

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

RESERVE STUDY

and/or

RESERVE SUMMARY/UPDATE ANNUAL DISCLOSURE

For Fiscal Year Beginning May 1, 2022

Based on Fiscal Year Ending April 30, 2022

30 Year Maintenance Funding Plan For Fiscal Year 2023 - 2052

Prepared and/or Reviewed By
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on

7/20/2022

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VENETIAN GARDENS HOMEOWNERS ASSOCIATION

General Association Information

This Reserve Study and Cash Flow Analysis have been prepared for the board and their members. **VENETIAN GARDENS HOMEOWNERS ASSOCIATION** located in **SAN JOAQUIN COUNTY** in the **CITY of STOCKTON**, CA. Each owner receives title to his unit, a membership in the **VENETIAN GARDENS HOMEOWNERS ASSOCIATION**, and an undivided percentage interest as tenant in common in the common area on which their unit is located. The Board of Directors is accountable to the membership for the management and operation of the association. The reserve study and/or update summary and its recommended funding plan provides financial guidance which is often indispensable and shows due diligence from the board and its members.

Name of Association	VENETIAN GARDENS HOMEOWNERS ASSOCIATION
Address of Association	1555 Mosaic Way
City of Association	Stockton
County of Association	San Joaquin
Number of Units	1116
Built / Renovation	1979
Fiscal Year	May 1 - April 30
Last Reserve Study	2019
General Budget/Reserves	Shared Operating and Reserve Expenses
Reserve Study Type	Reserve Study with On-Site Inspection
Reserve Percent Funded	32%
Overall Condition	Maintained
Management Company	Self-Managed

The board is hereby requested to review and notify Golden Consulting Group within 30 days after the receipt of the study or update with any requested changes, errors or discrepancies within the report. Golden Consulting Group will act within 48 hours to address any requested changes, errors or discrepancies within the study or update. The reserve study or update should be reviewed and approved by the board within 30 days of the receipt of the report.

The board is cautioned to understand that the funding plan has projected the current funds on hand and has increased the contributions in accordance to the thirty (30) year cash flow analysis as required by Davis-Stirling Act. It is impossible to project thirty (30) years into the future to ascertain the cost of repair or replacement of any of the components, let alone the value of money, changing building code requirements and other unknowns. Golden Consulting Group has estimated and projected future cost of repairs and replacement of those components for the Board of Directors of the above Homeowners Association.

For more information: See Davis-Stirling.com

Reference & Reprinted by Adams Kessler, PLC

Board Alterations to Study and/or Updates

Question: I'm on our board and we just completed reviewing our reserve study. There are items on the list with a life that equals or exceeds the estimated life of the buildings. We wanted them removed, but the analyst refused. Doesn't our board have the authority to remove components?

Answer: Not really. That's like asking an attorney to change his legal opinion because the board disagrees with it. Or telling a CPA to change his audit report because directors don't like what he found. A reserve specialist is a professional who prepares a report based on his own observations and calculations--it's his report to the board.

Adjustments. Accordingly, boards have no "right" to dictate changes to an independent professional's report. However, adjustments can be made to draft opinions/reports by attorneys, CPAs and reserve specialists if the adjustments are reasonable and the professional agrees. For example if something is unclear or is missing and needs to be addressed by the professional, it can be included in the final report.

Funding. Although reserve specialists establish the list of major components, the board can choose not to fund particular items if it complies with Davis-Stirling disclosure requirements, i.e., the report must disclose:

Whether the board of directors of the association has determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement. (Civ. Code §5300(b)(4))

Accordingly, a reserve study could list components in the inventory and then eliminate them from funding calculations with a note that funding was removed at the board's request.

30-Year+ Life. Including components in the Study with useful life of over 30 years with no funding creates a "marker" for future inclusion in the funding plan when the life expectancy falls below 30 years. This is especially important when it comes to plumbing systems since they are hidden in walls and frequently overlooked by boards--until they fail and large special assessments are needed.

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

Percent Funding of Reserves

The **VENETIAN GARDENS HOMEOWNERS ASSOCIATION** was originally built in and/or renovated in 1979 became an active Homeowner Association in 1979. An on-site visual inspection of the common reserve components was performed on April 2022 by Golden Consulting Group.

The percent funded for **VENETIAN GARDENS HOMEOWNERS ASSOCIATION** at **Fiscal Year Ending, April 30, 2022** is estimated at 32%. Golden Consulting Group has based this method of calculation by dividing the actual reserve account balance as of fiscal year end by the estimated amount required in the reserve fund at the end of the current fiscal year. Based on the enclosed current 30 Year Reserve Study Funding Plan it is estimated that the reserve account balance SHOULD BE sufficient at the end of each year to meet the Association's obligation for repair and/or replacement of major components during the next 30 years.

However, in order to ensure the association's projected reserve expenditures, the association should approve annual increases starting in fiscal year beginning May 1, 2022 and continuing thru fiscal year 2051-2052. By using the enclosed 30 Year Reserve Study Funding Plan, a Special Assessment WILL NOT likely be necessary to fund the reserves.

