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The Bridges Community Association
CC4:Lot40/North Gate
Rancho Santa Fe, CA



Report #: 14591-15
Beginning: January 1, 2023
Expires: December 31, 2023

RESERVE STUDY
Update "No-Site-Visit"

September 9, 2022

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.



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The Bridges Community Association - CC4:Lot40/North Gate
Rancho Santa Fe, CA
Level of Service: Update "No-Site-Visit"

Report #: 14591-15
of Units: 241

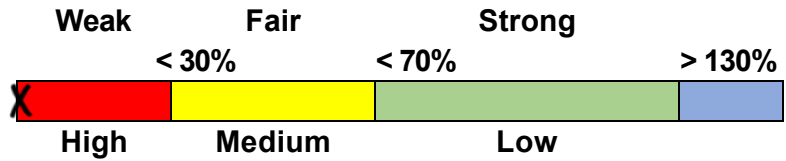
January 1, 2023 through December 31, 2023

Findings & Recommendations

as of January 1, 2023

Projected Starting Reserve Balance	\$0
Currently Fully Funded Reserve Balance	\$30,907
Average Reserve Deficit (Surplus) Per Unit	\$128
Percent Funded	0.0 %
Recommended 2023 Monthly Full Funding Contribution	\$770
Alternate minimum contributions to keep Reserve above \$0	\$685
Most Recent Reserve Contribution Rate	\$0

Reserve Fund Strength: 0.0%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	0.00 %
Annual Inflation Rate	3.00 %

This is an Update "No-Site-Visit", based on a prior Report prepared by Association Reserves for your 2022 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS).

Because your Reserve Fund is at 0.0 % Funded, this means the association's special assessment and deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where associations enjoy a low risk of Reserve cash-flow problems.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to establish regular monthly Reserve contributions to offset the annual rate of deterioration occurring to your Reserve components and build up reserve fund strength.

No assets appropriate for Reserve designation were excluded. Responsibilities of "Lot 40" were updated this year to reflect majority of Via de las Flores as a separate financial entity / responsibility, thus the road that is not a part of Lot 40 has been split into a separate study.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
HOA: LOT 40 / NORTH GATE				
201	Asphalt - Resurface	24	12	\$12,400
202	Asphalt - Seal/Repair	4	0	\$1,305
208	Concrete Accent - Repair	24	12	\$3,300
210	Concrete Curbs/Cross-Swale - Repair	24	12	\$8,550
504	Entry Gates - Replace	30	28	\$22,500
1506	Wall Lights - Replace	15	13	\$1,550
1551	Security/Access System - Replace	10	8	\$32,000
1553	Gate Operators - Replace	10	8	\$11,750
1583	Meter Pedestal - Replace	30	3	\$7,800

