

Inventory Appendix

Nature Pointe HOA

Grounds

Client: 27360A Nature Pointe HOA: Grounds

Comp # : 103 Concrete - Repair Quantity: Numerous Sq Ft
Location : Common area walkways, basketball court, indoor pool deck
Funded? : Yes

History : Installed during 2007.

Evaluation : There is no expectancy to completely replace the concrete. This component provides an allowance for periodic repairs and/or partial replacements. Some cracks noted.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$1,700

Worst Case: \$2,300

Allowance for repairs and/or partial replacement

Higher allowance

Cost Source: ARI Cost Allowance

Comp # : 201 Asphalt - Resurface Quantity: Approx 330,000 Sq Ft
Location : Streets throughout community (including Avenida Allegre, which is outside the vehicle gates)
Funded? : Yes

History : Primarily installed during 2007. Avenida Allegre is an older street, but an overlay was applied when construction of the community began.

Evaluation : Some cracks noted. Still generally smooth and in good shape overall. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$500,000

Worst Case: \$600,000

Estimate to resurface

Higher estimate

Cost Source: ARI Cost Database

Client: 27360A Nature Pointe HOA: Grounds

Comp # : 203 Asphalt - Seal/Repair Quantity: Approx 330,000 Sq Ft
Location : Streets throughout community (including Avenida Allegre, which is outside the vehicle gates)
Funded? : Yes

History : Asphalt has not been sealed since installation in 2007.

Evaluation : It is recommended to seal asphalt within a couple years after installation. Recommend planning to seal in the near future. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$43,000
Estimate to seal/repair

Worst Case: \$52,000
Higher estimate

Cost Source: Estimate Provided by Client

Comp # : 205 Asphalt - Crack Fill Quantity: Approx 356,800 Sq Ft
Location : Streets throughout community (including Avenida Allegre, which is outside the vehicle gates); Clubhouse parking lot
Funded? : Yes

History :

Evaluation : The association plans to crack fill the asphalt annually.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$1,500
Estimate to crack fill

Worst Case: \$2,000
Higher estimate

Cost Source: Estimate Provided by Client

Client: 27360A Nature Pointe HOA: Grounds

Comp # : 250 Street Signs - Replace

Quantity: Approx (23) Signs

Location : Adjacent to streets throughout community
Funded? : Yes

History : Installed during 2007.

Evaluation : Composed of wood posts with metal vanes and signs. Observed to be in nice shape. Future replacement should be anticipated.

Useful Life:
24 years

Remaining Life:
18 years



Best Case: \$14,000
Estimate to replace

Worst Case: \$18,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 255 Street Signs - Refurbish

Quantity: Approx (23) Signs

Location : Adjacent to streets throughout community
Funded? : Yes

History :

Evaluation : The association should stain the wood surfaces every couple years as a maintenance expense to protect the surfaces and maintain the appearance. This component provides an allowance for repairs, which may include replacing posts, vanes, signs, etc.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$2,200
Allowance to refurbish

Worst Case: \$2,800
Higher allowance

Cost Source: ARI Cost Allowance

Association Reserves - AZ, LLC

Component Details

Client: 27360A Nature Pointe HOA: Grounds

Comp # : 403 Mailboxes - Replace Quantity: (5) 16-box Clusters
Location : Adjacent to community entrance & Clubhouse parking lot
Funded? : No Mailboxes are the responsibility of the Post Office, not the association.
History : Installed during 2007.
Evaluation : No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp # : 509 Coyote Fence - Replace Quantity: Approx 600 LF
Location : Adjacent to community entrance
Funded? : Yes
History : Installed during 2007.
Evaluation : Still appears to be in good shape overall. Funding is provided for future replacement.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$16,000
Estimate to replace

Worst Case: \$20,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360A Nature Pointe HOA: Grounds

Comp # : 513 Stucco Columns - Restucco Quantity: (35) Columns: 1,250 Sq Ft
Location : Adjacent to community entrance (columns in-between coyote fence)
Funded? : Yes

History : Installed during 2007.

Evaluation : Funding is provided to eventually restucco the columns at the community entrance.

Useful Life:
18 years

Remaining Life:
10 years



Best Case: \$4,300
Estimate to restucco

Worst Case: \$5,700
Higher estimate

Cost Source: ARI Cost Database

Comp # : 520 Trails - Maintain Quantity: Approx (5) Miles
Location : Throughout community
Funded? : No Maintain trails annually as part of the Operating budget.

History : Installed during 2007.

Evaluation : No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 27360A Nature Pointe HOA: Grounds

Comp # : 701 Monuments - Refurbish

Quantity: (6) Monuments

Location : (1) at Avenida Allegre/Sedillo Rd, (3) at community entrance, (2) adjacent to Clubhouse parking lot

Funded? : Yes

History : Installed during 2007.

Evaluation : Funding is provided to eventually replace (3) metal signs and repair (3) wood structures. Still decorative and in nice shape.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$9,000
Estimate to refurbish

Worst Case: \$11,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 703 Entry System - Replace

Quantity: (1) System

Location : Community entrance

Funded? : Yes

History : Likely installed during 2009.

Evaluation : Observed to be functional and in fair shape. Future replacement should be anticipated.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$3,000
Estimate to replace

Worst Case: \$4,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360A Nature Pointe HOA: Grounds

Comp # : 706 Gate Operators - Replace Quantity: (4) Elite

Location : Community entry/exit

Funded? : Yes

History : Installed during 2009.

Evaluation : Appear functional and in good shape. Mfg. Date: 02/03/2009.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$13,300

Estimate to replace

Worst Case: \$16,300

Higher estimate

Cost Source: ARI Cost Database

Comp # : 708 Vehicle Gates - Replace Quantity: (4) Vehicle, (1) Ped.

Location : Community entry/exit

Funded? : Yes

History :

Evaluation : Long life expectancy under normal circumstances. It would still be prudent to plan for replacement eventually of the (4) vehicle gates and (1) pedestrian gate.

Useful Life:
40 years

Remaining Life:
32 years



Best Case: \$11,000

Estimate to replace

Worst Case: \$13,000

Higher estimate

Cost Source: ARI Cost Database

Client: 27360A Nature Pointe HOA: Grounds

Comp # : 800 Irrigation System - Repair

Quantity: Lines, Valves, Timers

Location : Throughout community

Funded? : No Repair as-needed using Operating funds.