In general, the **VENETIAN GARDENS HOMEOWNERS ASSOCIATION** is overall in GOOD CONDITION. The baseline funding strategy sets a funding goal of keeping enough cash to maintain the association's reserve components always. The approximate replacement/repair costs for Association reserve components is estimated at approximately \$805,031.

Golden Consulting Group has estimated the projected average future cost of repairs and replacement of those components for the Association. The annual reserves are based on a straight- line approach: Replacement Costs divided by Life Expectancy per each component. Based upon the Golden Consulting Group's calculations the annual reserve contribution would be approximately \$65,835 a year. The estimated fully funded accrued amount or the aged components is approximately \$444,177. This is calculated Life Expectancy minus Remaining Life times (x) annual reserve contribution. The recommended annual reserve contribution for **fiscal year beginning, May 1, 2022** should be increased from \$20,000 to \$55,800 or \$50 per unit per YEAR with annual increases each year starting in **fiscal year beginning May 1, 2023** to ensure the capital improvements/maintenance obligations of the Association.

Golden Consulting Group uses a 3.0% annual cpi inflation rate to calculate the 30 year funding maintenance plan. However, based on the inflation rates listed below the average inflation rate over the last 18 years is 2.2%.

PERCENT FUNDED	32%
Current US Inflation Rates: 2000-2020	3.00%
Estimated Interest Rate Reserve Account(s)	0.00%
Annual Reserves Required (Based on Straight Line Funding Method)	\$65,844
Reserve Account Balance as of April 30, 2022	\$142,605
2021-2022 Reserve Contribution on 4/30/2022	\$16,500
2021-2022 Average Interest Rate on Reserve Account @ .00%	\$0
2021-2022 Reserve Expenditures	\$24,840
Estimated Reserve Balance as of FYE, April 30, 2022	\$142,605
Fully Funded Accrued Reserve Amount as of FYE, April 30, 2022	\$442,962
Reserve Balance - Fully Funded Balance Deficit:	-\$300,357
Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$269

The estimated reserve account balance does not take into consideration any monies owed to the reserve fund and/or any delinquent accounts. The estimated reserve balance only includes actual cash on hand located in the reserve account as of April 30, 2022 and any future reserve contributions minus any anticipated reserve expenditures.

Showing a reserve deficit/surplus does not necessarily indicate that an association is in good or poor financial condition. The current funding plan will help eliminate the presence of surplus and/or deficit over a period of years. However, funding levels could decrease or increase each year based upon repairs and/or replacements which may be scheduled and for unforeseen replacements, in which annual reserve updates are necessary to account for the changes and/or adjustments.

IMPORTANT NOTICE FOR ALL ASSOCIATIONS WITH EXTERIOR BALCONIES, DECKS OR STAIRS

EXTERIOR ELEVATED ELEMENTS "EEE" INSPECTION REPORT

☒ N/A

☐ Applicable

Civil Code 5551: Common interest developments: Requires an inspection of exterior elevated elements (EEE) and associated waterproofing elements, as defined, including decks and balconies, for buildings with 3 or more multifamily dwelling units. The first inspection shall be completed by January 1, 2025, and then every nine years thereafter in coordination with the reserve study inspection pursuant to Section 5550. All written reports shall be maintained for two inspection cycles as records of the association. At least once every nine years, the board of an association of a condominium project shall cause a reasonably competent and diligent visual inspection to be conducted by a licensed structural engineer or architect of a random and statistically significant sample of exterior elevated elements for which the association has maintenance or repair responsibility. See Civil Code 5551 in its entirety.

Balconies and decks, called "Exterior Elevated Elements" ("EEE") in the statute, are common features in most multi-family buildings in California. Buildings containing three or more multi-family dwelling units are covered by the Balcony Bill. The bill covers not just "balconies" or "decks" and their associated supports and railings, but all "exterior elevated elements" – which is notably broadly defined to include "balconies, decks, porches, stairways, walkways, and entry structures that extend beyond exterior walls of the building and which have a walking surface that is elevated more than 6 feet above ground level, are design for human occupancy or use, and rely in whole or in substantial part on wood or wood-based products for structural support or stability of the exterior elevated element – and "all associated waterproofing elements." The new statute applies to multifamily units with 3 or more units.

The enclosed reserve study/update is not a maintenance manual, but it does provide some general guidelines regarding the association maintenance obligations. This Reserve Study is a good faith estimate from either plans prior to construction and/or completion and/or existing historical data. The association should conduct or should have conducted a reserve study after its first year of operation to adjust the reserve funding plan for any changes which may have taken place during construction. Although some components may be inspected, serviced, and maintained by the Association, it's always advised to have a qualified licensed professional perform the maintenance and care of the product. If you are unsure of the maintenance, please refer to the manufacture's user guide.

The enclosed reserve study/update should act as a long-term budgeting tool that evaluates the current financial status and helps develop a maintenance plan for future spending due to the aging and deterioration of the association's reserve components.