9 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction



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

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



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

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Projected Expenses

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

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

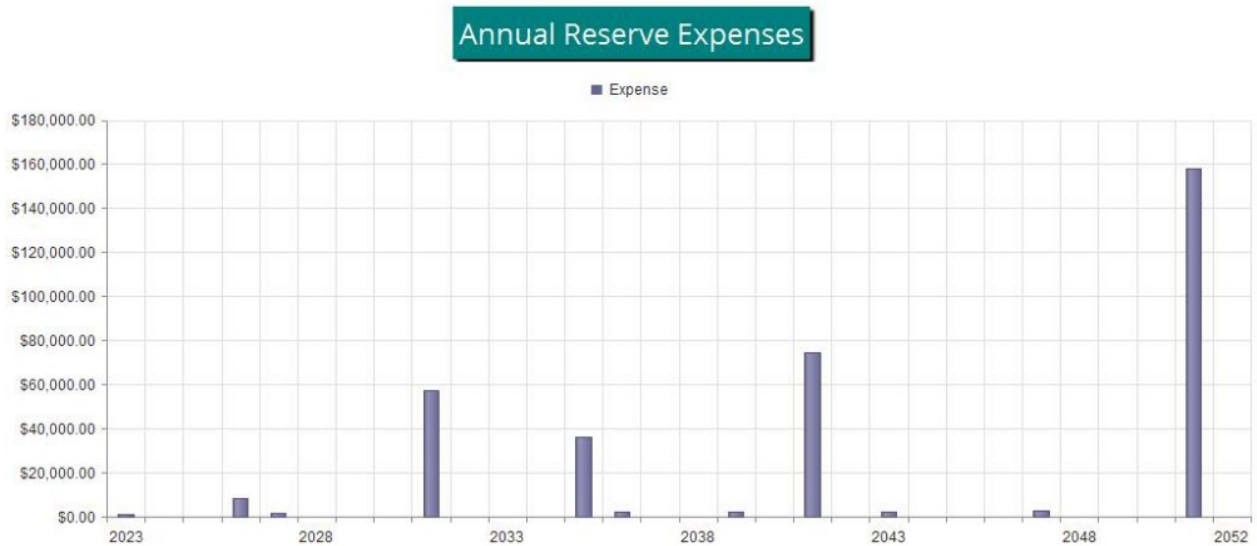


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your Fiscal Year on 1/1/2023. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$30,907. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 0.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$770 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