History : Installed during 2007.

Evaluation : It is beyond the scope of this Reserve Study to quantify and assess the condition of the community's irrigation system. Recommended budgeting for repairs as part of the annual Operating budget.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Inventory Appendix

Nature Pointe HOA

Clubhouse

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 324 Exterior Lights - Replace Quantity: Approx (33) Lights
Location : Mounted to exterior of Clubhouse & Maintenance buildings
Funded? : Yes

History : Installed during 2007.

Evaluation : Lights are a combination of wall mounted and hanging fixtures. Still decorative and in nice shape. Complete replacement should be expected eventually to update and modernize the appearance.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$8,000
Estimate to replace

Worst Case: \$10,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 501 Garage Doors - Replace Quantity: (2) Doors
Location : Maintenance Building
Funded? : Yes

History : Installed during 2007.

Evaluation : Still in good shape. Funding is provided for future replacement.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$1,700
Estimate to replace

Worst Case: \$2,300
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 850 Washer/Dryer - Replace

Quantity: (2) LG

Location : Storage Room

Funded? : Yes

History : Original from 2007.

Evaluation : Assumed to be functional with no problems reported. Future replacement should be expected.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$1,600
Estimate to replace

Worst Case: \$2,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 865 Gas Furnace - Replace

Quantity: (1) Williams

Location : Maintenance Building

Funded? : Yes

History : Installed during 2007.

Evaluation : Assumed to be functional with no issues reported. Funding is provided for future replacement.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$1,300
Estimate to replace

Worst Case: \$1,700
Higher estimate

Cost Source: Internet Research

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 870 Boiler - Replace

Quantity: (1) Lochinvar 399,000 BTU

Location : Mechanical Room

Funded? : Yes

History : Installed during 2007.

Evaluation : Appears clean and in good shape. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$10,000

Estimate to replace

Worst Case: \$13,000

Higher estimate

Cost Source: RS Means Mechanical Cost Data Guide

Comp # : 872 Boiler - Refurbish

Quantity: (1) Lochinvar 399,000 BTU

Location : Mechanical Room

Funded? : Yes

History : Installed during 2007.

Evaluation : This component provides funding to replace the heat exchanger in-between boiler replacement intervals.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$3,500

Allowance to refurbish

Worst Case: \$4,500

Higher allowance

Cost Source: ARI Cost Allowance

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 874 Boiler Control Modules - Replace Quantity: (3) Tekmar

Location : Mechanical Room

Funded? : Yes

History : Original from 2007.

Evaluation : No problems reported. Future replacement should be anticipated. Model: 325 and 422.

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$1,600
Estimate to replace

Worst Case: \$2,000
Higher estimate

Cost Source: Internet Research

Comp # : 876 Circulating Pumps - Replace Quantity: (18) Grundfos

Location : Mechanical Room

Funded? : Yes

History : Installed during 2007.

Evaluation : There are (17) smaller pumps and (1) larger pump. Assumed to be functional and in fair shape. Treat individual replacements as an Operating expense. Funding is provided for complete replacement eventually.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$2,600
Estimate to replace

Worst Case: \$3,400
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 878 **Water Heaters - Replace** Quantity: (2) Rheem

Location : Mechanical Room & Maintenance Building garage

Funded? : Yes

History : Installed during 2007.

Evaluation : There is (1) 75-gallon and (1) 40-gallon heater. Appear functional and in fair shape. 75-Gallon- Model: 22VR75-69PH, Mfg. Date: 05/2007; 40-Gallon- Model: 82V40-2, Mfg. Date: 09/2006.

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$2,000
Estimate to replace

Worst Case: \$2,600
Higher estimate

Cost Source: ARI Cost Database

Comp # : 880 **Water Softener - Replace** Quantity: (1) Kinetico System

Location : Mechanical Room

Funded? : Yes

History : Installed during 2007.

Evaluation : Assumed to be functional with no problems reported. Model: 2000, Serial: 00521970.

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$2,200
Estimate to replace

Worst Case: \$2,800
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 900 Concrete Floor - Recoat Quantity: Approx 8,300 Sq Ft
Location : Throughout Clubhouse & Apartment Unit interior
Funded? : Yes

History : Installed during 2007.

Evaluation : This is a stained concrete floor. Periodic recoating should be expected to maintain the color and appearance. Surfaces have not been recoated since installation.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$13,000
Estimate to seal

Worst Case: \$16,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 904 Wood Floor - Replace Quantity: Approx 3,700 Sq Ft
Location : Anasazi Hall & racquetball court
Funded? : Yes

History : Installed during 2007.

Evaluation : Long life component under normal circumstances. It would still be prudent to plan for replacement eventually. Life span assumes periodic refinishing and maintenance will be completed.

Useful Life:
50 years

Remaining Life:
43 years



Best Case: \$40,000
Estimate to replace

Worst Case: \$50,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 905 **Wood Floor - Refinish**

Quantity: Approx 3,700 Sq Ft

Location : Anasazi Hall & racquetball court

Funded? : Yes

History : Original from 2007.

Evaluation : This component provides funding to periodically refinish the wood floor. Life span reflects minimal use.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$8,300
Estimate to refinish

Worst Case: \$10,300
Higher estimate

Cost Source: ARI Cost Database

Comp # : 907 **Laminate Wood Floor - Replace**

Quantity: Approx 430 Sq Ft

Location : Maintenance Building

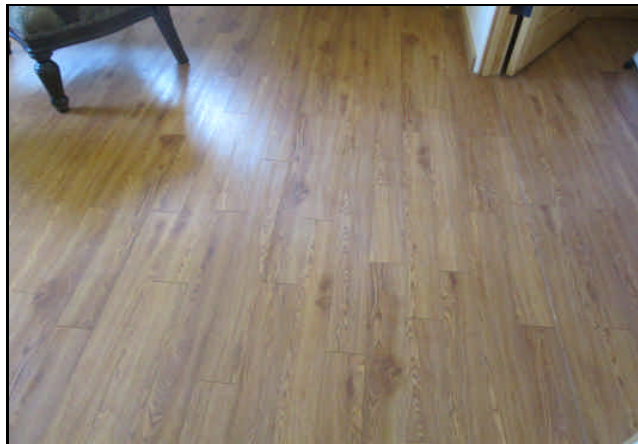
Funded? : Yes

History : Installed during 2007.