During an on-site visual inspection of the reserve components, Golden Consulting Group will visually examine both the both physical appearance and working condition of the component(s). Normally only those components which have an estimated useful life of less than 30 years will be included in the study, in which the Association would be responsible for the maintenance (repaired, replaced, or service).

Any component that is scheduled to be repaired or replaced annually should be included in the operating budget unless the Board of Directors specifies otherwise. This reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study, or a background check of the historical records. No destructive testing has been undertaken nor will the study address any latent defects or life expectancies which are abnormally short due to either improper design and/or installation unless the Association or members has contracted with an independent consulting to examine and report the findings on specific components. The reserve study is solely based upon the visual condition, maintenance, service and/or the replacement of the reserve components rather than the reconstruction, renovation, or remodeling of the component(s). It is impossible to project thirty (30) years into the future to ascertain the cost of repair or replacement of any of the components, let alone the value of money, changing building code requirements and other unknowns. It's always recommended and advised to have a qualified licensed professional perform the maintenance and care of the components. If you are unsure of the maintenance of a specific reserve component, please refer to the manufacturer guide.

Per Civil Code §5300(b)(4)) The board of directors of the association must disclose if they determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.

For Fiscal Year Ending 2022: The board HAS chosen to defer maintenance and/or replacement of the anticipated reserve expenditures. (see study for more information)

The Anticipated Reserve Expenditures were as follows for Fiscal Year:	2021-2022
Asphalt- Repair & Seal- Clubhouse Parking	Defer
Paint Exterior Clubhouse	Defer
Paint Clubhouse Wood and Wood Trim 10%	Defer
Paint Exterior Pool Shed	Defer
Paint and Seal Wood Fencing on Venetian Drive (50%)\$	Defer
Paint WI Fencing and Gates (average 4' to 5')	Defer
Wood Bridge @ Hole 10 & Clubhouse	Defer
Pool Crack & Joint Repair	Defer
Pool Sweep	Defer
Refrigerator- Frigidaire	Defer
Microwave- Kenmore	Defer
Misc. Kitchen Appliances	Defer
Office Electronic Equipment	Defer
Rock Replace @ clubhouse/bike rack	Defer
Pond Circulating Pump	Defer
Water Heater	Defer
Garage Door Opener	Defer

Maintenance will only be deferred 1 Year unless the Board of Directors specifies otherwise.

It is our recommendation that all anticipated reserve expenditures scheduled for fiscal year 2022-2023 be inspected, repaired or replaced as indicated by a professional. Fully funded reserve components are components that have reached its useful life and/or exceeded its average life expectancy. The board should inspect and review each component before approving deferment, replacement and/or repair of the reserve components.

The Anticipated Reserve Expenditures are as follows for Fiscal Year:	2022-2023
Paint Clubhouse Wood and Wood Trim 10%	\$1,090
Clubhouse Upgrade/Renovation	\$20,000
Interior Clubhouse Restroom Lights	\$385
Clubhouse Furnishings	\$10,000
Paint Exterior Pool Shed	\$2,112
Resurface/Stripe Tennis Courts - 1&2	\$5,040
Resurface/Stripe Tennis Court - 3 (Apartment)	\$2,352
South Shed Chain Link Fence	\$3,364
Paint and Seal Wood Fencing on Venetian Drive (50	\$4,542
Paint WI Fencing and Gates (average 4' to 5')	\$3,144
Entry Fountain Removal/Replace	\$10,000
Landscaping Improvements @ Medians	\$5,000
Golf Course Green Improvements	\$30,000
Miscellaneous Signs	\$750
Project Consulting	\$20,000
Reserve Contingency	\$1,778
Anticipated Reserve Expenditure Total For FYE: 2022-2023	\$119,557

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

Assessment and Reserve Funding Disclosure Summary

Based on Fiscal Year Ending April 30, 2022

Civil Code §5570

California Civil Code Section §5570 requires that this Assessment and Reserve Funding Disclosure Summary be prepared pursuant to section §5570, shall accompany each annual budget report or summary of the annual budget report that is delivered pursuant to California Civil Code section 5300.

1. The Regular Monthly Assessment for Fiscal Year Beginning May 1, 2022	\$0.00 Per Year
The Operating Assessment Per Unit Per Year is	\$0.00 Per Year
The Reserve Assessment Per Unit Per Year is	\$50.00 Per Year

The Annual Assessment Per Unit Is:

Unit Number	Annual Assessment	Unit Number	Annual Assessment	Unit Number	Annual Assessment

2. Additional assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date Assessment is Due	Amount per unit per month	Purpose

3. Based upon the most recent reserve study and other information available to the Board of Directors, will currently projected reserve account balances be sufficient at the end of each year to meet the Association's obligation for repair and/or replacement of major components during the next 30 years?

