN REGIONS, WHERE VARYING WEATHER CONDITIONS CAN IMPACT THE LONGEVITY OF OUTDOOR EQUIPMENT, IT'S CRUCIAL TO PRIORITIZE REGULAR MAINTENANCE AND ASSESSMENTS.

ADDITIONAL NOTES: (1) SMALL PLAY SYSTEM | (1) CLIMBER

5160

NORTH PLAYGROUND SURFACE - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: NORTH PLAYGROUND

COMPONENT HISTORY: 2018: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2026

UL: 10 RUL: 1

QUANTITY: 5,443 SF

ESTIMATED COST: \$24,493.50

COST SOURCE: MWR DATA

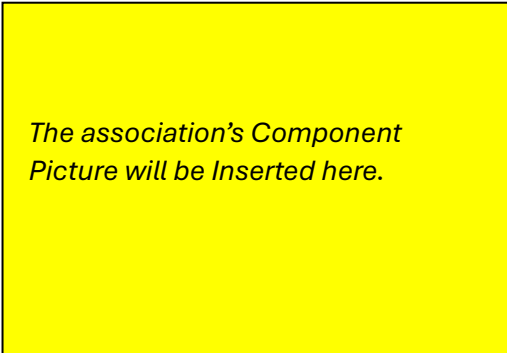
INSPECTION CONDITION: IN A POOR CONDITION ASSESSMENT, PLAYGROUND SURFACE MAY DISPLAY SIGNIFICANT WEAR, DAMAGE, AND DETERIORATION. THIS COULD INCLUDE EXTENSIVE FADING, SEVERE CRACKING, UNEVEN SURFACES, OR EVEN BARE SPOTS IN THE MATERIAL. A PLAYGROUND SURFACE IN POOR CONDITION POSES SAFETY RISKS TO CHILDREN.

GENERAL INFORMATION: PLAYGROUND SURFACES PLAY A CRUCIAL ROLE IN PROVIDING A SAFE AND ENJOYABLE ENVIRONMENT FOR CHILDREN TO PLAY. FACTORS SUCH AS WEATHER, USAGE FREQUENCY, MAINTENANCE ROUTINES, AND THE QUALITY OF THE INITIAL INSTALLATION CAN ALL IMPACT THE CONDITION OF THE SURFACE OVER TIME. REGULAR INSPECTIONS AND PROACTIVE MAINTENANCE ARE ESSENTIAL TO ADDRESS ISSUES PROMPTLY AND EXTEND THE LIFESPAN OF THE PLAYGROUND SURFACE.

ADDITIONAL NOTES: MATERIAL: WOOD MULCH

5160

SOUTH PLAYGROUND SURFACE - REPLACE



*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: SOUTH PLAYGROUND

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2028

UL: 10 RUL: 3

QUANTITY: 1,944 SF

ESTIMATED COST: \$8,748.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A POOR CONDITION ASSESSMENT, PLAYGROUND SURFACE MAY DISPLAY SIGNIFICANT WEAR, DAMAGE, AND DETERIORATION. THIS COULD INCLUDE EXTENSIVE FADING, SEVERE CRACKING, UNEVEN SURFACES, OR EVEN BARE SPOTS IN THE MATERIAL. A PLAYGROUND SURFACE IN POOR CONDITION POSES SAFETY RISKS TO CHILDREN.

GENERAL INFORMATION: PLAYGROUND SURFACES PLAY A CRUCIAL ROLE IN PROVIDING A SAFE AND ENJOYABLE ENVIRONMENT FOR CHILDREN TO PLAY. FACTORS SUCH AS WEATHER, USAGE FREQUENCY, MAINTENANCE ROUTINES, AND THE QUALITY OF THE INITIAL INSTALLATION CAN ALL IMPACT THE CONDITION OF THE SURFACE OVER TIME. REGULAR INSPECTIONS AND PROACTIVE MAINTENANCE ARE ESSENTIAL TO ADDRESS ISSUES PROMPTLY AND EXTEND THE LIFESPAN OF THE PLAYGROUND SURFACE.