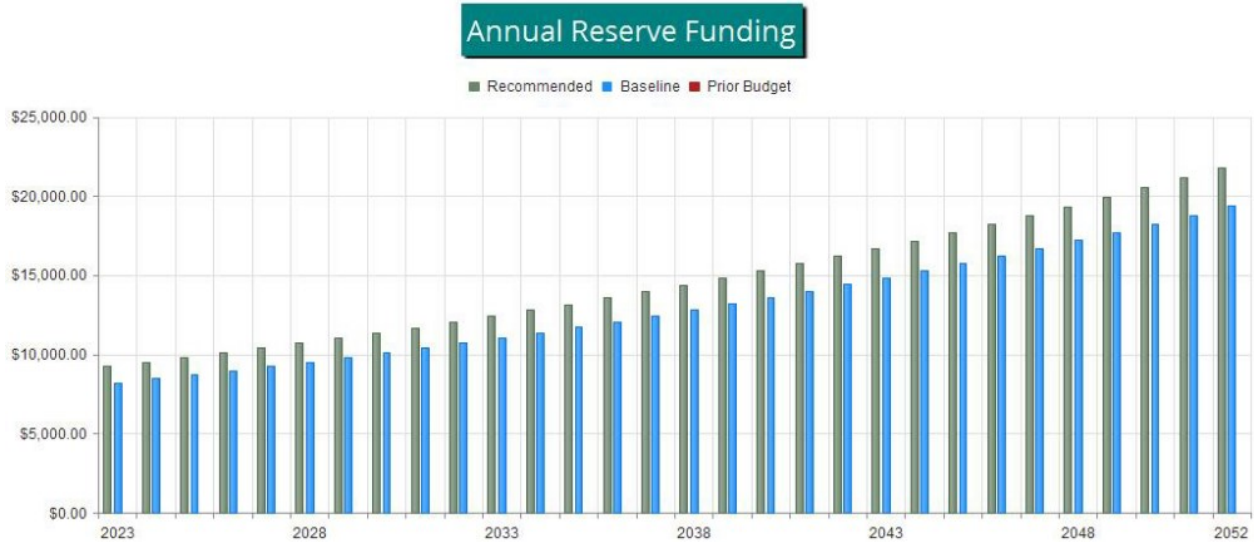


Figure 2

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

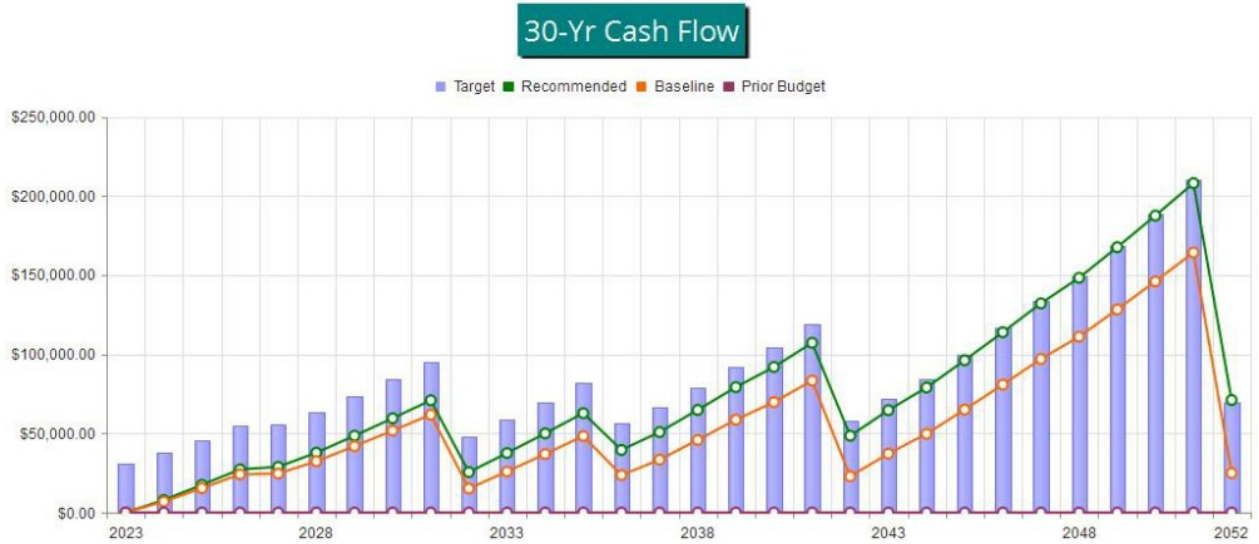


Figure 3

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

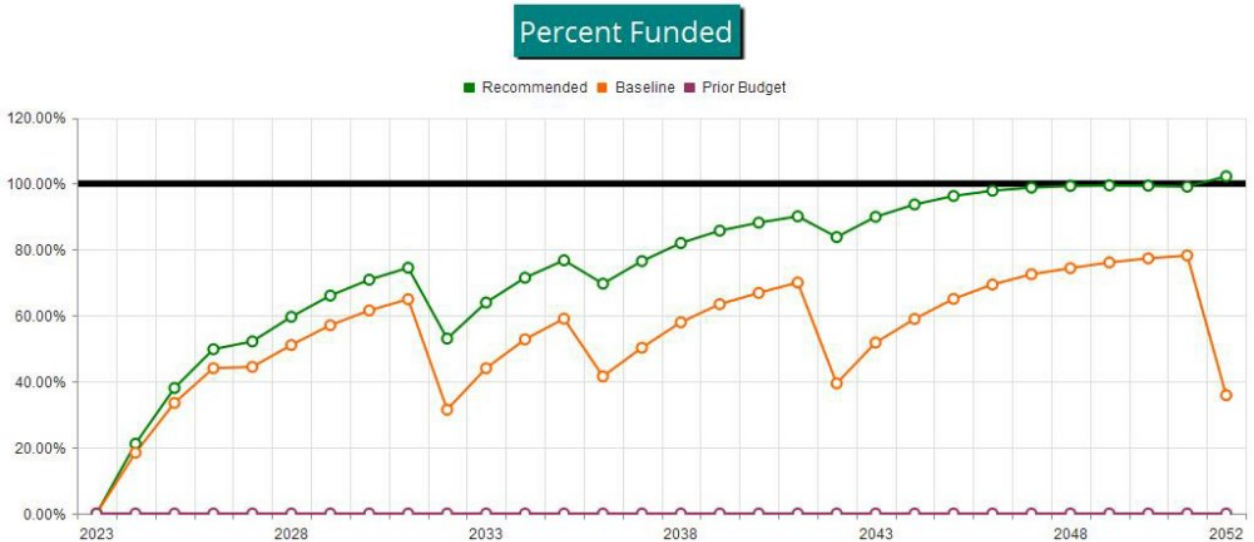


Figure 4

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

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

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

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

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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

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

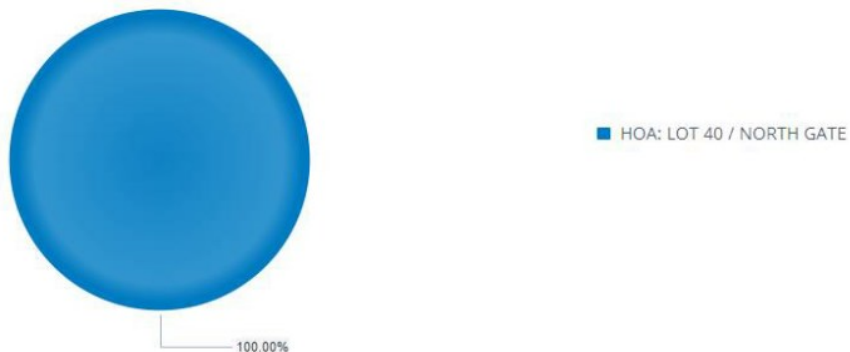


	Useful Life		2023 Rem. Useful Life		Estimated Replacement Cost in 2023	2023 Expenditures	01/01/2023 Current Fund Balance	01/01/2023 Fully Funded Balance	Remaining Bal. to be Funded	2023 Contributions
	Min	Max	Min	Max						
	HOA: LOT 40 / NORTH GATE	4	30	0	28	\$101,155	\$1,305	\$0	\$30,907	\$101,155
					\$101,155	\$1,305	\$0	\$30,907	\$101,155	\$9,240