Yes ☒ No

4. If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members.

Approximate date assessment will be due:	Amount per unit:

5. All major components are included in the reserve study and are included in its calculations.

Yes ☒ No

Major Components:	Useful remaining life in years:	Reason this major component was not included:

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

Assessment and Reserve Funding Disclosure Summary

Based on Fiscal Year Ending April 30, 2022

Civil Code §5570

6. Based on the method of calculation in (4) of subdivision (b) of Section §5570, the estimated amount required in the reserve fund at the end of the current fiscal year is: **\$442,962** based in whole or in part on the last reserve study or update prepared by Golden Consulting Group as of June 2022. The projected reserve fund cash balance is **\$142,605** resulting in the reserves being **32%** at this date.

7. Based on the method of calculation in (4) of subdivision (b) of Section §5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, leaving the reserves percent funding at the following:

FYE	Projected Contribution	Projected Cash Balance	Estimated Required	Percent Funded
2022-2023	\$55,800	\$78,857	\$473,633	17%
2023-2024	\$61,380	\$101,816	\$413,526	25%
2024-2025	\$66,960	\$109,289	\$427,779	26%
2025-2026	\$72,540	\$145,342	\$460,847	32%
2026-2027	\$78,120	\$109,698	\$427,505	26%

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before tax estimated interest rate earned on reserve funds is **0.00%** per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was **3.0%** per year.

FUNDING DISCLOSURE SUMMARY

[Civil Code §5300(e)]

(b) For purposes of preparing a summary pursuant to this section:

1. "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.
2. "Major component" has the meaning used in section 55530. Components with an estimated remaining useful life of more than thirty (30) years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure.
3. The form set out in subdivision (a) shall accompany each pro forma operating budget or summary thereof that is delivered pursuant to section §5300 this article. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.
4. For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

Due to factors beyond the control of the Directors, including but not limited to the rate of inflation, the rate at which the major components actually deteriorate, unanticipated damage to the major components, fluctuations in material and labor costs and changes in building codes and regulations, the accuracy of the information set forth above is not, and cannot be, guaranteed. Depending upon the accuracy of the present and future assumptions used in providing the information and conclusions set forth in said may not be correct. Therefore, any person reviewing this Assessment and Reserve Funding Disclosure Summary should not, without conducting their own independent investigation and analysis, rely upon the accuracy of the information.

The information in the Assessment and Reserve Funding Disclosure Summary is deemed reliable as of the date of the disclosure, but is not guaranteed. Golden Consulting Group has obtained information, documentation, and materials from the Association and/or agent and this disclosure summary is based upon the accuracy of such information. The Association, by accepting this disclosure summary, agrees to release Golden Consulting Group from any claims, demands or damages and further agrees to indemnify, defend and hold harmless Golden Consulting Group from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this disclosure.

Current US Inflation Rates: 2000-2020

published: <http://www.usinflationcalculator.com/inflation/current-inflation-rates/>

The Consumer Price Indexes (CPI) program produces monthly data on changes in the prices paid by urban consumers for a representative basket of goods and services.

Inflation has been defined as a process of continuously rising prices or equivalently, of a continuously falling value of money. The current inflation rate for the United States is published monthly by the U.S. Labor Department.

The annual inflation rate for the United States is 1.4% for the 12 months ended December 2020 as compared to 1.2% previously, according to U.S. Labor Department data published on January 13, 2021.

The chart and table below display annual US inflation rates for calendar years from 2000 and 2010 to 2020. (For prior years, see historical inflation rates.) If you would like to calculate accumulated rates between two different dates, use the US Inflation Calculator.

The chart and table below display annual US inflation rates for calendar years from 2000 and 2010 to 2020. (For prior years, see historical inflation rates.) If you would like to calculate accumulated rates between two different dates, use the US Inflation Calculator.

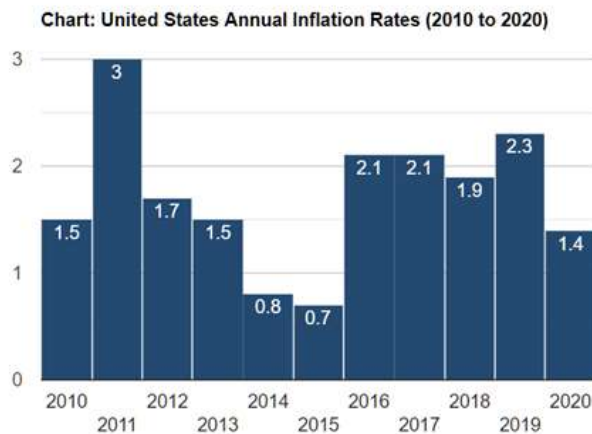


Table of Inflation Rates (%) by Month and Year (2000-2020)

Since figures below are 12-month periods, look to the December column to find inflation rates by calendar year. For example, the rate of inflation in 2020 was 1.4%. The last column, "Ave," shows the average inflation rate for each year using CPI data, which was 1.2% in 2020. They are published by the BLS but are rarely discussed in news media, taking a back seat to a calendar year's actual rate of inflation.