Evaluation : Floor appears to be in good shape with minimal use. Future replacement should be anticipated.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$3,000
Estimate to replace

Worst Case: \$4,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 910 Interior Lights - Replace Quantity: Approx (200) Lights
Location : Throughout Clubhouse, Apartment Unit, & Maintenance Building interior
Funded? : Yes

History : Installed during 2007.

Evaluation : Lights are a combination of recessed can, fluorescent, hanging, and chandelier fixtures. Decorative and in nice shape. Complete replacement should be expected eventually to update and modernize the appearance.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$26,000
Estimate to replace

Worst Case: \$34,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 911 Ceiling Fans - Replace Quantity: (12) Ceiling Fans
Location : Throughout Clubhouse, Apartment Unit, & Maintenance Building interior
Funded? : Yes

History : Installed during 2007.

Evaluation : Appear functional and in decent shape. Future replacement should be anticipated.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$3,200
Estimate to replace

Worst Case: \$4,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 912 Furniture - Replace (Banquet)

Quantity: Approx (450) Pieces

Location : Storage Room

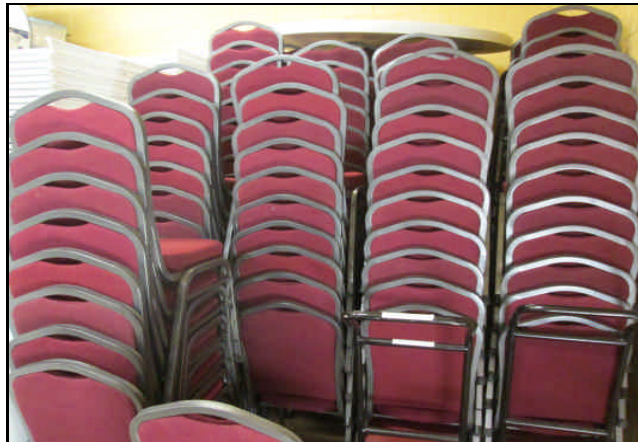
Funded? : Yes

History : Original from 2007.

Evaluation : Pieces include approximately (55) folding tables, (203) stacking chairs, and (192) plastic chairs. Still in decent shape and not abused.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$13,000
Estimate to replace

Worst Case: \$17,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 912 Furniture - Replace (Misc.)

Quantity: Approx (105) Pieces

Location : Throughout Clubhouse, Apartment Unit (bar stools only), & Maintenance Building interior

Funded? : Yes

History : Original from 2007.

Evaluation : Pieces include approximately (62) chairs, (22) tables, (5) couches, (2) ottomans, (4) benches, (2) cabinets, (2) armoires, (5) lamps, and (1) desk. Still in nice shape and not abused. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$45,000
Estimate to replace

Worst Case: \$60,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 913 Computer - Replace Quantity: (1) Dell

Location : Office

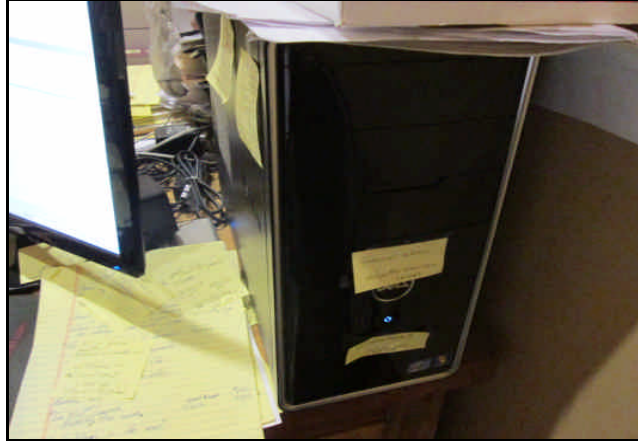
Funded? : No Cost is expected to be under the requested threshold and should be treated as an Operating expense.

History : Purchased around 2012.

Evaluation : Appears functional with no problems reported.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp # : 915 Televisions - Replace Quantity: (13) TV's

Location : Throughout Clubhouse & Apartment Unit interior

Funded? : Yes

History : Installed during 2007.

Evaluation : Still functional and in fair shape. Funding is provided for complete replacement eventually.

Useful Life:

10 years

Remaining Life:

2 years



Best Case: \$6,000

Worst Case: \$7,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 916 Artwork/Décor - Update

Quantity: Numerous Pieces

Location : Throughout Clubhouse interior

Funded? : Yes

History : Original from 2007

Evaluation : An allowance is provided to update artwork/décor throughout the clubhouse. Long life component under normal circumstances, however updating should still be expected eventually to modernize the appearance.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$9,000
Allowance to update

Worst Case: \$11,000
Higher allowance

Cost Source: ARI Cost Allowance

Comp # : 918 Restrooms - Remodel

Quantity: (5) Restrooms

Location : (2) Locker Rooms, (1) near Exercise Room, (1) at pool area, (1) in Apartment Unit

Funded? : Yes

History : Installed during 2007.

Evaluation : Restrooms appear modern and attractive. Funding is provided to eventually remodel the restrooms by replacing tile surfaces, counters, mirrors, fixtures, stall doors, etc.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$45,000
Estimate to remodel

Worst Case: \$60,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 920 Kitchens - Remodel Quantity: (3) Kitchens
Location : (1) in the Clubhouse, (1) in the Apartment Unit, & (1) in the Maintenance Building
Funded? : Yes

History : Installed during 2007.

Evaluation : Kitchens are modern and attractive. Long life component under normal circumstances. Funding is provided to eventually remodel the kitchens by replacing the countertops, sinks, and cabinets.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$34,000
Estimate to remodel

Worst Case: \$46,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 922 Kitchen Appliances - Replace (A) Quantity: (8) Appliances
Location : Clubhouse, Apartment Unit, & Maintenance Building kitchens; Grill at Sun Deck
Funded? : Yes

History : Installed during 2007.

Evaluation : Appliances include (1) Thermatek range, (2) ovens, (1) Metro C5 warming cabinet, (1) Lang Cinnabon oven, (1) vent hood, (1) Hobart dishwasher, and (1) Grand Café grill. Appear to be in nice shape. Future replacement should be anticipated.