ADDITIONAL NOTES: MATERIAL: WOOD MULCH

5180

TENNIS/PICKLEBALL COURTS - COAT/REPAIR

*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: TENNIS COURT AREA

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION | 2022: RESURFACED FOR \$18,495

NEXT REPLACEMENT: 2027

UL: 5 RUL: 2

QUANTITY: 3 COURT(S)

ESTIMATED COST: \$21,750.00

COST SOURCE: INFLATED CLIENT COST HISTORY

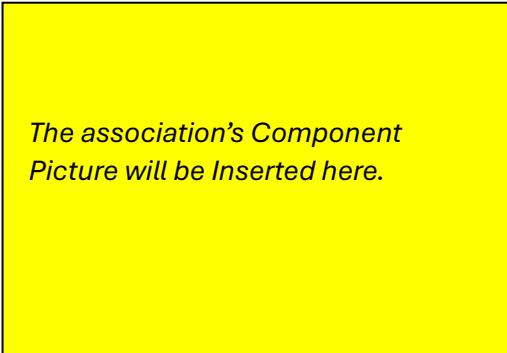
INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, TENNIS COURT SURFACE EXHIBITS MODERATE SIGNS OF DETERIORATION. THE EXISTING COATING MAY SHOW SOME CRACKS, FADING, OR MINOR AREAS OF WEAR. WHILE THE COURT IS STILL USABLE, THESE SIGNS OF WEAR COULD POTENTIALLY AFFECT THE OVERALL PLAYING EXPERIENCE.

GENERAL INFORMATION: TENNIS COURT RECOATING IS A CRUCIAL ASPECT OF MAINTAINING THE PERFORMANCE, SAFETY, AND APPEARANCE OF YOUR COURT. IN CERTAIN REGIONS WHERE HARSH WEATHER CONDITIONS ARE OFTEN, THIS CAN ACCELERATE THE WEAR AND TEAR ON THE COURT'S SURFACE. REGULAR MAINTENANCE, INCLUDING CLEANING AND ADDRESSING MINOR ISSUES PROMPTLY, CAN HELP EXTEND THE LIFE OF THE COATING. HOWEVER, OVER TIME, EVEN WELL-MAINTAINED COATINGS MAY REQUIRE A FRESH APPLICATION TO ENSURE AN OPTIMAL PLAYING EXPERIENCE. RECOATING INVOLVES THE APPLICATION OF A NEW LAYER OF PROTECTIVE COATING OVER THE EXISTING SURFACE. THIS PROCESS HELPS TO SEAL CRACKS, PROVIDE A SMOOTHER PLAYING SURFACE, RESTORE COLOR, AND ENHANCE TRACTION.

ADDITIONAL NOTES: NONE

5190

TENNIS/PICKLEBALL COURTS - REBUILD



*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: TENNIS COURT AREA

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2046

UL: 30 RUL: 21

QUANTITY: 3 COURT(S)

ESTIMATED COST: \$75,000.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: PLEASE REFER TO THE COAT/REPAIR COMPONENT FOR CONDITION.

GENERAL INFORMATION: TENNIS COURT REBUILDING INVOLVES A SYSTEMATIC APPROACH THAT CONSIDERS FACTORS SUCH AS CLIMATE, USAGE PATTERNS, AND COURT MATERIALS. OVER TIME, THE UNDERLYING STRUCTURE OF A TENNIS COURT CAN DETERIORATE DUE TO FACTORS LIKE GROUND SETTLING, POOR DRAINAGE, OR INADEQUATE BASE CONSTRUCTION. IF THE BASE IS COMPROMISED, SIMPLY RECOATING THE SURFACE WON'T ADDRESS THE ROOT PROBLEM. REBUILDING THE COURT WITH PROPER BASE CONSTRUCTION BECOMES NECESSARY TO ENSURE THE COURT'S LONGEVITY AND PERFORMANCE. IT'S ESSENTIAL TO COLLABORATE CLOSELY WITH EXPERIENCED PROFESSIONALS WHO UNDERSTAND THE UNIQUE DEMANDS IN CERTAIN REGIONS. REGULAR MAINTENANCE AND TIMELY REPAIRS PLAY A CRUCIAL ROLE IN PREVENTING DETERIORATION AND THE NEED FOR COMPLETE REBUILDING.