Golden Consulting Group uses a 2.5% annual cpi inflation rate to calculate the 30 year funding maintenance plan. However, based on the inflation rates listed below the average inflation rate over the last 20 years is 2.1%.

Year	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Average
2020	2.5	2.3	1.5	0.3	0.1	0.6	1.0	1.3	1.4	1.2	1.2	1.4	1.2
2019	1.6	1.5	1.9	2.0	1.8	1.6	1.8	1.7	1.7	1.8	2.1	2.3	1.8
2018	2.1	2.2	2.4	2.5	2.8	2.9	2.9	2.7	2.3	2.5	2.2	1.9	2.4
2017	2.5	2.7	2.4	2.2	1.9	1.6	1.7	1.9	2.2	2.0	2.2	2.1	2.1
2016	1.4	1.0	0.9	1.1	1.0	1.0	0.8	1.1	1.5	1.6	1.7	2.1	1.3
2015	-0.1	0.0	-0.1	-0.2	0.0	0.1	0.2	0.2	0.0	0.2	0.5	0.7	0.1
2014	1.6	1.1	1.5	2.0	2.1	2.1	2.0	1.7	1.7	1.7	1.3	0.8	1.6
2013	1.6	2.0	1.5	1.1	1.4	1.8	2.0	1.5	1.2	1.0	1.2	1.5	1.5
2012	2.9	2.9	2.7	2.3	1.7	1.7	1.4	1.7	2.0	2.2	1.8	1.7	2.1
2011	1.6	2.1	2.7	3.2	3.6	3.6	3.6	3.8	3.9	3.5	3.4	3.0	3.2
2010	2.6	2.1	2.3	2.2	2.0	1.1	1.2	1.1	1.1	1.2	1.1	1.5	1.6
2009	0.0	0.2	-0.4	-0.7	-1.3	-1.4	-2.1	-1.5	-1.3	-0.2	1.8	2.7	-0.4
2008	4.3	4.0	4.0	3.9	4.2	5.0	5.6	5.4	4.9	3.7	1.1	0.1	3.8
2007	2.1	2.4	2.8	2.6	2.7	2.7	2.4	2.0	2.8	3.5	4.3	4.1	2.8
2006	4.0	3.6	3.4	3.5	4.2	4.3	4.1	3.8	2.1	1.3	2.0	2.5	3.2
2005	3.0	3.0	3.1	3.5	2.8	2.5	3.2	3.6	4.7	4.3	3.5	3.4	3.4
2004	1.9	1.7	1.7	2.3	3.1	3.3	3.0	2.7	2.5	3.2	3.5	3.3	2.7
2003	2.6	3.0	3.0	2.2	2.1	2.1	2.1	2.2	2.3	2.0	1.8	1.9	2.3
2002	1.1	1.1	1.5	1.6	1.2	1.1	1.5	1.8	1.5	2.0	2.2	2.4	1.6
2001	3.7	3.5	2.9	3.3	3.6	3.2	2.7	2.7	2.6	2.1	1.9	1.6	2.8
2000	2.7	3.2	3.8	3.1	3.2	3.7	3.7	3.4	3.5	3.4	3.4	3.4	3.0

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

FINANCIAL ANALYSIS

Based on Fiscal Year Ending, April 30, 2022 for Fiscal Year Beginning May 1, 2022

30-YEAR MAINTENANCE & PERCENT FUNDING WORKSHEET

RESERVE COMPONENTS AND FINANCIAL ANALYSIS CHART

VISUAL ANALYSIS COMMENTARY REPORT

COMPONENT SUMMARY ANALYSIS BY CATEGORY CHART

COMPONENT CATEGORY SUMMARY CHART

RESERVE CONTRIBUTION/FUNDING ANALYSIS CHART

ANTICIPATED RESERVE EXPENDITURES BY YEAR REPORT

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VENETIAN GARDENS HOMEOWNERS ASSOCIATION

30-YEAR MAINTENANCE & PERCENT FUNDING WORKSHEET

For Fiscal Year Beginning May 1, 2022

Based on Fiscal Year Ending April 30, 2022

Reserve Study Type:	Reserve Study with On-Site Inspection	PERCENT FUNDED	32%
Fiscal Year	May 1 - April 30	Annual Reserves Required (Based on Straight Line Funding Method)	\$65,844
Built Date:	1979	Estimated Reserve Balance as of FYE, April 30, 2022	\$142,605
Number Of Units	1116	Fully Funded Accrued Reserve Amount for Aged Components	\$442,962
Current US Inflation Rates: 2000-2020	3.0%	Reserve Balance - Fully Funded Balance Deficit:	-\$300,357
2021 Annual Reserve Contribution	\$20,000	Reserve Balance - Fully Funded Balance Deficit Per Unit	-\$269
Reserve Account Balance as of April 30, 2022	\$142,605	<input checked="" type="checkbox"/> RECOMMENDED <input type="checkbox"/> APPROVED	
2021-2022 Reserve Contribution on 4/30/2022	\$16,500	2022-2023 Annual Reserve Contribution	\$55,800
2021-2022 Average Interest Rate on Reserve Account @ .00%	\$0.00	2022-2023 Monthly Reserve Contribution	\$4,650
2021-2022 Reserve Expenditures	\$24,840	2022-2023 Annual Reserve Contribution Per Unit	50.00
Estimated Reserve Balance as of FYE, April 30, 2022	\$142,605	2021-2022 Annual Reserve Contribution (Increase/Decrease)	179%