Useful Life:
24 years

Remaining Life:
16 years



Best Case: \$17,000
Estimate to replace

Worst Case: \$22,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 922 Kitchen Appliances - Replace (B) Quantity: (12) Appliances
Location : Clubhouse, Apartment Unit, & Maintenance Building kitchens
Funded? : Yes

History : Installed during 2007.

Evaluation : Appliances include (3) standard refrigerators, (1) True refrigerator, (1) True freezer, (4) microwaves, (1) Franklin ice machine, (1) Oster toaster oven, and (1) Kitchenaid convection bake. Good conditions observed. Future replacement should be anticipated.

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$11,000
Estimate to replace

Worst Case: \$14,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 928 Cabinetry - Remodel Quantity: Approx 30 LF
Location : Anasazi Hall, Storage Room, & Massage Room
Funded? : Yes

History : Installed during 2007.

Evaluation : Still modern and in nice shape. Funding is provided for future replacement of the countertops, cabinets, and sinks.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$4,000
Estimate to remodel

Worst Case: \$5,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 932 Message Equipment - Replace Quantity: (2) Pieces
Location : Massage Room
Funded? : Yes

History : Original from 2007.

Evaluation : Pieces include (1) Marvelous Migun HY-7000 massage bed and (1) Hydrocollator. Appear functional with minimal use.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$3,000
Estimate to replace

Worst Case: \$4,000
Higher estimate

Cost Source: Internet Research

Comp # : 935 Piano - Replace Quantity: (1) K. Kawai
Location : Great Room
Funded? : No Per the association's request, no Reserve funding has been allocated for replacement.

History : Original from 2007.

Evaluation : This is a high quality piano. Appears to be in nice shape with minimal use evident. The association does not plan to ever replace the piano. No Reserve funding has been allocated for replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Association Reserves - AZ, LLC

Component Details

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 942 Game Tables - Replace Quantity: (7) Tables
Location : Game Room, Great room, & racquetball court
Funded? : Yes

History : Original from 2007.

Evaluation : Tables include (1) Tornado foosball table, (1) Photon Dynamo air hockey table, (1) Valley billiards table, (1) Brunswick billiards table, and (3) Stiga ping pong tables. Good conditions observed. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$15,000
Estimate to replace

Worst Case: \$19,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 953 Cardio Equipment - Replace Quantity: (10) Machines
Location : Exercise Room
Funded? : Yes

History : Installed during 2007.

Evaluation : Pieces include (2) Precor C956i treadmills, (3) Precor EFX 546/556 ellipticals, (1) Precor 100i AMT, (1) Precor C764 stepper, (1) Precor C846 bike, (1) LifeFitness 9500HR bike, and (1) StairMaster 7000PT stepmill. Periodic replacement should be anticipated.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$40,000
Estimate to replace

Worst Case: \$50,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 955 Strength Equipment - Replace

Quantity: (19) Machines + Weights

Location : Exercise Room

Funded? : Yes

History : Installed during 2007.

Evaluation : Pieces include (15) Cybex machines, (1) Icarian machine, (1) Gibson machine, (2) benches, and various dumbbells and weights. Good conditions observed. Strength equipment is expected to last longer than cardio equipment.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$48,000
Estimate to replace

Worst Case: \$60,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 960 Drinking Fountains - Replace

Quantity: (3) Elkay

Location : Exercise Room, Great Room, pool area

Funded? : Yes

History : Installed during 2007.

Evaluation : Appear functional and in good shape. Future replacement should be anticipated.

Useful Life:
18 years

Remaining Life:
10 years



Best Case: \$2,400
Estimate to replace

Worst Case: \$3,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 965 Emergency Defibrillator - Replace Quantity: (1) Philips HeartStart
Location : Exercise Room
Funded? : Yes

History : Installed around 2011.

Evaluation : Assumed to be functional. Future replacement should be anticipated.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$1,300
Estimate to replace

Worst Case: \$1,700
Higher estimate

Cost Source: ARI Cost Database

Comp # : 980 Key Fob System - Replace Quantity: (1) System
Location : Throughout Clubhouse
Funded? : Yes

History : Installed during 2007.

Evaluation : Observed to be functional with no issues reported at this time. Complete replacement of the system should be expected eventually.

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$6,000
Estimate to replace

Worst Case: \$8,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 984 Surveillance System - Replace
Location : DVR's - Office; Cameras- Throughout Clubhouse
Funded? : Yes

Quantity: (2) DVR's, (19) Cameras

History : Primarily installed during 2007.

Evaluation : Pieces include (1) ARM Electronics DVR (Model: PCDVR32A400G240), (1) Q-See DVR, and (19) cameras. Treat individual replacements as an Operating expense. Funding is provided for complete replacement eventually.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$9,000
Estimate to replace

Worst Case: \$13,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 986 Sound System - Replace
Location : Equipment- Office; Speakers- Throughout Clubhouse
Funded? : Yes

Quantity: (1) System

History : Installed during 2007.

Evaluation : Pieces include (3) Russound R125OMC amps, (10) Russound ST2 smart tuners, (1) Sherwood receiver, and numerous ceiling speakers.

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$9,000
Estimate to replace

Worst Case: \$12,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 995 Fire Alarm Panel - Replace Quantity: (1) Maxsys

Location : Office

Funded? : Yes

History : Installed during 2007.

Evaluation : We are unauthorized to test or inspect the fire alarm system. Assumed to be functional with no problems reported. Future replacement should be anticipated. Model: PC4020CF.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$3,000
Estimate to replace

Worst Case: \$4,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 1100 Interior Surfaces - Repaint Quantity: Approx 30,000 Sq Ft

Location : Interior surfaces of Clubhouse, Apartment Unit, & Maintenance Building

Funded? : Yes

History : Original from 2007.

Evaluation : Repaint periodically to maintain the appearance. Surfaces still appear generally uniform and in decent shape.

Useful Life:
18 years

Remaining Life:
10 years



Best Case: \$21,000
Estimate to repaint

Worst Case: \$27,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1115 Building Exteriors - Restucco Quantity: Approx 28,500 Sq Ft
Location : Clubhouse & Maintenance Building exteriors; Maintenance storage yard walls; Tennis court walls
Funded? : Yes

History : Installed during 2007.