ADDITIONAL NOTES: NONE

5200

BASKETBALL COURT(S) - COAT/REPAIR

*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: BASKETBALL COURT AREA

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2025

UL: 5 RUL: 0

QUANTITY: 1 COURT(S)

ESTIMATED COST: \$7,500.00

COST SOURCE: MWR DATA

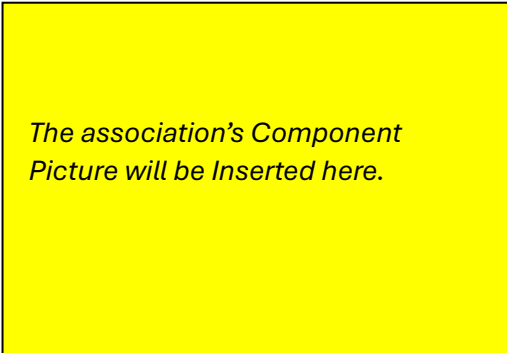
INSPECTION CONDITION: IN A POOR CONDITION ASSESSMENT, BASKETBALL COURT SURFACE DISPLAYS SIGNIFICANT WEAR, EXTENSIVE CRACKS, AND NOTICEABLE FADING OR PEELING OF THE COATING. THESE CONDITIONS CAN NEGATIVELY IMPACT PLAYER SAFETY AND THE QUALITY OF PLAY.

GENERAL INFORMATION: BASKETBALL COURT RECOATING IS A CRUCIAL ASPECT OF MAINTAINING THE PERFORMANCE, SAFETY, AND APPEARANCE OF YOUR COURT. IN CERTAIN REGIONS WHERE HARSH WEATHER CONDITIONS ARE OFTEN, THIS CAN ACCELERATE THE WEAR AND TEAR ON THE COURT'S SURFACE. REGULAR MAINTENANCE, INCLUDING CLEANING AND ADDRESSING MINOR ISSUES PROMPTLY, CAN HELP EXTEND THE LIFE OF THE COATING. HOWEVER, OVER TIME, EVEN WELL-MAINTAINED COATINGS MAY REQUIRE A FRESH APPLICATION TO ENSURE AN OPTIMAL PLAYING EXPERIENCE. RECOATING INVOLVES THE APPLICATION OF A NEW LAYER OF PROTECTIVE COATING OVER THE EXISTING SURFACE. THIS PROCESS HELPS TO SEAL CRACKS, PROVIDE A SMOOTHER PLAYING SURFACE, RESTORE COLOR, AND ENHANCE TRACTION.

ADDITIONAL NOTES: NONE

5210

BASKETBALL COURT(S) - REBUILD



*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: BASKETBALL COURT AREA

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2046

UL: 30 RUL: 21

QUANTITY: 1 COURT(S)

ESTIMATED COST: \$25,000.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: PLEASE REFER TO THE COAT/REPAIR COMPONENT FOR CONDITION.

GENERAL INFORMATION: BASKETBALL COURT REBUILDING INVOLVES A SYSTEMATIC APPROACH THAT TAKES INTO ACCOUNT FACTORS SUCH AS CLIMATE, USAGE PATTERNS, AND COURT MATERIALS. OVER TIME, THE UNDERLYING STRUCTURE OF A BASKETBALL COURT CAN DETERIORATE DUE TO FACTORS LIKE GROUND SETTLING, POOR DRAINAGE, OR INADEQUATE BASE CONSTRUCTION. IF THE BASE IS COMPROMISED, SIMPLY RECOATING THE SURFACE WON'T ADDRESS THE ROOT PROBLEM. REBUILDING THE COURT WITH PROPER BASE CONSTRUCTION BECOMES NECESSARY TO ENSURE THE COURT'S LONGEVITY AND PERFORMANCE. IT'S ESSENTIAL TO COLLABORATE CLOSELY WITH EXPERIENCED PROFESSIONALS WHO UNDERSTAND THE UNIQUE DEMANDS IN CERTAIN REGIONS. REGULAR MAINTENANCE AND TIMELY REPAIRS PLAY A CRUCIAL ROLE IN PREVENTING DETERIORATION AND THE NEED FOR COMPLETE REBUILDING.