30 YEAR FINANCIAL RESERVE FUNDING

Fiscal Year Ending 31-Dec	Reserve Contribution 3.00%	Projected Annual Per Unit	Anticipated Reserve Expenditures	Estimated Interest 0.00%	Estimated Reserve Account Balance @ FYE	Estimated Fully Funded Balance	Estimated Reserve % Funded
2022-2023	\$55,800	50.00	\$119,548	\$0	\$78,857	\$473,633	17%
2023-2024	\$61,380	55.00	\$38,420	\$0	\$101,816	\$413,526	25%
2024-2025	\$66,960	60.00	\$59,487	\$0	\$109,289	\$427,779	26%
2025-2026	\$72,540	65.00	\$36,487	\$0	\$145,342	\$460,847	32%
2026-2027	\$78,120	70.00	\$113,764	\$0	\$109,698	\$427,505	26%
2027-2028	\$83,700	75.00	\$47,145	\$0	\$146,253	\$456,188	32%
2028-2029	\$89,280	80.00	\$126,588	\$0	\$108,945	\$409,117	27%
2029-2030	\$94,860	85.00	\$32,987	\$0	\$170,818	\$445,915	38%
2030-2031	\$100,440	90.00	\$37,444	\$0	\$233,814	\$481,706	49%
2031-2032	\$106,020	95.00	\$110,473	\$0	\$229,360	\$477,712	48%
2032-2033	\$111,600	100.00	\$254,461	\$0	\$86,499	\$348,667	25%
2033-2034	\$113,832	102.00	\$83,962	\$0	\$116,369	\$349,919	33%
2034-2035	\$116,064	104.00	\$79,043	\$0	\$153,390	\$359,596	43%
2035-2036	\$118,296	106.00	\$44,741	\$0	\$226,945	\$387,046	59%
2036-2037	\$120,528	108.00	\$71,348	\$0	\$276,124	\$417,469	66%
2037-2038	\$122,760	110.00	\$70,266	\$0	\$328,618	\$433,435	76%
2038-2039	\$124,992	112.00	\$64,924	\$0	\$388,686	\$447,380	87%
2039-2040	\$127,224	114.00	\$75,849	\$0	\$440,061	\$470,522	94%
2040-2041	\$129,456	116.00	\$83,750	\$0	\$485,766	\$486,824	100%
2041-2042	\$131,688	118.00	\$152,155	\$0	\$465,300	\$487,970	95%
2042-2043	\$133,920	120.00	\$154,608	\$0	\$444,611	\$473,800	94%
2043-2044	\$136,152	122.00	\$93,330	\$0	\$487,433	\$461,933	106%
2044-2045	\$138,384	124.00	\$56,234	\$0	\$569,584	\$491,373	116%
2045-2046	\$140,616	126.00	\$132,547	\$0	\$577,652	\$502,559	115%
2046-2047	\$142,848	128.00	\$116,526	\$0	\$603,974	\$519,282	116%
2047-2048	\$145,080	130.00	\$306,524	\$0	\$442,530	\$418,923	106%
2048-2049	\$147,312	132.00	\$62,386	\$0	\$527,456	\$451,278	117%
2049-2050	\$149,544	134.00	\$75,240	\$0	\$601,760	\$488,654	123%
2050-2051	\$151,776	136.00	\$105,463	\$0	\$648,073	\$505,004	128%
2051-2052	\$154,008	138.00	\$305,645	\$0	\$496,436	\$483,722	103%

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Asphalt Overlay- Clubhouse Parking	30	2016	4	2026	Deferred
Asphalt- Repair & Seal- Clubhouse Parking	5	2016	4	2026	Deferred
Replace Parking Blocks	30	Unknown	4	2026	Fair
Concrete Repairs	5	2020-2021	4	2026	Good-Fair
Concrete Pavers- Clubhouse Entry	25	2015	18	2040	Good
Roof Inspections and Repairs	2	2021	1	2023	Completed
Built Up Roof (Flat) Portion	20	2021	11	2033	Completed