Evaluation : Funding is provided to eventually re-stucco the exterior of the clubhouse, maintenance building, and walls. Some cracks and chipping noted. Overall fair conditions observed.

Useful Life:
22 years

Remaining Life:
14 years



Best Case: \$85,000
Estimate to restucco

Worst Case: \$115,000
Higher estimate

Cost Source: ARI Cost Database

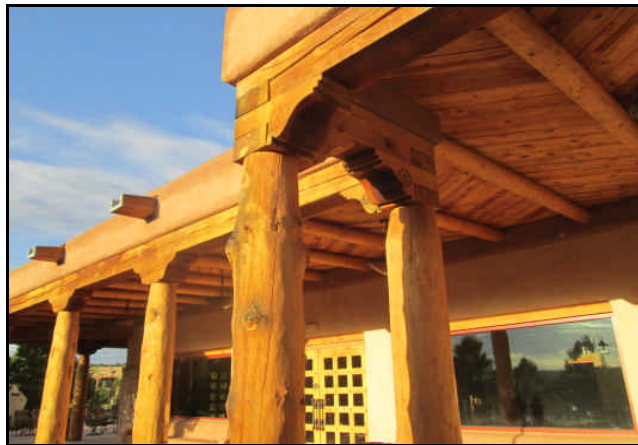
Comp # : 1116 Wood Surfaces - Stain Quantity: Trim, Doors, Beams, Etc.
Location : Clubhouse & Maintenance Building exteriors; Wood fence & gates
Funded? : Yes

History :

Evaluation : The association reportedly uses penofin to stain the wood surfaces. Treat annual touch-ups as an Operating expense. Funding is provided to stain all wood surfaces at the same time to maintain a uniform appearance.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$10,000
Estimate to stain

Worst Case: \$15,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1125 Wood Surfaces - Repair

Quantity: Beams + Canales

Location : Clubhouse & Maintenance Building exteriors

Funded? : Yes

History : Installed during 2007.

Evaluation : The building exteriors have numerous wood canales and beams. They are capped with metal, which will help extend the life span. The association should still expect a large replacement and repair project eventually. An allowance is provided for future repairs and replacements.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$20,000
Allowance for repairs

Worst Case: \$25,000
Higher allowance

Cost Source: ARI Cost Allowance

Comp # : 1202 Pool - Resurface

Quantity: (1) Pool, ~165 LF

Location : Pool area

Funded? : Yes

History : Installed during 2007.

Evaluation : Surfaces are plaster with waterline tile. Still appears to be in good shape. Expect to eventually replaster and retile the pool.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$13,000
Estimate to resurface

Worst Case: \$17,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1204 Pool Cover Fabric - Replace

Quantity: Approx 1,320 Sq Ft

Location : Pool area

Funded? : Yes

History : Replaced during 2014 for approximately \$4,000, which did not include the magnetic sensor stops.

Evaluation : Funding is provided for periodic replacement.

Useful Life:
8 years

Remaining Life:
7 years



Best Case: \$4,000
Estimate to replace fabric only

Worst Case: \$5,000
Higher estimate

Cost Source: Client Cost History

Comp # : 1206 Pool Cover Motor - Replace

Quantity: (1) Motor

Location : Pool area

Funded? : Yes

History : Installed during 2007.

Evaluation : No issues with the motor reported. Replacement should be expected eventually.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$900
Estimate to replace

Worst Case: \$1,100
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1208 Spa - Resurface

Quantity: (1) Spa, ~30 LF

Location : Outdoor spa

Funded? : Yes

History : Installed during 2007.

Evaluation : Surfaces are pebble with waterline tile. Appears to be in good shape. Expect to eventually repebble and retile the pool.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$2,900
Estimate to resurface

Worst Case: \$3,700
Higher estimate

Cost Source: ARI Cost Database

Comp # : 1210 Spa Cover - Replace

Quantity: Approx 80 Sq Ft

Location : Outdoor spa

Funded? : No Replace when needed as an Operating expense.

History :

Evaluation : Cost is expected to be under the requested threshold, and should be treated as an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1214 Shower - Retile

Quantity: (1) Shower

Location : Pool area

Funded? : Yes

History : Installed during 2007.

Evaluation : This component provides funding to eventually retile the shower and replace the fixtures. Good conditions observed.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$1,300
Estimate to retile

Worst Case: \$1,700
Higher estimate

Cost Source: ARI Cost Database

Comp # : 1217 Pool Furniture - Replace

Quantity: (54) Assorted Pieces

Location : Pool/spa area (includes Sun Deck)

Funded? : Yes

History : Original from 2007.

Evaluation : Use and wear evident. Frayed and torn mesh slings noted. Pieces include (15) lounges, (18) chairs, (5) tables, and (16) ottomans.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$8,500
Estimate to replace

Worst Case: \$10,500
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1220 Pool/Spa Filters - Replace

Quantity: (2) Jandy

Location : Pool/spa equipment area

Funded? : Yes

History : Installed during 2007.

Evaluation : Appear to be in good shape. Funding is provided for future replacement. Model: CL580, Serial: P07KD2330 and P07KD2331.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$2,500
Estimate to replace

Worst Case: \$3,100
Higher estimate

Cost Source: ARI Cost Database

Comp # : 1222 Pool Heater - Replace

Quantity: (1) Raypak 406,000 BTU

Location : Pool/spa equipment area

Funded? : Yes

History : Original from 2007.

Evaluation : Based on age, heater should be nearing time for replacement. Model: CR406A, Serial: 0710272352.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$2,900
Estimate to replace

Worst Case: \$3,700
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1223 Spa Heater - Replace

Quantity: (1) Raypak 406,000 BTU

Location : Pool/spa equipment area

Funded? : Yes

History : Installed during 2014.

Evaluation : New and in good condition. Model: CR406A, Serial: 1404376498.

Useful Life:
8 years

Remaining Life:
7 years



Best Case: \$2,900
Estimate to replace

Worst Case: \$3,700
Higher estimate

Cost Source: ARI Cost Database

Comp # : 1226 Pool/Spa Pumps - Replace

Quantity: (5) Pumps

Location : Pool/spa equipment area

Funded? : Yes

History : Installed during 2007.

