

| Item # | Description | Useful Life | Remaining Life | Last Done | Replacement Date | Cost per Repair or Replacement | Total Cost 2017-2021 | Notes | Total cost 2022-2026 | Total cost 2027-2031 |
|--------|---|-------------|----------------|--|----------------------------------|--------------------------------|----------------------|--|----------------------|----------------------|
| | | | | | | | | | | |
| 104 | Carport roof | 22 | 22 | 2016 | 2038 | 27,000 | 0 | Roof replaced in 2016 | | |
| 105 | Buildings Shingle Roofs | 30 | 10 | Unknown | 2026 | 255,250 | 0 | Board estimates replacement in 2026, based on 2016 condition. Cost based on contractor estimate | 255,250 | - |
| 108 | Storage/Metal Shed Roof | 10 | 7 | done in 2013 | 2023 - operating, 10 yr cycle | 1,000 | 0 | | - | - |
| 120A | Building gutters - "old" | 20 | ?? | Unknown | 2026 | 105,540 | 0 | Currently (June 2016) assessing status of all gutters, and will break this line item out further as necessary. Likely that we will conduct spot repairs in the short term (operating budget) and replace all "old" gutters with the roofs (Item 105). Cost same as 2015 reserve study | 105,540 | - |
| 120B | Gutters - 2014-2015 installation | 20 | 19 | New gutters installed 2014-2015 | 2035 | 55,000 | 0 | Cost based on 2014-2015 installation cost plus 10% | - | - |
| 120A | Building Gutters - cleaning | 2 | 1 | done in 2014-5? | 2017 - operating - 3 yr cycle | 3,000 | 0 | Added this line to adress last sentence above, and capture this separately as a recurring operating cost | - | - |
| 121A | Heat tape -replace "old" | 7 | ?? | Unknown | 2019? | 30,000 | 30,000 | Currently (June 2016) assessing status of all heat tape, and will break this line item out further as necessary. Do spot repairs in the short term. Will coordinate full replacement with roof replacement cycle (e.g. replace in 2019 and next replacement is with the new roof - Item 105) | 30,000 | - |
| 121B | Heat tape - replace "new" | 7 | 6 | installed/ replaced in 2014-5 | 2022 | 35,000 | 0 | Currently (June 2016) assessing status of all heat tape, and will break this line item out further as necessary. Will coordinate full replacement with roof replacement cycle (Item 105) | 35,000 | 35,000 |
| 204-1 | Building Paint | 7 | 2 | done in 2011 | 2018 | 180,000 | 180,000 | Board believes this can be deferred until 2018 based on current (2016) condition. Cost based on contractor estimate | 180,000 | - |
| 301 | Building Siding and Trim - Maintenance | 7 | 2 | done in 2011 | 2018 | 25,000 | 25,000 | Recommend reserve to make any necessary siding repairs every paint cycle | 25,000 | - |
| 301A | Building Siding and Trim - Replace | TBD | TBD | TBD | TBD | TBD | 0 | Based on the current condition (2016) of the siding, there is no apparent need to replace this due to deterioration of the wood in the foreseeable future, but could be considered for aesthetic reasons. | - | - |
| 307 | Carport Stucco | 10 | 5 | painted in 2011 | 2021 - operating - 10 yr cycle | 5,000 | 0 | Suggest repainting/repairing be done out of operating monies every 10 years with no reserve for replacing the stucco. | - | - |
| 309 | Stone Siding, Flagstone and patio wall repair | N/A | N/A | installed in 2011 | 2017 - operating - annual | 1,500 | 0 | Not included in report - report suggests this be done out of operating monies; include in the operating budget annually under a category for "Stonework Repair" with an amount of \$2,500/year. | - | - |
| 403 | Driveway Concrete - maintenance | 6 | 1 | installed in 2011 | 2017 - Major Maint. - 6 yr cycle | 25,000 | 25,000 | Suggests 5% of total area to be reserved for every 6 years - so recurring major maint expense - periodic repairs and replacement; BOD determined to start accumulating in 2017 | 25,000 | 25,000 |
| 501A | Amenity Building External Entrance Doors | 25 | 8 | Front upper door replaced 2016; Side upper door repainted 2016 | 2024 | 5,000 | 0 | Four (4) doors: one replaced, one to be repaired/repainted in 2016 (Board approved funds - work still to be done). | 5,000 | - |
| 501B | Condo Unit Entry Doors | 25 | 15 | Unknown | 2029 | 90,000 | 0 | All condo doors - sixty (60) | - | 90,000 |