Major Component	Asphalt Overlay Clubhouse Parking	Asphalt Repair & Seal Clubhouse Parking	Replace Parking Blocks	Concrete Repairs	Concrete Pavers Clubhouse Entry	Roof Inspections and Repairs	Built Up Roof (Flat) Portion
Quantity	7,688	7,688	24	1	2,340	1	1
Unit of Measure	Sq. Ft.	Sq. Ft.	Each	Fund	Sq. Ft.	Fund	Fund
Unit Cost	\$2.15	\$0.68	\$138	\$3,500	\$7.70	\$1,000	\$7,500
Replacement Cost	\$16,548	\$5,228	\$3,312	\$3,500	\$18,018	\$1,000	\$7,500
Useful Life	30	5	30	5	25	2	20
Remaining Life	4	4	4	4	18	1	11
Annual Reserves	\$552	\$1,046	\$110	\$700	\$721	\$500	\$375
Accrued Reserves	\$14,342	\$1,046	\$2,870	\$700	\$5,045	\$500	\$3,375
Next Disbursement	2026-2027	2026-2027	2026-2027	2026-2027	2040-2041	2023-2024	2033-2034
2022-2023							
2023-2024	-	-	-	-	-	\$1,000	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	\$1,061	-
2026-2027	\$18,083	\$5,713	\$3,619	\$3,825	-	-	-
2027-2028	-	-	-	-	-	\$1,126	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	\$1,194	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	\$6,622	-	\$4,434	-	\$1,267	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	\$1,344	\$10,079
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	\$1,426	-
2036-2037	-	\$7,677	-	\$5,140	-	-	-
2037-2038	-	-	-	-	-	\$1,513	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	\$1,605	-
2040-2041	-	-	-	-	\$29,781	-	-
2041-2042	-	\$8,900	-	\$5,959	-	\$1,702	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	\$1,806	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	\$1,916	-
2046-2047	-	\$10,318	-	\$6,908	-	-	-
2047-2048	-	-	-	-	-	\$2,033	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	\$2,157	-
2050-2051	-	-	-	-	-	-	-
2051-2052	-	\$11,961	-	\$8,008	-	\$2,288	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Pitched Tile Roof -Clubhouse (Repair)	20	2021	11	2033	Completed
Awning- Metal	25	2006	9	2031	Fair
Skylights	35	2011	24	2046	Good-Fair
Gutters and Downspouts	2	2021	1	2023	Good-Fair
Exterior Building Lights	20	2020-2021	18	2040	Good
Clubhouse Window Reseal	5	2021-2022	5	2027	Fair
Paint Exterior Clubhouse	10	2011	1	2023	Scheduled

Major Component	Pitched Tile Roof Clubhouse (Repair)	Awning Metal	Skylights	Gutters and Downspouts	Exterior Building Lights	Clubhouse Window Reseal	Paint Exterior Clubhouse
Quantity	4,400	1,800	2	1	1	1	5,445
Unit of Measure	Sq. Ft.	Sq. Ft.	Each	Fund	Fund	Fund	Sq. Ft.
Unit Cost	\$1.00	\$3.00	\$2,750	\$2,000	\$1,655	\$3,000	\$2.00
Replacement Cost	\$4,400	\$5,400	\$5,500	\$2,000	\$1,655	\$3,000	\$10,890
Useful Life	20	25	35	2	20	5	10
Remaining Life	11	9	24	1	18	5	1
Annual Reserves	\$220	\$216	\$157	\$1,000	\$83	\$600	\$1,089
Accrued Reserves	\$1,980	\$3,456	\$1,729	\$1,000	\$166	\$0	\$9,801
Next Disbursement	2033-2034	2031-2032	2046-2047	2023-2024	2040-2041	2027-2028	2023-2024
2022-2023							
2023-2024	-	-	-	\$2,000	-	-	\$10,890
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	\$2,122	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	\$2,251	-	\$3,377	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	\$2,388	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	\$6,841	-	\$2,534	-	-	-
2032-2033	-	-	-	-	-	\$3,914	-
2033-2034	\$5,913	-	-	\$2,688	-	-	\$14,635
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	\$2,852	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	\$3,025	-	\$4,538	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	\$3,209	-	-	-
2040-2041	-	-	-	-	\$2,735	-	-
2041-2042	-	-	-	\$3,405	-	-	-
2042-2043	-	-	-	-	-	\$5,261	-
2043-2044	-	-	-	\$3,612	-	-	\$19,669
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	\$3,832	-	-	-
2046-2047	-	-	\$10,855	-	-	-	-
2047-2048	-	-	-	\$4,066	-	\$6,098	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	\$4,313	-	-	-
2050-2051	-	-	-	-	-	-	-
2051-2052	-	-	-	\$4,576	-	-	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Paint Clubhouse Wood and Wood Trim10%	10	2011	0	2022	Scheduled
Clubhouse Upgrade/Renovation	35	2022-2023	0	2022	Scheduled
Clubhouse Upstairs Kitchenette: Remodel/Upgrade	20	2014	12	2034	Fair
Clubhouse Restroom Upgrade & Fixtures	35	2011	24	2046	Fair
Paint Interior Clubhouse	10	2021-2022	10	2032	New
Clubhouse Carpet Flooring (Upstairs/Downstairs)	15	2013	6	2028	Fair
Tile Flooring (Hall, Kitchen, Bar)	30	2011 & 2013	19	2041	Good