Evaluation : There are (4) Whisper-Flo pumps and (1) Stealth pump. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$4,500
Estimate to replace

Worst Case: \$5,500
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1230 Chlorinator - Replace

Quantity: (1) Jandy AquaPure

Location : Pool/spa equipment area

Funded? : Yes

History : Original from 2007.

Evaluation : The association is reportedly researching replacement options, so we assume this salt water chlorine generator will be replaced in the near future. Remaining life reflects replacement during 2014. Model: APURE1400.

Useful Life:
7 years

Remaining Life:
6 years



Best Case: \$1,000
Estimate to replace

Worst Case: \$1,300
Higher estimate

Cost Source: Internet Research

Comp # : 1234 Chemical Controllers - Replace

Quantity: (2) Polaris Watermatic

Location : Pool/spa equipment area

Funded? : Yes

History : Original from 2007.

Evaluation : Appear functional with no problems reported. Model: C-660.

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$2,800
Estimate to replace

Worst Case: \$3,600
Higher estimate

Cost Source: Internet Research

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1238 Ozone Generators - Replace Quantity: (2) UltraPure
Location : Pool/spa equipment area
Funded? : Yes

History : Installed during 2007.

Evaluation : Assumed to be functional with no problems reported. Future replacement should be anticipated.

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$1,100
Estimate to replace

Worst Case: \$1,300
Higher estimate

Cost Source: ARI Cost Database

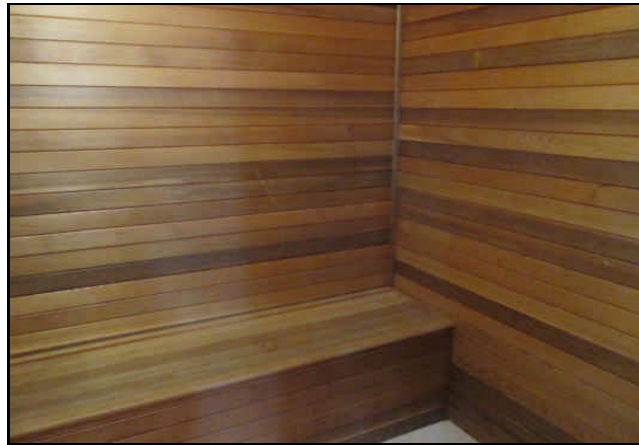
Comp # : 1260 Sauna - Remodel Quantity: (1) Room, 8' X 6'
Location : Pool area
Funded? : Yes

History : Installed during 2007.

Evaluation : Funding is provided to eventually remodel the sauna by replacing the wood walls and benches. Still newer and in nice shape.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$7,000
Estimate to remodel

Worst Case: \$9,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1264 Sauna Heater - Replace

Quantity: (1) Saunatec 8kW

Location : Pool area

Funded? : Yes

History : Installed during 2007.

Evaluation : Assumed to be functional and in good shape.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$1,500
Estimate to replace

Worst Case: \$2,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 1268 Steam Room - Retile

Quantity: (1) Room, 8' X 6'

Location : Pool area

Funded? : Yes

History : Installed during 2007.

Evaluation : Funding is provided to eventually retile the steam room. Still newer and in nice shape.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$4,000
Estimate to retile

Worst Case: \$6,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1270 Steam Generator - Replace Quantity: (1) Amerec

Location : Pool area

Funded? : Yes

History : Installed during 2007.

Evaluation : Appears functional with no problems reported. Model: 3K12we.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$2,600
Estimate to replace

Worst Case: \$3,400
Higher estimate

Cost Source: Internet Research

Comp # : 1280 Heat Recovery Units - Replace Quantity: (2) Aldes

Location : Pool area (mounted in ceiling)

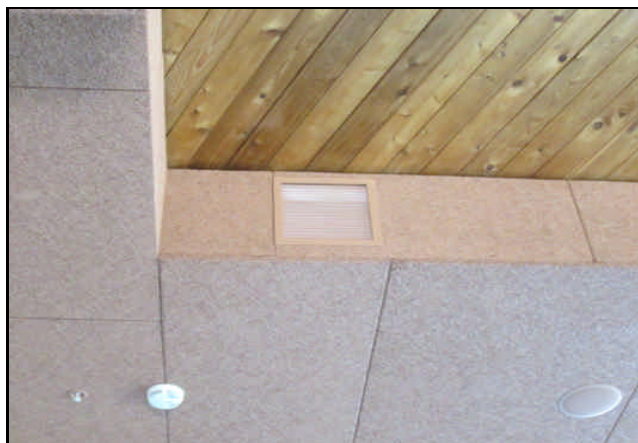
Funded? : Yes

History : Installed during 2007.

Evaluation : Units are mounted in the ceiling and not visible. There are reportedly around (12) units throughout the clubhouse, however the only units used are the (2) in the pool area. Per the association's request, funding has been allocated to replace only the (2) units in the pool area.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$2,600
Estimate to replace

Worst Case: \$3,400
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1302 Flat Roofs - Replace

Quantity: Approx 24,000 Sq Ft

Location : Clubhouse & Maintenance Building rooftop

Funded? : Yes

History : Installed during 2007.

Evaluation : Roofs appear intact and in good shape. Treat repairs and maintenance as an Operating expense. Funding is provided for future replacement.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$95,000
Estimate to replace

Worst Case: \$120,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 1311 Skylights - Replace

Quantity: (15) Skylights

Location : Clubhouse rooftop

Funded? : Yes

History : Installed during 2007.

Evaluation : Appear well sealed and in good shape. Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$4,800
Estimate to replace

Worst Case: \$5,800
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1350 Evaporative Coolers - Replace (A) Quantity: (11) MasterCool
Location : (10) at Clubhouse rooftop & (1) mounted to side of Maintenance Building
Funded? : Yes

History : Installed during 2007.

Evaluation : Clubhouse has ASA50 and ASA70 model units. The maintenance building has a SWMC3000B model. Appear to be in fair shape with some exterior fading noted.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$11,500
Estimate to replace

Worst Case: \$14,500
Higher estimate

Cost Source: ARI Cost Database

Comp # : 1350 Evaporative Coolers - Replace (B) Quantity: (1) MasterCool
Location : Clubhouse rooftop
Funded? : Yes

History : Installed during 2014.

