

Initial Capital Reserve Funding Information provided by the Association and agreed Forecasting Assumptions- CURRENT FY-2023

FINAL- rev. 1 12/20/23

Client: **The Board of Directors
Towers at Lakepoint
980 Lakepoint Drive
Frisco, CO 80443**
Property Manager: **Kelly Schneweis
SRG**

Structures- Built in 1998- 25 years old
Fiscal year 2023 -starts October 1st, 2023 and ends September 30th 2024

Number of Units	62
AVG Age of Building (in years)	25
Study Period (in years)	30
Normal Fiscal Year starts:	October 1, 2023
Partial Fiscal Year starts:	October 1, 2023
Partial Year Length:Months	0
Site Inspection Date	September 20, 2023
Reserve Funds on 9/30/23	\$604,295
Rate of Return on invested Reserve Funds (%)	1.00%
Inflation Rate (%)	3.50%
Initial Minimum Threshold	\$200,000

NOT VARIABLE

	Total/Month	Total Annual	Per Unit/Month	Per Unit/Year	Special Assessments		
					Years Out	Total/Year	Per Unit
Res. Fund Contrib. (First Year).....	\$9,992.75	\$119,913	\$161.17	\$1,934.08			
Res. Fund Contrib. (Remaining Years).....	\$9,992.75	\$119,913	\$161.17	\$1,934.08			

Fiscal Years:	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Normal: Oct 2023	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Partial: Oct 2023 (12 months)															
Beginning Reserve Fund Balance:	\$604,295	\$731,450	\$742,772	\$819,722	\$958,022	\$849,480	\$770,460	\$686,016	\$768,583	\$899,101	\$1,031,014	\$956,903	\$1,106,545	\$1,152,931	\$1,302,038
HOA DUES-reserves	\$119,913	\$123,510	\$127,216	\$131,032	\$134,963	\$139,012	\$143,182	\$147,478	\$151,902	\$156,459	\$161,153	\$165,988	\$170,967	\$176,096	\$181,379
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$7,242	\$7,354	\$8,116	\$9,485	\$8,411	\$7,628	\$6,792	\$7,610	\$8,902	\$10,208	\$9,474	\$10,956	\$11,415	\$12,891	\$12,123
Capital Expenditures: adjusted for inflation	\$0	\$119,543	\$58,382	\$2,217	\$251,916	\$225,660	\$234,419	\$72,520	\$30,287	\$34,754	\$244,739	\$27,301	\$135,996	\$39,881	\$271,131
Ending Reserve Balance:	\$731,450	\$742,772	\$819,722	\$958,022	\$849,480	\$770,460	\$686,016	\$768,583	\$899,101	\$1,031,014	\$956,903	\$1,106,545	\$1,152,931	\$1,302,038	\$1,224,409
Special Assessment Cost per Unit:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Fiscal Years:	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Normal: Oct 2023	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Partial: Oct 2023 (12 months)															
Beginning Reserve Fund Balance:	\$1,224,409	\$741,732	\$661,185	\$803,629	\$991,210	\$999,903	\$1,147,252	\$318,369	\$98,293	\$333,845	\$581,073	\$714,678	\$697,186	\$942,501	\$1,115,227
Revenue:	\$186,821	\$192,425	\$198,198	\$204,144	\$210,268	\$216,576	\$223,074	\$229,766	\$236,659	\$243,758	\$251,071	\$258,603	\$266,361	\$274,352	\$282,583
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$7,344	\$6,546	\$7,957	\$9,814	\$9,900	\$11,359	\$3,152	\$973	\$3,305	\$5,753	\$7,076	\$6,903	\$9,332	\$11,042	\$12,880
Capital Expenditures:	\$676,841	\$279,519	\$63,711	\$26,376	\$211,475	\$80,586	\$1,055,109	\$450,815	\$4,412	\$2,283	\$124,543	\$282,997	\$30,379	\$112,667	\$109,831
Ending Reserve Balance:	\$741,732	\$661,185	\$803,629	\$991,210	\$999,903	\$1,147,252	\$318,369	\$98,293	\$333,845	\$581,073	\$714,678	\$697,186	\$942,501	\$1,115,227	\$1,300,859
Special Assessment Cost per Unit:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Common Component Inventory and Capital Expenditure (CapEx) Planning