| 501C | Mechanical Rooms, doors leading into storage areas and Trash Shed | 25 | 8 | Unknown | 2024 | 25,000 | 0 | Doors in storage areas (these are in bad shape), work rooms and mechanical rooms - twenty five (25) | 25,000 | - |

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| 502 | Trash shed garage door | 20 | 15 | replaced in 2011 | 2031 | 4,200 | 0 | | - | 4,200 |
| 506A | Building Windows | 25 | 5 | Late 1990's? | 2021 | 450,000 | 450,000 | Many of the windows and doors are leaking the sealant and likely will need to be replaced within the next three (3) to five (5) years - there are approximately 250 windows. Issues are water mitigation, efficiency and an updated look. Cost based on very approximate contractor estimate for all windows and doors of \$1,000,000 | - | - |
| 506B | Building Sliding Glass Doors | 25 | 5 | Late 1990's? | 2021 | 550,000 | 550,000 | Many of the windows and doors are leaking the sealant and likely will need to be replaced within the next (3) three to (5) five years - there are approximately 130 sliding glass doors. Issues are water mitigation, efficiency and an updated look. Cost based on very approximate contractor estimate for all windows and doors of \$1,000,000 | - | - |
| 1008 | flagstone patio and walls - replacement | 20 | 15 | installed in 2011 | 2031 | 50,000 | 0 | Report does not propose reserve for this item. Maintenance covered under Item 309. Consider replacement costs in 15 years or 2031. | - | 50,000 |
| 604 | metal building stairs - replacement | 30 | 25 | installed in 2011 | 2041 | TBD | 0 | Report indicates 30 year life so no amount included but likely will have some costs associated over time which can come out of operating but maintenance and inspection are critical | - | - |
| 606A | Reseal wood breezeway decks and tops of stringers on interior stairways both made from Ipay material | 3 | 2 | done in 2015 | 2018 - Major Maint - 3 year cycle | 15,000 | 30,000 | Just for resealing. Recommend reseal every three (3) years - Cost was low for 2015 and should anticipate increase for future cycles of staining to have application of two coats of stain in certain areas where there is more weather exposure | 15,000 | 30,000 |
| 606B | Repaint all metal railing (includes a hand rail) on stairs down into units and in parking lot and wood sides on metal stairs and columns under stairs (all maroon color in 2015) | 3 | 2 | done in 2015 | 2018 - Major Maint - 3 yr cycle | 30,000 | 60,000 | Painting all metal railings in parking lot and into landings for units along with wood along bottom of metal stairs into units and columns under metal stairs - Cost was low for 2015 and should anticipate increase for future cycles of staining to have application of two coats of stain in certain areas where there is more weather exposure | 30,000 | 60,000 |
| 610A | Selective repair/ replacement of concrete building stair treads | N/A | N/A | installed in 2011 | 2017 - operating - 3 year cycle | 1,000 | 0 | This is periodic operating charge for replacing broken and/or heavily stained stairs on a three year cycle (based on inspection). Maintenance critical since stains forming on stairs and deteriorating the appearance of the stairs | - | - |
| 610B | Complete replacement of all concrete building stair treads | 50 | 45 | Installed in 2011 | 2061 | TBD | 0 | Replacement will most likely be based on aesthetic changes desired by homeowners in the future | - | - |
| 1001 | Replace Ipay tops of hand rails and Ipay landing decks on stairways - both in stairways and in stairs going to units | 50 | 45 | installed in 2011 | 2061 | TBD | 0 | Replacement will most likely be based on aesthetic changes desired by homeowners in the future | - | - |
| 1003A | Replace metal building rails/handrails (stairwell) and black spindles in stairways - in unit stairs | 50 | 45 | installed in 2011 | 2061 | TBD | 0 | Replacement will most likely be based on aesthetic changes desired by homeowners in the future | - | - |