ADDITIONAL NOTES: NONE

5270

TENNIS/PICKLEBALL FENCING - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: PERIMETER OF TENNIS/PICKLE COURTS

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2046

UL: 30 RUL: 21

QUANTITY: 480 LF

ESTIMATED COST: \$34,440.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, SPORT COURT FENCING SHOWS MODERATE WEAR AND TEAR THAT COULD AFFECT THE FENCING'S LONGEVITY IF LEFT UNATTENDED. THERE MIGHT BE MINOR RUST SPOTS OR SURFACE CORROSION ON SOME SECTIONS OF THE FENCING, BUT OVERALL REMAINS INTACT. GATES AND ACCESS POINTS MAY SHOW SIGNS OF FRICTION OR DIFFICULTY DURING OPERATION.

GENERAL INFORMATION: SPORT COURT FENCING PLAYS A PIVOTAL ROLE IN ENSURING THE SAFETY AND ENJOYMENT OF THE FACILITY. IN CERTAIN REGIONS CLIMATE CONDITIONS, IT'S IMPORTANT TO UNDERSTAND THAT FACTORS LIKE TEMPERATURE FLUCTUATIONS, MOISTURE, AND EXPOSURE TO HARSH ELEMENTS CAN IMPACT THE FENCING'S CONDITION OVER TIME. REGULAR MAINTENANCE, INCLUDING CLEANING, RUST PREVENTION, AND PAINTING, CAN SIGNIFICANTLY PROLONG THE LIFESPAN OF THE FENCING.

ADDITIONAL NOTES: 328 LF OF 10' WOOD FENCING WITH CHAIN-LINK MESH | 120 LF OF 4'6" WOOD FENCING WITH CHAIN-LINK MESH | 32 LF OF 4'6" CHAIN-LINK FENCING

5300

BASKETBALL/SOCCER EQUIPMENT - REPLACE

*The association's Component
Picture will be Inserted here.*

CHAPTER: AMENITIES

LOCATION: SPORT COURT AREAS

COMPONENT HISTORY: 2016: ORIGINAL CONSTRUCTION

NEXT REPLACEMENT: 2031

UL: 15 RUL: 6

QUANTITY: 4 PIECES

ESTIMATED COST: \$20,000.00

COST SOURCE: MWR DATA

INSPECTION CONDITION: IN A FAIR CONDITION ASSESSMENT, SPORT COURT EQUIPMENT SHOWS MODERATE SIGNS OF WEAR AND TEAR.

GENERAL INFORMATION: SPORT COURT EQUIPMENT IS A VALUABLE AMENITY THAT CONTRIBUTES TO THE WELL-BEING AND COMMUNITY ENGAGEMENT OF RESIDENTS. REGULAR MAINTENANCE, PROMPT REPAIRS, AND STRATEGIC REPLACEMENTS PLAY A VITAL ROLE IN EXTENDING THE LIFE OF YOUR SPORT COURT EQUIPMENT AND PRESERVING ITS FUNCTIONALITY AND APPEAL. ENGAGING IN ROUTINE INSPECTIONS, CLEANING, AND SMALL REPAIRS CAN PREVENT MINOR ISSUES FROM ESCALATING INTO MAJOR PROBLEMS, ULTIMATELY SAVING ON LONG-TERM COSTS.

ADDITIONAL NOTES: (2) ADJUSTABLE BASKETBALL HOOPS | (2) SOCCER NETS