FINAL

Common Component	Quantity	Unit cost	CapEx Budget	Expected	Remaining	Planning Notes
				Useful Life	Useful Life	
Capital Repair/Replacement, if needed	Count Units			EUL Years	RUL 0 = Year 1	
Site Improvements						
1 Asphalt- limited replacement	1,800 sq. ft.	\$ 10.00	\$ 18,000	17	2	Cut out 3 sections of asphalt and rework substrate. Install new asphalt.
2 Asphalt- major 3" cut and overlay.	28,200 sq. ft.	\$ 7.00	\$ 88,830	17	4	3" cut and overlay- substrate assumed to be in good condition.
3 Asphalt roadway-seal coat and flexible crack sealant	30,000 sq. ft.	\$ 0.85	\$ 25,500	4	1	Crack Seal, seal coat every 4 years
4 Irrigation system-major repair	1 lot repair	\$ 1,500	\$ 1,500	4	2	Replace damaged controls or buried lines every 4 years.
5 Concrete sidewalks	1 LOT	\$ 2,000	\$ 2,000	5	5	Repair section of sidewalks due to cracking or settlement
6 Pole lights-parking area	1 LOT	\$ 12,000	\$ 12,000	15	1	10 Pole lights- upgrade to LED lighting and repair base corrosion
7 Regrade perimeter	1 LOT	\$ 41,000	\$ 41,000	31	1	AGS to regrade perimeter in 2023
8 Monuments-entrance rock signage	1 Lot	\$ 3,500	\$ 3,500	16	15	Replace lit stone entrance signage
13	Lot		\$0			
14	LOT		\$0			
15 Open	lot		\$0			
Building Structure & Exterior						
17 Roof-replacement -flat roof towers, garages, trash enclosure and LHU.	1 lot	\$ 386,000	\$386,000	23	21	New EPDM flat roofs installed in 2021
18 Gutters and Downspouts with heat trace	1 lot	\$ 12,000	\$12,000	20	15	Replace gutters and downspouts-LHU units
19 Siding replacement-replace lapped wood on LHU and garages.	1 lot	\$ 125,000	\$125,000	31	4	Replace siding with Hardi plank or equivalent- Replace the water damaged wood siding & trim.
20 Siding and stucco paint -all buildings.	1 lot	\$ 165,000	\$165,000	8	6	Paint siding and stucco-all buildings
21 Sloped roofs- paint standing seam -towers and LHU	1 lot	\$ 35,000	\$35,000	13	2	Prepare, prime and paint damaged metal roofs
22 Sloped roofs- Replace standing seam -towers and LHU	160 SQ	\$ 1,900	\$304,000	40	15	Replace standing seam roofs
23 Column piercing	1 lot	\$ 10,000	\$10,000	30	1	Piering and column repair-estimated
24 Exterior-steel railings	1 lot	\$ 12,000	\$12,000	5	1	Spot repairs to steel hand rails- towers and LHU units every 5 years.
25 HOA LHU -unit owned by HOA updated in 2018	1 lot	\$ 10,000	\$10,000	10	6	Furniture, appliances,furnace water heater, finishes-replace as needed
26 Exterior building lighting	1 lot	\$ 18,000	\$18,000	26	5	Replace fixture of unit - garages, exterior corridors, LHUS stairways and balconies
Building Interior (Common Areas Only)						
28 Carpeting	1 LOT	\$ 90,000	\$90,000	7	5	Towers-Interior hallways,stairs, conference room, exterior hallways-last replaced in 2021
29 Suspended ceilings	1 LOT	\$ 12,000	\$12,000	26	5	Lower level hallway
30 Tower lobby furniture	1 LOT	\$ 10,000	\$10,000	10	5	Lobby furniture
31 Interior hallway and lobby painting	1 lot	\$ 20,000	\$20,000	15	7	Paint walls and ceiling
32 Bathrooms-lower level common area	1 lot	\$ 7,500	\$7,500	30	10	Bathroom upgrade- fixtures and tile