Percent Funded: 0.0%

Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
HOA: LOT 40 / NORTH GATE					
201	Asphalt - Resurface	~ 6,200 GSF	24	12	\$12,400
202	Asphalt - Seal/Repair	~ 6,200 GSF	4	0	\$1,305
208	Concrete Accent - Repair	~ 120 GSF	24	12	\$3,300
210	Concrete Curbs/Cross-Swale - Repair	Moderate GSF	24	12	\$8,550
504	Entry Gates - Replace	~ (2) Metal Gates	30	28	\$22,500
1506	Wall Lights - Replace	~ (4) Wall Lights	15	13	\$1,550
1551	Security/Access System - Replace	Extensive System	10	8	\$32,000
1553	Gate Operators - Replace	(2) LiftMaster	10	8	\$11,750
1583	Meter Pedestal - Replace	(1) Pedestal	30	3	\$7,800
9	Total Funded Components				



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
HOA: LOT 40 / NORTH GATE								
201	Asphalt - Resurface	\$12,400	X	12	/	24	=	\$6,200
202	Asphalt - Seal/Repair	\$1,305	X	4	/	4	=	\$1,305
208	Concrete Accent - Repair	\$3,300	X	12	/	24	=	\$1,650
210	Concrete Curbs/Cross-Swale - Repair	\$8,550	X	12	/	24	=	\$4,275
504	Entry Gates - Replace	\$22,500	X	2	/	30	=	\$1,500
1506	Wall Lights - Replace	\$1,550	X	2	/	15	=	\$207
1551	Security/Access System - Replace	\$32,000	X	2	/	10	=	\$6,400
1553	Gate Operators - Replace	\$11,750	X	2	/	10	=	\$2,350
1583	Meter Pedestal - Replace	\$7,800	X	27	/	30	=	\$7,020
								\$30,907

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
HOA: LOT 40 / NORTH GATE					
201	Asphalt - Resurface	24	\$12,400	\$517	7.57 %
202	Asphalt - Seal/Repair	4	\$1,305	\$326	4.78 %
208	Concrete Accent - Repair	24	\$3,300	\$138	2.01 %
210	Concrete Curbs/Cross-Swale - Repair	24	\$8,550	\$356	5.22 %
504	Entry Gates - Replace	30	\$22,500	\$750	10.99 %
1506	Wall Lights - Replace	15	\$1,550	\$103	1.51 %
1551	Security/Access System - Replace	10	\$32,000	\$3,200	46.89 %
1553	Gate Operators - Replace	10	\$11,750	\$1,175	17.22 %
1583	Meter Pedestal - Replace	30	\$7,800	\$260	3.81 %
9	Total Funded Components			\$6,825	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
HOA: LOT 40 / NORTH GATE							
201	Asphalt - Resurface	24	12	\$12,400	\$6,200	\$0	\$58.29
202	Asphalt - Seal/Repair	4	0	\$1,305	\$1,305	\$0	\$36.81
208	Concrete Accent - Repair	24	12	\$3,300	\$1,650	\$0	\$15.51
210	Concrete Curbs/Cross-Swale - Repair	24	12	\$8,550	\$4,275	\$0	\$40.19
504	Entry Gates - Replace	30	28	\$22,500	\$1,500	\$0	\$84.62
1506	Wall Lights - Replace	15	13	\$1,550	\$207	\$0	\$11.66
1551	Security/Access System - Replace	10	8	\$32,000	\$6,400	\$0	\$361.03
1553	Gate Operators - Replace	10	8	\$11,750	\$2,350	\$0	\$132.56
1583	Meter Pedestal - Replace	30	3	\$7,800	\$7,020	\$0	\$29.33
9 Total Funded Components					\$30,907	\$0	\$770