Evaluation : Appears new and in good shape. Funding is provided for future replacement. Model: ASA71, Serial: ZC1280593, Mfg. Date: 01/2014.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$1,050
Estimate to replace

Worst Case: \$1,350
Higher estimate

Cost Source: ARI Cost Database

Client: 27360B Nature Pointe HOA: Clubhouse

Comp # : 1354 Ventilators - Replace

Quantity: (2) FloAire, 1/2-HP

Location : Clubhouse rooftop

Funded? : Yes

History : Installed during 2007.

Evaluation : Appear to be in good shape. Future replacement should be expected. Model: SA10 and DK50H.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$2,200
Estimate to replace

Worst Case: \$2,800
Higher estimate

Cost Source: ARI Cost Database

Inventory Appendix

Nature Pointe HOA

Recreation Area

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 230 **Parking Lot - Resurface** Quantity: Approx 26,800 Sq Ft

Location : Clubhouse parking lot & Maintenance storage yard
Funded? : Yes

History : Installed during 2007.

Evaluation : Some cracks noted. Still generally smooth and in good shape overall. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$48,000
Estimate to resurface

Worst Case: \$59,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 232 **Parking Lot - Seal/Repair** Quantity: Approx 26,800 Sq Ft

Location : Clubhouse parking lot & Maintenance storage yard
Funded? : Yes

History : Asphalt has not been sealed since installation in 2007.

Evaluation : It is recommended to seal asphalt within a couple years after installation. The association plans to seal the clubhouse parking lot before the end of 2014. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$6,000
Estimate to seal/repair

Worst Case: \$8,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 234 **Parking Lot - Crack Fill** Quantity: Approx 26,800 Sq Ft

Location : Clubhouse parking lot & Maintenance storage yard

Funded? : No Crack filling is included with the community streets under the "Grounds" section of this report.

History :

Evaluation :

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp # : 320 **Pole Lights - Replace** Quantity: (28) Pole Lights

Location : Clubhouse parking lot, tennis court, recreation area, rear patio area

Funded? : Yes

History : Installed during 2007.

Evaluation : Long life component under normal circumstances. Future replacement of the poles and fixtures should still be anticipated.

Useful Life:

35 years

Remaining Life:

27 years



Best Case: \$48,000

Worst Case: \$58,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 322 Bollard Lights - Replace Quantity: Approx (60) Lights
Location : Throughout recreation area
Funded? : Yes

History : Installed during 2007.

Evaluation : The association has requested no Reserve funding be allocated for replacement, however we do not feel it is prudent at this point to remove funding for replacement. Bollards are mounted inside a decorative metal enclosure. Funding is provided for future replacement. Assumed to be functional.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$65,000
Estimate to replace

Worst Case: \$85,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 326 Landscape Lights - Replace Quantity: Numerous Lights
Location : Throughout recreation area & adjacent to community entrance
Funded? : No Repair and replace individually as an Operating expense.

History : Installed during 2007.

Evaluation : No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 400 Benches - Refurbish

Quantity: Approx (20) Benches

Location : Recreation area

Funded? : Yes

History : Installed during 2007.

Evaluation : Benches are constructed of metal support posts with a stone seating area. Good conditions observed. Funding is provided to eventually replace the stone seating area. Metal support posts are not expected to need replacement.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$3,500
Estimate to replace

Worst Case: \$4,500
Higher estimate

Cost Source: ARI Cost Database

Comp # : 405 Furniture - Replace

Quantity: (127) Assorted Pieces

Location : Clubhouse parking lot, patios, recreation area

Funded? : Yes

History : Original from 2007.

Evaluation : Pieces include approximately (87) chairs, (28) tables, (6) benches, and (6) fire pits. Overall fair conditions observed. Some weathering and use evident. Useful life assumes furniture will be refurbished in-between replacement intervals.

Useful Life:
14 years

Remaining Life:
7 years



Best Case: \$24,000
Estimate to replace

Worst Case: \$29,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 406 Furniture - Refurbish Quantity: (127) Assorted Pieces
Location : Clubhouse parking lot, patios, recreation area
Funded? : Yes

History : Original from 2007.

Evaluation : This component provides an allowance to refurbish the furniture in-between replacement intervals. This may include replacing mesh slings, cushions, and repairs to the table tops.

Useful Life:
7 years

Remaining Life:
0 years



Best Case: \$3,000
Allowance to refurbish

Worst Case: \$4,000
Higher allowance

Cost Source: ARI Cost Allowance

Comp # : 408 Drinking Fountain - Replace Quantity: (1) Fountain
Location : Adjacent to tennis court
Funded? : No Replacement cost is expected to be under the threshold and should be treated as an Operating expense.

History : Installed during 2007.

Evaluation : No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 410 Playground Equipment - Replace Quantity: (5) Assorted Pieces
Location : Recreation area
Funded? : Yes

History : Installed during 2007.

Evaluation : Pieces include (2) playstructures, (1) swingset, (1) sandbox, and (1) teepee. Good conditions observed. This is high quality wood playground equipment. Wood surfaces will reportedly be stained every 3 years as part of the Operating budget.

Useful Life:
35 years

Remaining Life:
27 years



Best Case: \$60,000
Estimate to replace

Worst Case: \$80,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 416 Wood Mulch - Replenish Quantity: Numerous Sq Ft
Location : Recreation area

Funded? : No The association plans to replenish the wood mulch as-needed using Operating funds.

History : Installed during 2007.

Evaluation : No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 432 Basketball Court - Replace Quantity: (1) Half Court
Location : Recreation area
Funded? : No There is no expectancy for replacement in the foreseeable future.
History : Installed during 2007.
Evaluation : No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp # : 435 Basketball Goals - Replace Quantity: (2) LifeTime Goals
Location : (1) at recreation area & (1) at Anasazi Hall
Funded? : Yes
History : Installed during 2007.
Evaluation : Still in nice shape. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$1,400
Estimate to replace

Worst Case: \$1,800
Higher estimate

Cost Source: ARI Cost Database

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 440 Tennis Court - Replace Quantity: (1) Court
Location : Recreation area
Funded? : Yes

History : Installed during 2007.

Evaluation : This is an asphalt based court. Generally smooth and in good shape overall. Some cracks noted around the perimeter of the court. Life span is based on periodically resurfacing and maintaining the court.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$30,000
Estimate to replace

Worst Case: \$40,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 442 Tennis Court - Resurface Quantity: (1) Court
Location : Recreation area
Funded? : Yes

History : Resurfaced during 2013 for approximately \$7,500.