| 1003B | Repaint metal building rails/handrails (stairwell) and black spindles in stairways - in unit stairs | 7 | 2 | installed in 2011 | 2018 | 10,000 | 10,000 | These are the metal hand rails attached to the wood rails on the stairways; Would put a place holder to monitor and will need to be repainted periodically - every 5-7 years anticipated. Black spindles (iron) are rusting and need to be assessed to determine cause of rusting and how to eliminate rust and protect. | 10,000 | - |
| 1003C | Replace metal fences/rails in parking lot and down stairs from parking lot into stairwell | 50 | 45 | installed in 2011 | 2061 | TBD | 0 | This does not take into account repainting and maintaining; | - | - |
| 1006 | Replace Pool perimeter fence | 25 | 13 | unknown | 2029 | N/A | 0 | Assume replace with new pool in 7-10 years. Cost incorporated in to pool replacement cost | - | - |

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| 1006A | Repaint pool perimeter fence | 3 | 3 | repainted 2014 | 2017 - Major Maint. - 3 yr cycle | 2,000 | 4,000 | | 4,000 | 2,000 |
| 607A | Wood unit decks - replace wood deck | 20 | 20 | replaced in 2016 with synthetic deck boards | 2036 | 100,000 | 0 | Decks replaced in 2016 (Board approved funds - work still to be done). | - | - |
| 607C | Wood unit decks - replace metal railings | 30 | 18 | Unknown | 2034 | TBD | 0 | Replacement will most likely be based on aesthetic changes desired by homeowners in the future | - | - |
| 701 | Building A gas boilers (two) | 14 | 9 | Replaced in 2011 | 2025 | 15,000 | 0 | Report indicates useful life of 14 years. One of the boilers also heats the spa | 15,000 | - |
| 701A | Building B/C Boiler | 14 | 6 | 2008 | 2022 | 7,500 | 0 | | 7,500 | - |
| 701B | Building D/E boiler | 14 | 3 | 2005 | 2019 | 7,500 | 7,500 | Added a line to separate out the building A boilers from B/C and D/E, which are of different ages. Need info on the B/C and D/E boilers. Will adjust line above once we agree on breaking them out separately | - | - |
| 701C | Miscellaneous equipment- expansion tanks for boilers and snowmelt, circulating pumps, etc. | 5 | 3 | | 2017 - operating - Annual | 3,000 | 0 | Operating line item to include miscellaneous snowmelt equipment and other plumbing related equipment on the property | - | - |
| 703 | Replacement of water heaters | | | | | | | Cost estimated at \$7,500 per water heater with exception of 400 gallon heaters; report says 10 year life, Lowe's says 15 - reserve study uses 13 yrs to be prudent | - | - |
| 703A | Building A | 13 | 12 | Replaced in 2015 | 2028 | 15,000 | 0 | two (2) water tanks for building A, fed from Boiler | - | 15,000 |
| 703B | Building B/C | 13 | 13 | Replaced in 2016 | 2029 | 15,000 | 0 | 2 x gas water heater for B and C buildings. Previous boilers from 2002 and 2003. Both replaced in 2016 (Board approved funds - work still to be done). | - | 15,000 |
| 703C | Building D/E | 13 | 13 | Replaced in 2016 | 2029 | 15,000 | 0 | 2 x gas water heaters for D and E buildings. Previous boilers from 1998 and 2003. Both replaced in 2016 (Board approved funds - work still to be done). | - | 15,000 |
| 703D | Building F/G | 13 | 11 | replaced in 2014 (verified 2016) | 2027 | 17,000 | 0 | 2 x electric water heaters for F and G buildings | - | 17,000 |
| 703E | Building H/I | 13 | 4 | replaced in 2007 (verified 2016) | 2020 | 17,000 | 17,000 | 2 x electric water heaters for H and I buildings | - | - |
| 703F | Building J and K | 13 | 11 | replaced in 2014 (verified 2016) | 2027 | 25,500 | | 3 x 400 gallon electric water heaters for J and K buildings | - | 25,500 |
| 703G | Building L | 13 | 11 | replaced in 2014 (verified 2016) | 2027 | 15,000 | | 2 x 400 gallon electric water heaters for L building | - | 15,000 |
| 702 | Snowmelt boiler | 30 | 25 | installed in 2011 | 2041 | 62,000 | 0 | | - | - |
| 725 | Snowmelt miscellaneous equipment | 5 | 2 | new in 2011 | 2016 - operating - Annual | 3,000 | 0 | Budget \$3,000 per year for operating repairs | - | - |
| 801 | Stone sign/monument | 20 | 15 | new in 2011 | 2031 | 8,000 | 0 | Replacement will most likely be based on aesthetic changes desired by homeowners in the future | - | 8,000 |