30-Year Reserve Plan Summary

Report # 14591-15
No-Site-Visit

Fiscal Year Start: 2023

Interest: 0.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2023	\$0	\$30,907	0.0 %	High	0.00 %	\$9,240	\$0	\$0	\$1,305
2024	\$7,935	\$37,519	21.1 %	High	3.00 %	\$9,517	\$0	\$0	\$0
2025	\$17,452	\$45,886	38.0 %	Medium	3.00 %	\$9,803	\$0	\$0	\$0
2026	\$27,255	\$54,720	49.8 %	Medium	3.00 %	\$10,097	\$0	\$0	\$8,523
2027	\$28,828	\$55,264	52.2 %	Medium	3.00 %	\$10,400	\$0	\$0	\$1,469
2028	\$37,759	\$63,321	59.6 %	Medium	3.00 %	\$10,712	\$0	\$0	\$0
2029	\$48,471	\$73,371	66.1 %	Medium	3.00 %	\$11,033	\$0	\$0	\$0
2030	\$59,504	\$83,966	70.9 %	Low	3.00 %	\$11,364	\$0	\$0	\$0
2031	\$70,868	\$95,130	74.5 %	Low	3.00 %	\$11,705	\$0	\$0	\$57,074
2032	\$25,499	\$48,103	53.0 %	Medium	3.00 %	\$12,056	\$0	\$0	\$0
2033	\$37,555	\$58,718	64.0 %	Medium	3.00 %	\$12,418	\$0	\$0	\$0
2034	\$49,973	\$69,927	71.5 %	Low	3.00 %	\$12,790	\$0	\$0	\$0
2035	\$62,763	\$81,756	76.8 %	Low	3.00 %	\$13,174	\$0	\$0	\$36,435
2036	\$39,502	\$56,703	69.7 %	Medium	3.00 %	\$13,569	\$0	\$0	\$2,276
2037	\$50,795	\$66,383	76.5 %	Low	3.00 %	\$13,976	\$0	\$0	\$0
2038	\$64,771	\$79,007	82.0 %	Low	3.00 %	\$14,396	\$0	\$0	\$0
2039	\$79,167	\$92,329	85.7 %	Low	3.00 %	\$14,827	\$0	\$0	\$2,094
2040	\$91,900	\$104,223	88.2 %	Low	3.00 %	\$15,272	\$0	\$0	\$0
2041	\$107,172	\$118,969	90.1 %	Low	3.00 %	\$15,730	\$0	\$0	\$74,481
2042	\$48,421	\$57,790	83.8 %	Low	3.00 %	\$16,202	\$0	\$0	\$0
2043	\$64,624	\$71,850	89.9 %	Low	3.00 %	\$16,688	\$0	\$0	\$2,357
2044	\$78,955	\$84,274	93.7 %	Low	3.00 %	\$17,189	\$0	\$0	\$0
2045	\$96,144	\$99,880	96.3 %	Low	3.00 %	\$17,705	\$0	\$0	\$0
2046	\$113,849	\$116,346	97.9 %	Low	3.00 %	\$18,236	\$0	\$0	\$0
2047	\$132,085	\$133,710	98.8 %	Low	3.00 %	\$18,783	\$0	\$0	\$2,653
2048	\$148,215	\$149,279	99.3 %	Low	3.00 %	\$19,347	\$0	\$0	\$0
2049	\$167,562	\$168,477	99.5 %	Low	3.00 %	\$19,927	\$0	\$0	\$0
2050	\$187,489	\$188,691	99.4 %	Low	3.00 %	\$20,525	\$0	\$0	\$0
2051	\$208,013	\$209,967	99.1 %	Low	3.00 %	\$21,140	\$0	\$0	\$158,107
2052	\$71,047	\$69,499	102.2 %	Low	3.00 %	\$21,775	\$0	\$0	\$0