Evaluation : Cost reportedly included additional work for crack repairs. Good conditions observed. Periodic resurfacing should be expected.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$4,300
Estimate to resurface

Worst Case: \$5,700
Higher estimate

Cost Source: ARI Cost Database

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 450 Horseshoe Pit - Maintain Quantity: (1) Pit
Location : Recreation area
Funded? : No Repair as-needed using Operating funds.
History : Installed during 2007.
Evaluation : No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp # : 455 Volleyball Court - Maintain Quantity: (1) Court
Location : Recreation area
Funded? : No Mow turf and replace net as-needed using Operating funds.
History : Installed during 2007.
Evaluation : No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 458 Bocce Court - Maintain Quantity: (1) Court
Location : Recreation area
Funded? : No Repair as-needed using Operating funds.
History : Installed during 2007.
Evaluation : No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp # : 470 Countertops - Remodel Quantity: (3) Countertops
Location : Clubhouse rear patio
Funded? : Yes
History : Installed during 2007.
Evaluation : Countertops are a combination of tile and granite. There is also (1) sink. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$1,700
Estimate to remodel

Worst Case: \$2,300
Higher estimate

Cost Source: ARI Cost Database

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 480 Wood Deck - Replace

Quantity: Approx 1,100 Sq Ft

Location : Clubhouse rear patio area

Funded? : Yes

History : Installed during 2007.

Evaluation : Long life component, however future replacement should still be anticipated.

Useful Life:
40 years

Remaining Life:
32 years



Best Case: \$12,000

Estimate to replace

Worst Case: \$15,000

Higher estimate

Cost Source: ARI Cost Database

Comp # : 484 Metal Rails - Replace

Quantity: Approx 170 LF

Location : Clubhouse rear patio area

Funded? : Yes

History : Installed during 2007.

Evaluation : Observed to be stable and in good shape. It would be prudent to plan for replacement eventually.

Useful Life:
50 years

Remaining Life:
42 years



Best Case: \$6,000

Estimate to replace

Worst Case: \$8,000

Higher estimate

Cost Source: ARI Cost Database

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 490 Propane Tanks - Replace Quantity: (3) Tanks, 1,000-Gallon
Location : Northwest of Clubhouse (underground, near bike rack)
Funded? : Yes

History : Installed during 2007.

Evaluation : Tanks are underground and not accessible for inspection. No problems reported. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$16,000
Estimate to replace

Worst Case: \$20,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 498 Heat Lamps - Replace Quantity: (5) Fire Sense
Location : Clubhouse patios
Funded? : Yes

History :

Evaluation : Assumed to be functional. Funding is provided for future replacement.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$900
Estimate to replace

Worst Case: \$1,200
Higher estimate

Cost Source: Internet Research

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 507 **Wood Fence/Gates - Replace** Quantity: Approx 215 LF
Location : Tennis court fence, trash gates, & Maintenance yard vehicle/pedestrian gates
Funded? : Yes

History : Installed during 2007.

Evaluation : Good conditions observed. Funding is provided for future replacement. Funding to stain the wood surfaces periodically is included with the clubhouse surfaces.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$8,000
Estimate to replace

Worst Case: \$10,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 509 **Coyote Fence - Replace** Quantity: Approx 160 LF
Location : Recreation area
Funded? : Yes

History : Installed during 2007.

Evaluation : Still appears to be in good shape overall. Funding is provided for future replacement.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$6,000
Estimate to replace

Worst Case: \$8,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 510 Wood Pergola - Replace

Quantity: (1) Pergola: 500 Sq Ft

Location : Recreation area

Funded? : Yes

History : Installed during 2007.

Evaluation : Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$5,800

Estimate to replace

Worst Case: \$7,200

Higher estimate

Cost Source: ARI Cost Database

Comp # : 560 Nature Pond - Refurbish

Quantity: (1) Pond

Location : Recreation area

Funded? : Yes

History : Installed during 2007.

Evaluation : This component provides an allowance to eventually refurbish the Nature Pond. This may include liner repairs, lighting replacement, waterfall repairs, etc.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$6,000

Allowance to refurbish

Worst Case: \$8,000

Higher allowance

Cost Source: ARI Cost Allowance

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 565 Nature Pond Pumps - Replace Quantity: (2) Whisper-Flo
Location : Adjacent to Nature Pond (under wood cover)
Funded? : Yes

History : Installed during 2007.

Evaluation : Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$1,600
Estimate to replace

Worst Case: \$2,000
Higher estimate

Cost Source: ARI Cost Database

Comp # : 650 Truck - Replace Quantity: (1) Ford F150
Location : Maintenance storage yard
Funded? : Yes

History :

Evaluation : Truck appears older and is likely a 1980's model. Assumed to be functional with no problems reported. Useful life and cost reflect purchasing a used truck again in the future.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$6,000
Estimate to replace

Worst Case: \$8,000
Higher estimate

Cost Source: ARI Cost Database

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 655 Snow Blade - Replace

Quantity: (1) Western Blade

Location : Maintenance storage yard

Funded? : Yes

History : Assumed to be original from 2007.

Evaluation : Funding is provided for future replacement. Blade measures 6'-6". Model: 60214.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$900
Estimate to replace

Worst Case: \$1,100
Higher estimate

Cost Source: Internet Research

Comp # : 660 Riding Mower - Replace

Quantity: (1) Craftsman

Location : Maintenance storage yard

Funded? : Yes

History : Assumed to be original from 2007.

Evaluation : No problems reported. Model: 917 289213, Serial: 031710A004334.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$1,600
Estimate to replace

Worst Case: \$2,000
Higher estimate

Cost Source: Internet Research

Client: 27360C Nature Pointe HOA: Recreation Area

Comp # : 1111 Pole Lights - Repaint Quantity: (28) Pole Lights
Location : Clubhouse parking lot, tennis court, recreation area, rear patio area
Funded? : Yes

History : Original surfaces from 2007.

Evaluation : Surfaces appear generally faded and oxidized. Recommend planning to repaint in the near future. Periodic repainting should be expected to maintain the appearance and to inhibit rust.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$2,300
Estimate to repaint

Worst Case: \$2,900
Higher estimate

Cost Source: ARI Cost Database