Common Component Inventory and Capital Expenditure (CapEx) Planning

FINAL

	Common Component Capital Repair/Replacement, if needed	Quantity Count Units	Unit cost	CapEx Budget	Expected	Remaining	Planning Notes
					Useful Life	Useful Life	
	Common Component Capital Repair/Replacement, if needed	Quantity Count Units	Unit cost	CapEx Budget	EUL Years	RUL 0 = Year 1	Planning Notes
	Common Component Capital Repair/Replacement, if needed	Quantity Count Units	Unit cost	CapEx Budget	UL Years	RUL 0 = Year 1	Planning Notes
33	Mechanical, Electrical & Plumbing Systems (not including Unit systems)						
34	4 Grundfos VFD	1 unit	\$ 8,000	\$8,000	10	8	Drives for circulating pumps installed in 2021
35	4 main circulation pumps	1 unit	\$ 2,200	\$2,200	10	6	Baldor 5 Hp motor/pump
36	8 Smart ACV domestic water tanks	1 unit	\$ 2,000	\$2,000	4	3	70 gallon storage tanks- replaced 4 in 2018
37	2 Burnham Boilers- original	2 unit	\$ 65,000	\$130,000	35	10	Replacement of Burnham 2,500,000 btu /hr installed in 1997
38	Large Amtrol pressure tank	1 unit	\$ 2,000	\$2,000	20	10	120 gallon storage tanks- replaced 2021
39	Small Amtrol pressure tank	1 unit	\$ 10,000	\$10,000	20	10	Amtrol tank
40	Air movers-lower level corridor	2 unit	\$ 2,500	\$5,000	25	7	Replace air movers in lower level corrodor roof.
41	2 shindler elevators-hydraulic tank flush and refill.	1 LOT	\$ 15,000	\$15,000	7	1	2 unit fluid quality testing, flush hydraulic fluid and refill.
42	2 shindler elevators-controls upgrade	1 LOT	\$ 125,000	\$125,000	15	16	Upgrade completed in 2022
43	2 Shindler elevators- car upgrade	1 LOT	\$ 30,000	\$30,000	30	7	Upgrade interior of 2 elevator cars.
44	Fire control system upgrades	1 LOT	\$ 10,000	\$10,000	10	10	Upgrade fire control system every 10 years
45	Electrical-disconnects	1 unit	\$ 2,500	\$2,500	5	5	Siemens disconnect replacement at failure- 120/208 V system
46	Amenities, Furnishings & Equipment						
47	Tree removal	1 Lot	\$ 1,500	\$1,500	5	5	Tree removal-one tree every five years
51	Window replacement			\$0	45	20	Replace windows- is this HOA or homeowners responsibility? Covenant review requested for clarification .
52	Hot Tub-surround	1 unit	\$ 18,000	\$18,000	15	5	Fiberglass hot tub
53	Hot tub jet pump	1 lot	\$ 1,500	\$1,500	7	4	5 Hp- Pentair motor and pump
56	Heat exchanger-hot tub	1 unit	\$ 4,000	\$4,000	26	5	Replace original Raypack heat exchanger
57	Hot tub-circulating pump	1 LOT	\$ 1,200	\$1,200	7	4	1 Hp-Pentair motor and pump
58	Air blower-bubbler for hot tub	1 unit	\$ 1,000	\$1,000	10	4	Blower located in mechancial room
59	UV Tower	1 LOT	\$ 1,000	\$1,000	7	4	Delta UV disinfectant tower for hot tub
60	Fireplace exhaust	1 LOT	\$ 2,000	\$2,000	5	5	Replace exterior vent cover as damaged
61	Hot tub filter	1 filter	\$ 1,000	\$1,000	7	4	Sta-rite -Replace as needed
62	Services						
63	Reserve Study Updates	1 study	\$ 4,500	\$4,500	5	5	Reserve study updates every 5 years
65	Plumbing repairs/upgrades	1 lot	\$ 10,000	\$10,000	5	7	Plumbing repairs or upgrades to common plumbing
66	Sanitary sewer repair	1 lot	\$ 10,000	\$10,000	5	15	Major repair of damaged sewer line
			Totals	\$1,786,230			