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 14591-15
No-Site-Visit

Fiscal Year Start: 2023

Interest: 0.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2023	\$0	\$30,907	0.0 %	High	0.00 %	\$8,220	\$0	\$0	\$1,305
2024	\$6,915	\$37,519	18.4 %	High	3.00 %	\$8,467	\$0	\$0	\$0
2025	\$15,382	\$45,886	33.5 %	Medium	3.00 %	\$8,721	\$0	\$0	\$0
2026	\$24,102	\$54,720	44.0 %	Medium	3.00 %	\$8,982	\$0	\$0	\$8,523
2027	\$24,561	\$55,264	44.4 %	Medium	3.00 %	\$9,252	\$0	\$0	\$1,469
2028	\$32,344	\$63,321	51.1 %	Medium	3.00 %	\$9,529	\$0	\$0	\$0
2029	\$41,873	\$73,371	57.1 %	Medium	3.00 %	\$9,815	\$0	\$0	\$0
2030	\$51,688	\$83,966	61.6 %	Medium	3.00 %	\$10,110	\$0	\$0	\$0
2031	\$61,798	\$95,130	65.0 %	Medium	3.00 %	\$10,413	\$0	\$0	\$57,074
2032	\$15,136	\$48,103	31.5 %	Medium	3.00 %	\$10,725	\$0	\$0	\$0
2033	\$25,862	\$58,718	44.0 %	Medium	3.00 %	\$11,047	\$0	\$0	\$0
2034	\$36,909	\$69,927	52.8 %	Medium	3.00 %	\$11,378	\$0	\$0	\$0
2035	\$48,287	\$81,756	59.1 %	Medium	3.00 %	\$11,720	\$0	\$0	\$36,435
2036	\$23,572	\$56,703	41.6 %	Medium	3.00 %	\$12,071	\$0	\$0	\$2,276
2037	\$33,367	\$66,383	50.3 %	Medium	3.00 %	\$12,433	\$0	\$0	\$0
2038	\$45,800	\$79,007	58.0 %	Medium	3.00 %	\$12,806	\$0	\$0	\$0
2039	\$58,607	\$92,329	63.5 %	Medium	3.00 %	\$13,191	\$0	\$0	\$2,094
2040	\$69,703	\$104,223	66.9 %	Medium	3.00 %	\$13,586	\$0	\$0	\$0
2041	\$83,290	\$118,969	70.0 %	Low	3.00 %	\$13,994	\$0	\$0	\$74,481
2042	\$22,802	\$57,790	39.5 %	Medium	3.00 %	\$14,414	\$0	\$0	\$0
2043	\$37,216	\$71,850	51.8 %	Medium	3.00 %	\$14,846	\$0	\$0	\$2,357
2044	\$49,705	\$84,274	59.0 %	Medium	3.00 %	\$15,292	\$0	\$0	\$0
2045	\$64,997	\$99,880	65.1 %	Medium	3.00 %	\$15,750	\$0	\$0	\$0
2046	\$80,747	\$116,346	69.4 %	Medium	3.00 %	\$16,223	\$0	\$0	\$0
2047	\$96,970	\$133,710	72.5 %	Low	3.00 %	\$16,710	\$0	\$0	\$2,653
2048	\$111,027	\$149,279	74.4 %	Low	3.00 %	\$17,211	\$0	\$0	\$0
2049	\$128,238	\$168,477	76.1 %	Low	3.00 %	\$17,727	\$0	\$0	\$0
2050	\$145,965	\$188,691	77.4 %	Low	3.00 %	\$18,259	\$0	\$0	\$0
2051	\$164,224	\$209,967	78.2 %	Low	3.00 %	\$18,807	\$0	\$0	\$158,107
2052	\$24,923	\$69,499	35.9 %	Medium	3.00 %	\$19,371	\$0	\$0	\$0

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$0	\$7,935	\$17,452	\$27,255	\$28,828
Annual Reserve Funding	\$9,240	\$9,517	\$9,803	\$10,097	\$10,400
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$9,240	\$17,452	\$27,255	\$37,352	\$39,228
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$1,305	\$0	\$0	\$0	\$1,469
208 Concrete Accent - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$0	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$0	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$8,523	\$0
Total Expenses	\$1,305	\$0	\$0	\$8,523	\$1,469
Ending Reserve Balance	\$7,935	\$17,452	\$27,255	\$28,828	\$37,759

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$37,759	\$48,471	\$59,504	\$70,868	\$25,499
Annual Reserve Funding	\$10,712	\$11,033	\$11,364	\$11,705	\$12,056
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$48,471	\$59,504	\$70,868	\$82,573	\$37,555
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$1,653	\$0
208 Concrete Accent - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$0	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$40,537	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$14,885	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$57,074	\$0
Ending Reserve Balance	\$48,471	\$59,504	\$70,868	\$25,499	\$37,555

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$37,555	\$49,973	\$62,763	\$39,502	\$50,795
Annual Reserve Funding	\$12,418	\$12,790	\$13,174	\$13,569	\$13,976
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$49,973	\$62,763	\$75,937	\$53,071	\$64,771
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$17,679	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$1,861	\$0	\$0
208 Concrete Accent - Repair	\$0	\$0	\$4,705	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$12,190	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$2,276	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$0	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$36,435	\$2,276	\$0
Ending Reserve Balance	\$49,973	\$62,763	\$39,502	\$50,795	\$64,771

