

Material issues which (including Defects in Design or Construction), if not disclosed, would cause the condition of the association to be misrepresented. The Client Inventory List is based on the Site Inspection, Previous Reserve Study and Information provided by the Community Manager and Board of Directors. It is the responsibility of the client to verify that all components are listed correctly.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

Paul Herzbrun State of Nevada RSS.0234, Better Reserve Consultants LLC., assists in preparation of the Reserve Study.

### **Utilities and Asbestos**

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs as well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Property Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

### **Reserve Study Specialist Experience and Qualifications**

Mari Jo Betterley, State of Nevada RSS.025

- National Association of Professional Reserve Analysts Certified RS #2331
- Community Association Institute Certified RS #169
- Community Association Institute Business Partner
- Chairman-Nevada Reserves for Recovery Task For
  
- Over 5000 Reserve Studies and Reserve Study Updates completed worldwide.
- Reserve Study Specialist 2004-Present
- Graduate- University of Nevada Reno- 1983
- Attendance 800+ Homeowner Association Executive Board Meetings and HOA Meetings
  
- Instructor Continuing Education Classes:  
"Reserve Studies - Working With the Experts in the Field -Pavement Engineer" - CE.0166500  
"Manager's Role/ How to Read and Interpret a Reserve Study"- CE.0166000-CAM  
" Reserve Studies- Meet the Experts- Painting and Surface Treatment"- CE.0166600-CAM  
"Reserve Studies From Start to Finish- Fundamentals" – CE.0166400-CAM  
"Understanding the Reserve Study from Start to Finish" – CE.0377000-CAM

### **Conflict of Interest**

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client.

**Major Components of the Common Elements to be  
Repaired, Replaced, Restored or Maintained**

| <b>Component</b>  | <b>Today's Cost</b> | <b>Estimated<br/>Remaining<br/>Useful<br/>Life</b> | <b>Estimated<br/>Life<br/>When<br/>New</b> |
|---|---------------------|--|--|
| <b><u>Clubhouse</u></b>                                     |                     |  |  |
| Ceiling Fan   | \$2,000             | 17   | 20   |
| Drinking Fountain   | \$2,250             | 6  | 10   |
| Exercise Room Equipment                                     | \$5,000             | 1  | 3  |
| Exercise Room Flooring Replacement                          | \$5,000             | 3  | 20   |
| Exterior Stucco Repairs and Painting                        | \$20,000            | 7  | 10   |
| Flooring  | \$18,000            | 13   | 30   |
| Furniture (Exterior)  | \$2,000             | 3  | 5  |
| Furniture Replacement                                       | \$3,000             | 1  | 3  |
| HVAC (Replaced 2016)  | \$10,000            | 13   | 20   |
| HVAC Maintenance - Fiberglass/Duct Runs (Done 2021)         | \$7,000             | 9  | 10   |
| Key FOB Entry System Access Control (Done 2017)             | \$2,250             | 5  | 10   |
| Kitchen Appliance   | \$2,000             | 2  | 3  |
| Kitchen Remodel   | \$15,000            | 13   | 30   |
| Lighting and Electrical                                     | \$5,000             | 4  | 10   |
| Office Equipment  | \$1,000             | 2  | 3  |
| Office Equipment  | \$1,500             | 2  | 3  |
| Paint Interior (Done 2020)                                  | \$20,000            | 10   | 12   |
| Pool Table Resurface  | \$1,500             | 2  | 5  |
| Restroom Exercise Area                                      | \$5,000             | 3  | 20   |
| Restroom(s) Remodel   | \$2,500             | 3  | 20   |
| Restroom(s) Remodel Key Access Control (Done 2017)          | \$2,100             | 4  | 10   |
| Roof Tile Underlayment Replacement                          | \$37,287            | 6  | 25   |
| Shade Structure Repairs and Painting                        | \$1,000             | 2  | 5  |
| Shade Structure Replacement                                 | \$5,000             | 13   | 30   |
| Signage and Electrical for Exits Rehab                      | \$1,200             | 25   | 30   |
| Water Heater (Replaced 2016)                                | \$1,500             | 8  | 15   |
| Windows and Doors Replacement                               | \$10,000            | 13   | 30   |
| <b><u>Common Area</u></b>                                   |                     |  |  |
| Basket Ball Court (Done 2019)                               | \$9,000             | 7  | 10   |
| Basket Ball Court and Game Area Resurface/Paint (Done 2019) | \$9,000             | 6  | 10   |
| Basketball Court Access Control (Done 2017)                 | \$2,500             | 4  | 10   |
| Basketball Court Lighting Fixtures                          | \$2,400             | 3  | 20   |
| Landscaping - Tree Maintenance (Done 2021)                  | \$15,000            | 2  | 3  |
| Landscaping Renovation (Some Done 2020-2021)                | \$50,000            | 3  | 5  |
| Landscaping Rock Replenishment                              | \$10,000            | 3  | 5  |
| Painting Gates and Stucco Repairs (Done 2021)               | \$12,000            | 6  | 7  |
| Park - Dog Area Turf (Done 2020)                            | \$5,000             | 8  | 10   |
| Park - Dog Area UV Protective Cover (Done 2021)             | \$8,000             | 9  | 10   |
| Park Furnishing Replacement                                 | \$3,000             | 3  | 5  |

|  |           |    |    |
|--|-----------|----|----|
| Park Furniture   | \$1,500   | 3  | 5  |
| Park Propane Grill   | \$750     | 3  | 5  |
| Pet Stations   | \$4,500   | 1  | 5  |
| Playground Equipment Inspection and Repairs and Painting (Done 2019) | \$5,500   | 2  | 5  |
| Playground Equipment Replacement (Done 2016)                         | \$28,700  | 13 | 20 |
| Playground Safety Surface (Done 2016)                                | \$2,500   | 3  | 10 |
| Sewer Lift Station Removal Remaining Balance Due (One Time Cost)     | \$233,000 | 0  | 30 |
| Wrought Iron Fencing Painting and Repairs                            | \$7,000   | 1  | 5  |