* Costs and quantities used in the development of this report are typically 10%±- recommend firm contractor bids for services

** Reserve study is based on a 30 year projection of non-annual maintenance

*** Expected Useful Life noted in PLANNING NOTES

Annual Capital Expenditure (CapEx) -

30 Year Budget Projection

FINAL

Annual totals inflated @ 3.50% at the bottom line

Year:	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Site Improvements																
1	Aerobik- limited replacement	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2	Aerobik- major 3" cut and overlay	\$ -	\$ -	\$ -	\$ -	\$ 88,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Aerobik roadway seal coat and flexible crack sealant	\$ -	\$ 75,500	\$ -	\$ -	\$ -	\$ 75,500	\$ -	\$ -	\$ 75,500	\$ -	\$ -	\$ -	\$ 75,500	\$ -	
4	Irrigation system- minor repair	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500	
5	Concrete sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	
6	Pole lights- parking area	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7	Regrade recimeter	\$ -	\$ 41,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8	Monuments-entrance rock signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15	Open	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building Structure & Exterior																
17	Roof-replacement -flat roof towers, garages, trash enclosure and LHU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
18	Gutters and Downspouts with heat trace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
19	Siding replacement-replace lapped wood on LHU and garages	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20	Siding and stucco paint- all buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	
21	Sloped roofs- main standing seam- towers and LHU	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
22	Sloped roofs- Replace standing seam- towers and LHU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
23	Column piers	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
24	Exterior-steel railings	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	
25	HOA LHU- unit owned by HOA ordered in 2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
26	Exterior building lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building Interior (Common Areas Only)																
28	Carpeting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	
29	Suspended ceilings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
30	Tower lobby furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31	Interior hallways and lobby painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
32	Bathrooms-lower level common area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	
Mechanical, Electrical & Plumbing Systems (not including Unit Systems)																
34	4 Grundfos VFD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35	4 main circulation pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
36	8 Smart ACV domestic water tanks	\$ -	\$ -	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ 7,000	\$ -	\$ -	
37	2 Burnham Boilers- original	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	
38	Large Antrol pressure tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	
39	Small Antrol pressure tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	
40	Air movers-lower level corridor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
41	2 shindler elevators- hydraulic tank flush and refill	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
42	2 shindler elevators- controls upgrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
43	2 Shindler elevators- car upgrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
44	Fire control system upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	
45	Electrical-disconnects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	
Amalgities, Furnishings & Equipment																
47	Tree removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	
52	Hot Tub-surround	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
53	Hot tub- jet pump	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	
56	Heat exchanger- hot tub	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
57	Hot tub-circulating pump	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	
58	Air blower-bubbler for hot tub	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	
59	UV Tower	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	
60	Fireplace exhaust	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	
61	Hot tub filter	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	
Services																
63	Reserve Study Updates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	
64	open	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
65	Plumbing repairs/upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	
66	Sanitary sewer repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Costs		\$ -	\$ 115,500	\$ 54,500	\$ 2,000	\$ 219,530	\$ 190,000	\$ 190,700	\$ 57,000	\$ 23,000	\$ 25,500	\$ 173,500	\$ 18,700	\$ 90,000	\$ 25,500	\$ 167,500
Total Costs Adjusted For 3.5% Inflation		\$ -	\$ 119,543	\$ 58,382	\$ 2,217	\$ 251,916	\$ 225,660	\$ 234,419	\$ 72,520	\$ 30,287	\$ 34,754	\$ 244,739	\$ 22,301	\$ 135,996	\$ 39,881	\$ 271,131