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$64,771	\$79,167	\$91,900	\$107,172	\$48,421
Annual Reserve Funding	\$14,396	\$14,827	\$15,272	\$15,730	\$16,202
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$79,167	\$93,994	\$107,172	\$122,903	\$64,624
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$2,094	\$0	\$0	\$0
208 Concrete Accent - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$0	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$54,478	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$20,004	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$2,094	\$0	\$74,481	\$0
Ending Reserve Balance	\$79,167	\$91,900	\$107,172	\$48,421	\$64,624

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$64,624	\$78,955	\$96,144	\$113,849	\$132,085
Annual Reserve Funding	\$16,688	\$17,189	\$17,705	\$18,236	\$18,783
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$81,312	\$96,144	\$113,849	\$132,085	\$150,868
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$2,357	\$0	\$0	\$0	\$2,653
208 Concrete Accent - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$0	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$0	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$2,357	\$0	\$0	\$0	\$2,653
Ending Reserve Balance	\$78,955	\$96,144	\$113,849	\$132,085	\$148,215

Fiscal Year	2048	2049	2050	2051	2052
Starting Reserve Balance	\$148,215	\$167,562	\$187,489	\$208,013	\$71,047
Annual Reserve Funding	\$19,347	\$19,927	\$20,525	\$21,140	\$21,775
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$167,562	\$187,489	\$208,013	\$229,154	\$92,821
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$2,986	\$0
208 Concrete Accent - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$0	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$51,478	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$3,546	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$73,214	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$26,883	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$158,107	\$0
Ending Reserve Balance	\$167,562	\$187,489	\$208,013	\$71,047	\$92,821

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$0	\$6,915	\$15,382	\$24,102	\$24,561
Annual Reserve Funding	\$8,220	\$8,467	\$8,721	\$8,982	\$9,252
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$8,220	\$15,382	\$24,102	\$33,084	\$33,813
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$1,305	\$0	\$0	\$0	\$1,469
208 Concrete Accent - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$0	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$0	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$8,523	\$0
Total Expenses	\$1,305	\$0	\$0	\$8,523	\$1,469
Ending Reserve Balance	\$6,915	\$15,382	\$24,102	\$24,561	\$32,344

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$32,344	\$41,873	\$51,688	\$61,798	\$15,136
Annual Reserve Funding	\$9,529	\$9,815	\$10,110	\$10,413	\$10,725
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$41,873	\$51,688	\$61,798	\$72,211	\$25,862
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$1,653	\$0
208 Concrete Accent - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$0	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$40,537	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$14,885	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$57,074	\$0
Ending Reserve Balance	\$41,873	\$51,688	\$61,798	\$15,136	\$25,862

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$25,862	\$36,909	\$48,287	\$23,572	\$33,367
Annual Reserve Funding	\$11,047	\$11,378	\$11,720	\$12,071	\$12,433
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$36,909	\$48,287	\$60,007	\$35,643	\$45,800
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$17,679	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$1,861	\$0	\$0
208 Concrete Accent - Repair	\$0	\$0	\$4,705	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$12,190	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$2,276	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$0	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$36,435	\$2,276	\$0
Ending Reserve Balance	\$36,909	\$48,287	\$23,572	\$33,367	\$45,800

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$45,800	\$58,607	\$69,703	\$83,290	\$22,802
Annual Reserve Funding	\$12,806	\$13,191	\$13,586	\$13,994	\$14,414
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$58,607	\$71,797	\$83,290	\$97,284	\$37,216
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$2,094	\$0	\$0	\$0
208 Concrete Accent - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$0	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$54,478	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$20,004	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$2,094	\$0	\$74,481	\$0
Ending Reserve Balance	\$58,607	\$69,703	\$83,290	\$22,802	\$37,216

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$37,216	\$49,705	\$64,997	\$80,747	\$96,970
Annual Reserve Funding	\$14,846	\$15,292	\$15,750	\$16,223	\$16,710
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$52,062	\$64,997	\$80,747	\$96,970	\$113,680
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$2,357	\$0	\$0	\$0	\$2,653
208 Concrete Accent - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$0	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$0	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$2,357	\$0	\$0	\$0	\$2,653
Ending Reserve Balance	\$49,705	\$64,997	\$80,747	\$96,970	\$111,027