| 901A | Fire protection system - bldg J and L | 25 | 17 | Panel rebuilt in 2008 | 2033 | 12,000 | 0 | Report says three (3) panels in J and one in L, but 2016 inspection showed all but one are defunct. The one working unit in J was rebuilt in 2008 and covers buildings H-L | - | - |
| 901B | Fire protection system - bldg D-E and Clubhouse A | 25 | 21 | new in 2012 | 2037 | 12,000 | 0 | One working panel in Building A covers Buildings A, B and C. One working panel in D building covers D, E, F and G. | - | - |

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| 901C | Smoke Alarms in units | 10 | 9 | 2015 | 2025 | 6,000 | 0 | Board had central smoke alarm in each unit (one per floor) checked and replaced as necessary in 2015. | 6,000 | - |
| 908 | Electric door locks amenity bldg/new security system for amenity building | 10 | 8 | security system installed 2014 | 2024 | 5,000 | 0 | Incorporates the security system which we have now done and any upgrades/changes and maintenance to that equipment and locks on doors | 5,000 | - |
| 1007 | Pool tie walls | 20 | 18 | replaced in 2014 | 2034 | 12,000 | 0 | Wall replaced with railroad ties which have a 20 year life normally | - | - |
| 608 | Pool deck surface - maintain | 3 | 1 | done in 2014 | 2017 - major Maint - 3 yr cycle | 7,000 | 14,000 | R.Eschelman stated should be redone every three years to maintain - will be redone totally when pool redone - anticipate seven-ten years | 14,000 | 7,000 |
| 1101 | Pool resurfacing - interior plaster | 3 | 1 | done in 2014 | 2017 - Major Maint - 3 yr cycle | 5,000 | 10,000 | Assume pool replaced in seven - ten years but need to maintain interior pool plaster surface every three years - typical useful life of pool plaster is approximately 12 years; does not include any amount to redo the plaster - just amounts to maintain the plaster | 10,000 | 5,000 |
| 1102 | hot tub resurface - tile replacement | 18 | 10 | unknown | 2026 | 6,000 | 0 | | 6,000 | - |
| 1102 /1104 | pool/hot tub coping/stone/ tile replacement | N/A | 22 | 2014 | 2036 | 5,000 | 0 | Temporary fix in 2014. | - | - |
| 1105 | pool heater replacement | 12 | 1 | serviced in 2014 | 2017 | 8,500 | 8,500 | Current Boiler is reported to be in good working order, but we may have to replace before pool redo so need to reserve. | - | - |
| 1108 | pool filter - replace sand | 3 | 1 | new in 2014 | 2017 - operating - 3 yr cycle | 1,500 | | Replace sand every 3 years | - | - |
| 1109 | spa filter - replace sand | 3 | 1 | unknown | 2017 - operating - 3 yr cycle | 1,500 | | Replace sand every 3 years | - | - |
| 1111A | pool/spa pumps - replace | 5 | 3 | new in 2014 | 2019 | 7,200 | 7,200 | 5 pool pumps; 3 spa pumps May want to break these out into separate groups of equipment - lumped together for now. | - | - |
| 1111B | pool roller/cover - replace | 5 | 3 | replaced in 2014 | 2019 - Major Maint - 5 yr cycle | 2,000 | 2,000 | | 2,000 | 2,000 |
| 1118 | pool renovation | N/A | 6 | some major repairs done in 2014 to delay replacement | 2022 - (TBD) | 300,000 | 100,000 | Assume pool will have to be replaced in seven - ten years; Report indicates cost to replace pool is \$105,000 - recent analysis of costs to replace pool was for \$400,000; Board determined to set aside \$20,000 from major maint assessment each year until pool replaced and then a special assessment be made in year of replacement to cover costs over those that were accumulated | 300,000 | - |
| 1118A | pool house - renovate | 30 | 0 | Unknown | 2046 | 7,000 | 0 | Renovation done in 2016 (Board approved funds - work still to be done). | - | - |
| 1118B | pool patio furniture - replace | 6 | 2 | replaced in 2012 | 2018 | 2,500 | 2,500 | Pool furniture may deteriorate faster than deck patio furniture due to sun, use, etc. | 2,500 | 2,500 |
| 1118C | Deck Patio Furniture - replace | 10 | 6 | replaced in 2012 | 2022 | 35,000 | 0 | The deck furniture initially cost \$33,000 and will hopefully have a life of 10 years-have budgeted to replace all in 2024. If some needs to be replaced/added before then, the amounts could come out of operating budget | 35,000 | - |