* Costs and quantities used in the development of this report are typically 10%+ recommend firm contractor bids for services

** Reserve study is based on a 30 year projection of non-annual maintenance

Year:	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Site Improvements																
1	Asphalt- limited replacement	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Asphalt- major 3" cut and overlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Asphalt roadway seal coat and flexible crack sealant	\$ -	\$ -	\$ 75,500	\$ -	\$ -	\$ 75,500	\$ -	\$ -	\$ -	\$ 75,500	\$ -	\$ -	\$ -	\$ 75,500	
4	Irrigation system-major repair	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	
5	Concrete sidewalks	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	
6	Pole lights-parking area	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7	Regrade perimeter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8	Monuments-entrance rock signage	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15	Open	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building Structure & Exterior																
17	Roof-replacement -flat roof towers, garages, trash enclosure and LHU	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 386,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
18	Gutters and Downspouts with heat trace	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
19	Siding replacement-replace lined wood on LHU and garages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20	Siding and stucco paint-all buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
21	Sloped roofs- main standing seam-towers and LHU	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	
22	Sloped roofs- Replace standing seam-towers and LHU	\$ 304,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
23	Column enclose	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
24	Exterior-steel railings	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	
25	HOA LHU-unit owned by HOA ordered in 2018	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	
26	Exterior building lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building Interior (Common Areas Only)																
28	Carpeting	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ -	
29	Suspended ceilings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
30	Tower lobby furniture	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	
31	Interior hallways and lobby painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
32	Bathrooms-lower level common area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mechanical, Electrical & Plumbing Systems (not including Unit systems)																
34	4 Grundfos VFD	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	
35	4 main circulation pumps	\$ -	\$ 7,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200	\$ -	\$ -	\$ -	
36	8 Smart ACV domestic water tanks	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	
37	2 Burnham Boilers- original	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
38	Large Antrol pressure tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
39	Small Antrol pressure tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
40	Air movers-lower level corridor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
41	2 shindler elevators-hydraulic tank flush and refill	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	
42	2 shindler elevators-controls upgrade	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
43	2 Shindler elevators- car upgrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
44	Fire control system upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45	Electrical-disconnects	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	
Amenities, Furnishings & Equipment																
47	Tree removal	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	
50	Hot tub	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
52	Hot Tub-surround	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
53	Hot tub jet pump	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	
56	Heat exchanger-hot tub	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
57	Hot tub-circulating pump	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	
58	Air blower-bubbler for hot tub	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	
59	13V Tower	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	
60	Fireplace exhaust	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	
61	Hot tub filter	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	
Services																
63	Reserve Study Updates	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	
65	Plumbing repairs/upgrades	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	
66	Sanitary sewer repair	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	
Total Costs		\$ 404,000	\$ 161,200	\$ 35,500	\$ 14,200	\$ 110,000	\$ 40,500	\$ 512,330	\$ 211,500	\$ 2,000	\$ 1,000	\$ 52,700	\$ 115,700	\$ 12,000	\$ 43,000	\$ 40,500
Total Costs Adjusted For 3.5% Inflation		\$ 676,841	\$ 279,519	\$ 63,711	\$ 26,376	\$ 211,475	\$ 80,586	\$ 1,055,109	\$ 450,815	\$ 4,413	\$ 2,283	\$ 124,513	\$ 282,897	\$ 30,379	\$ 112,667	\$ 109,831

\$ 1,756,130
\$ 3,511,545

* Costs and quantities used in the development of this report are typically 10%+ recommend firm contractor bids for services

** Reserve study is based on a 30 year projection of non-annual maintenance

Towers at Lakepoint-Capital Reserves Summary **FINAL**