Fiscal Year	2048	2049	2050	2051	2052
Starting Reserve Balance	\$111,027	\$128,238	\$145,965	\$164,224	\$24,923
Annual Reserve Funding	\$17,211	\$17,727	\$18,259	\$18,807	\$19,371
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$128,238	\$145,965	\$164,224	\$183,031	\$44,294
# Component					
HOA: LOT 40 / NORTH GATE					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$2,986	\$0
208 Concrete Accent - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete Curbs/Cross-Swale - Repair	\$0	\$0	\$0	\$0	\$0
504 Entry Gates - Replace	\$0	\$0	\$0	\$51,478	\$0
1506 Wall Lights - Replace	\$0	\$0	\$0	\$3,546	\$0
1551 Security/Access System - Replace	\$0	\$0	\$0	\$73,214	\$0
1553 Gate Operators - Replace	\$0	\$0	\$0	\$26,883	\$0
1583 Meter Pedestal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$158,107	\$0
Ending Reserve Balance	\$128,238	\$145,965	\$164,224	\$24,923	\$44,294



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Matthew Swain, R.S., company President, is a credentialed Reserve Specialist (#134). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

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

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



Terms and Definitions

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



Component Details

HOA: LOT 40 / NORTH GATE

Comp #: 201 Asphalt - Resurface**Quantity: ~ 6,200 GSF**

Location: Via de las Flores: From (inclusive of) concrete curbs to Gates at Lot 40, Map 14487

Funded?: Yes.

History: 2005 Renovation

Comments: Cost (per sq ft) increased to reflect current market pricing, life cycle kept at 12 to coordinate with future seal cycle. Qty split due to change in reports of responsibility such that Lot 40 does NOT include majority of Via de las Flores. Via de las Flores split into separate Study. Cost assumes coordination of all asphalt throughout The Bridges addressed under one contract.

Useful Life: 24 years

Remaining Life: 12 years

Best Case: \$ 9,300

Worst Case: \$15,500

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 202 Asphalt - Seal/Repair**Quantity: ~ 6,200 GSF**

Location: Via de las Flores: From (inclusive of) concrete curbs to Gates at Lot 40, Map 14487

Funded?: Yes.

History: 2005 Renovation

Comments: Cost (per sq ft) increased to reflect current market pricing. Qty split due to change in reports of responsibility such that Lot 40 does NOT include majority of Via de las Flores. Via de las Flores split into separate Study. Cost assumes coordination of all asphalt throughout The Bridges addressed under one contract.

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 1,120

Worst Case: \$1,490

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 208 Concrete Accent - Repair**Quantity: ~ 120 GSF**

Location: Lot 40, just east of chain link Gates

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle kept coordinated with asphalt.

Useful Life: 24 years

Remaining Life: 12 years

Best Case: \$ 3,000

Worst Case: \$3,600

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 210 Concrete Curbs/Cross-Swale - Repair**Quantity: Moderate GSF**

Location: Adjacent to streets within Lot 40

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 24 years

Remaining Life: 12 years

Best Case: \$ 6,100

Worst Case: \$11,000

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 504 Entry Gates - Replace**Quantity: ~ (2) Metal Gates**

Location: Entry/Exit Drive

Funded?: Yes.

History: 2021: Installed

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 16,000

Worst Case: \$29,000

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1506 Wall Lights - Replace**Quantity: ~ (4) Wall Lights**

Location: Entry/Exit Gate Pilasters

Funded?: Yes.

History: 2021: Installed

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 15 years

Remaining Life: 13 years

Best Case: \$ 1,400

Worst Case: \$1,700

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1551 Security/Access System - Replace**Quantity: Extensive System**

Location: Entry/Exit Gates: Includes cameras, access panel, & prox tag readers (2)

Funded?: Yes.

History: 2022: Cameras replaced, \$1,488; 2021: Installed

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 28,500

Worst Case: \$35,500

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1553 Gate Operators - Replace**Quantity: (2) LiftMaster**

Location: Entry/Exit Gate

Funded?: Yes.

History: 2021: Installed

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 9,500

Worst Case: \$14,000

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database

Comp #: 1583 Meter Pedestal - Replace**Quantity: (1) Pedestal**

Location: 4438 Calle Messina (Behind temporary guardhouse)

Funded?: Yes.

History:

Comments: Cost increased to reflect current market pricing, life cycle reduced by 1 from prior FY Study.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 6,700

Worst Case: \$8,900

Lower allowance

Higher allowance

Cost Source: ARSD Cost Database