| 1407A | Clubhouse remodel - entry way and stairway down to pool and perhaps the office | 10 | 0 | unknown | 2017 | 30,000 | 30,000 | Board decided not to proceed with this work in 2016 | - | - |
| 1407B | Clubhouse remodel - the meeting room | 10 | 0 | unknown | 2020 | 40,000 | 40,000 | Determine best use of meeting room and remodel accordingly to update and make useful space | - | - |
| 1413 | Restroom amenity bldg remodel | 20 | 18 | done in 2014 | 2034 | 20,000 | 0 | Most associations perform general remodel of restroom interior every 15-20 years | - | - |

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| 1602 | Exterior wall lights - in stairwells | 10 | 5 | done in 2011 | 2021 | 37,200 | 37,200 | These include hallway lights (168 fixtures) - the hallway lights were changed in 2011. | - | - |
| 1602A | Exterior wall lights - patios | 10 | 0 | unknown | 2017/8 | 5,000 | 5,000 | The patio/deck lights (60) were not changed during the wall project and do need to be changed in the near term. Board will develop a "master plan" for lighting throughout complex and plan and implement changes accordingly | - | 5,000 |
| 1607 | Exterior driveway lights bldg | 20 | 15 | done in 2011 | 2031 | 22,000 | 0 | Lights on exterior of buildings on parking lot (11 fixtures) | - | 22,000 |
| 1609 | Exterior street lights | 20 | 15 | done in 2011 | 2031 | 10,000 | 0 | Five (5) fixtures | - | 10,000 |
| 1610 | Carport lights | 10 | 0 | | 2017/8 | 7,000 | 7,000 | Approximately twenty four (24) fixtures - very outdated/old - when replace will have to repaint ceiling under the lights because size of lights will change. Board will develop a "master plan" for lighting throughout complex and plan and implement changes accordingly | - | 7,000 |
| 1620 | Replace Wood Burning Fireplace Flues | 30 | 29 | done in 2015 | 2045 | 600,000 | 0 | Project completed in 2015 | - | - |
| 1630 | Sprinkler system throughout complex including in units - | ?? | ?? | Unknown | 2016 - operating - annual | 1,000 | 0 | Not on ARS report but something that is a common element and the responsibility of the Association. Annual operating charge for any additions, maintenance. | - | - |
| 1640 | Copper plumbing within walls of complex - some may have been replaced in remodels | ?? | ?? | Unknown | TBD | TBD | 0 | Not on ARS report but something that is a common element and the responsibility of the Association. There is no evidence that we have a problem at present. Board strategy is to manage repairs on an annual basis from the operating budget. If and when the frequency of repairs suggest that the plumbing system for a particular building needs to be repiped, this will be planned and costed and if necessary will be the subject of a special assessment. | - | - |
| 1650 | Electrical wiring in the walls and electrical panels in units | ?? | ?? | Unknown | TBD | TBD | 0 | Uncertain about who is responsible and likely a joint cost if wiring needs to be replaced at some point. There is no evidence that we have a problem at present. Board strategy is to manage repairs on an annual basis from the operating budget. If and when the frequency of repairs suggest that the electrical system for a particular building needs to be rewired, this will be planned and costed and if necessary will be the subject of a special assessment. | - | - |
| 1660 | Baseboard heaters | ?? | ?? | Unknown | N/A | N/A | N/A | Baseboard heaters - both electric and water - are "within the unit" and are the responsibility of the owner | - | - |
| 1670 | Fire Mitigation of landscape | 4 | 4 | done in 2016 | 2020 - Major Maint. - 4 yr cycle | 4,000 | 4,000 | Major area of concern is to the side of Buildings A and B. Cleared in 2016 | 4,000 | 4,000 |
| 1680 | Path between SMC and Center which has rail road tie edges | N/A | N/A | unknown | 2017/8 | 10,000 | 10,000 | This area is owned by SMC and has deteriorated overtime from lack of maintenance - this could create a liability for the association if someone were to fall; it is unsightly in appearance also. Board is evaluating options for this path and surrounding area, and will develop a plan for 2017/2018 accordingly | - | - |
| | | | | | | | | | | |
| | | | | | | Totals: | 1,665,900 | | 1,151,790 | 471,200 |