### Entrance Area

|   |          |    |    |
|---|----------|----|----|
| Battery Back Up (Done 2020)                                     | \$2,400  | 2  | 5  |
| Electrical and Lighting   | \$1,500  | 3  | 5  |
| Gate Hinges (Main Gate) (Done 2019)                             | \$3,200  | 7  | 10 |
| Gate Hinges (South Gate) (Done 2019)                            | \$3,200  | 7  | 10 |
| Gate Motors and Operators (Main Gate)                           | \$2,500  | 2  | 7  |
| Gate Motors and Operators (South Gate)                          | \$2,500  | 2  | 7  |
| Gate Posts (Main Gate)  | \$3,000  | 2  | 5  |
| Gate Posts Operators (Main Gate)                                | \$6,000  | 2  | 10 |
| Gate Replacement (Main Gate)                                    | \$20,000 | 15 | 30 |
| Gate Replacement (South Gate)                                   | \$20,000 | 15 | 30 |
| Guard House Building Refurbishment (Main)                       | \$5,000  | 3  | 15 |
| In Ground Loops (Some Done 2020)                                | \$12,800 | 4  | 7  |
| Key Pad Entry System (Main Gate)                                | \$3,500  | 1  | 7  |
| Key Pad Entry System Pedestrian Gate Access Control (Done 2017) | \$3,900  | 5  | 10 |
| Monument Signage Letters Renovation (Main) (Done 2020)          | \$1,000  | 17 | 20 |
| Painting and Repair (Main Gate)                                 | \$1,500  | 4  | 5  |
| Painting and Repair (South Gate)                                | \$1,500  | 4  | 5  |

### Pool Area

|   |          |    |    |
|---|----------|----|----|
| Furniture Replacement   | \$6,000  | 3  | 10 |
| Key Fob Entry System Pool Gates and Gym Door Access Control (Done 2017) | \$10,000 | 5  | 10 |
| Kool Deck Re-Seal (Done 2017)   | \$6,500  | 1  | 5  |
| Kool Deck Resurface (Done 2017)   | \$15,000 | 2  | 10 |
| Lighting and Electrical (2 Light Poles)                                 | \$1,500  | 1  | 3  |
| Pool Filter   | \$1,200  | 1  | 3  |
| Pool Gate Key Pad Entry Access Control (Done 2017)                      | \$10,000 | 4  | 10 |
| Pool Heater (Solar Panels) (Done 2018)                                  | \$8,700  | 2  | 7  |
| Pool Pump   | \$1,000  | 1  | 5  |
| Pool Resurface (Done 2018)  | \$16,000 | 9  | 12 |
| Restroom Remodel (Done 2020)  | \$20,000 | 17 | 20 |
| Shade Structure (Installed 2015)  | \$1,500  | 2  | 10 |
| Shower Rehab (Handicap) (Done 2019)                                     | \$10,000 | 17 | 20 |
| Shower Rehab (Mens and Womens) (Done 2019)                              | \$10,000 | 17 | 20 |
| Spa Filter  | \$1,000  | 1  | 3  |
| Spa Heater  | \$5,000  | 3  | 5  |
| Spa Pump (Done 2020)  | \$3,000  | 1  | 3  |
| Spa Resurface (Done 2021)   | \$3,000  | 6  | 7  |

|   |         |   |   |
|---|---------|---|---|
| Wrought Iron Fencing Both Pools- Painting and Repairs<br>(Replaced in 2017) | \$5,000 | 1 | 5 |
|---|---------|---|---|

**Reserve Study**

|                                |         |   |   |
|--------------------------------|---------|---|---|
| Annual Update                  | \$950   | 1 | 1 |
| Full Reserve Study (Done 2021) | \$2,500 | 4 | 5 |

**Roads and Parking**

|  |           |    |    |
|--|-----------|----|----|
| Asphalt Treatment of Oil Spots and Clean Surface (Done 2021) | \$5,000   | 2  | 3  |
| Concrete Curb Gutters Repair or Replacement (Done 2018)      | \$2,500   | 3  | 5  |
| Crack Seal   | \$6,200   | 0  | 2  |
| Curb Painting (Done 2021)                                    | \$13,000  | 4  | 5  |
| Overlay  | \$836,505 | 20 | 30 |
| RV Lot Lighting Fixtures (Replaced 2014)                     | \$36,400  | 16 | 25 |
| Street Signs   | \$1,500   | 3  | 5  |
| Surface Maintenance Treatment (HA5-Done 2013)                | \$111,534 | 0  | 7  |

|               |             |  |  |
|---------------|-------------|--|--|
| <b>Total:</b> | \$1,841,426 |  |  |
|---------------|-------------|--|--|