Major Component	Paint Clubhouse Wood and Trim10%	Clubhouse Upgrade Renovation	Clubhouse Upstairs Kitchenette Remodel/Upgrade	Clubhouse Restroom Upgrade & Fixtures	Paint Interior Clubhouse	Clubhouse Carpet Flooring (Upstairs/Downstairs)	Tile Flooring (Hall, Kitchen, Bar)
Quantity	545	1	1	2	1	2,226	313
Unit of Measure	Sq. Ft.	Fund	Fund	Funds	Fund	Sq. Ft.	Sq. Ft.
Unit Cost	\$2.00	\$20,000	\$4,180	\$1,100	\$10,400	\$5.55	\$8.75
Replacement Cost	\$1,090	\$20,000	\$4,180	\$2,200	\$10,400	\$12,354	\$2,739
Useful Life	10	35	20	35	10	15	30
Remaining Life	0	0	12	24	10	6	19
Annual Reserves	\$109	\$571	\$209	\$63	\$1,040	\$824	\$91
Accrued Reserves	\$1,090	\$20,000	\$1,672	\$691	\$0	\$7,413	\$1,004
Next Disbursement	2022-2023	2022-2023	2034-2035	2046-2047	2032-2033	2028-2029	2041-2042
2022-2023	\$1,090	\$20,000					
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	\$14,322	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	\$1,422	-	-	-	-	-	-
2032-2033	-	-	-	-	\$13,570	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	\$5,786	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	\$1,911	-	-	-	-	-	\$4,663
2042-2043	-	-	-	-	\$18,236	-	-
2043-2044	-	-	-	-	-	\$22,313	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	\$4,342	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-
2050-2051	-	-	-	-	-	-	-
2051-2052	\$2,569	-	-	-	-	-	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Clubhouse Restroom Tile Flooring (M & W & Entry)	30	2011	19	2041	Good
Clubhouse Entry Doors	35	2015	28	2050	Good
Sliding Door @ Storage	35	2021-2022	35	2057	New
Paint Common Area Doors	10	2014	2	2024	Fair
Interior Clubhouse Lights	25	2014	17	2039	Good
Interior Clubhouse Restroom Lights	25	2022-2023	0	2022	Scheduled
Refrigerator- Frigidaire	20	2021-2022	20	2042	Working

Major Component	Clubhouse Restroom Tile Flooring (M & W & Entry)	Clubhouse Entry Doors	Sliding Door @ Storage	Paint Common Area Doors	Interior Clubhouse Lights	Interior Clubhouse Restroom Lights	Refrigerator Frigidaire
Quantity	718	1	1	1	1	1	1
Unit of Measure	Sq. Ft.	Fund	Fund	Fund	Fund	Fund	Each
Unit Cost	\$8.75	\$11,000	\$3,150	\$1,650	\$7,702	\$385	\$915
Replacement Cost	\$6,283	\$11,000	\$3,150	\$1,650	\$7,702	\$385	\$915
Useful Life	30	35	35	10	25	25	20
Remaining Life	19	28	35	2	17	0	20
Annual Reserves	\$209	\$314	\$90	\$165	\$308	\$15	\$46
Accrued Reserves	\$2,304	\$2,200	\$0	\$1,320	\$2,465	\$385	\$0
Next Disbursement	2041-2042	2050-2051	2057-2058	2024-2025	2039-2040	2022-2023	2042-2043
2022-2023						\$385	
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	\$1,700	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	\$2,284	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	\$12,359	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	\$10,696	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	\$1,604
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	\$3,069	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	\$783	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-
2050-2051	-	\$24,434	-	-	-	-	-
2051-2052	-	-	-	-	-	-	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Refrigerator	18	Unknown	1	2023	Working
Stove/Oven- Maytag	18	2020	16	2038	Working
Stove Hood	15	2020	13	2035	Working
Microwave- Kenmore	10	Unknown	2	2024	Working
Misc. Kitchen Appliances	10	Unknown	2	2024	Working
Clubhouse Furnishings	20	Unknown	0	2022	Fair
Drinking Fountain	20	Unknown	1	2023	Working

Major Component	Refrigerator	Stove/Oven Maytag	Stove Hood	Microwave Kenmore	Misc. Kitchen Appliances	Clubhouse Furnishings	Drinking Fountain
Quantity	1	1	1	1	1	1	1
Unit of Measure	Each	Each	Each	Each	Fund	Fund	Each
Unit Cost	\$915	\$2,500	\$455	\$200	\$1,000	\$10,000	\$558
Replacement Cost	\$915	\$2,500	\$455	\$200	\$1,000	\$10,000	\$558
Useful Life	18	18	15	10	10	20	20
Remaining Life	1	16	13	2	2	0	1
Annual Reserves	\$51	\$139	\$30	\$20	\$100	\$500	\$28
Accrued Reserves	\$864	\$278	\$61	\$160	\$800	\$10,000	\$530
Next Disbursement	2023-2024	2038-2039	2035-2036	2024-2025	2024-2025	2022-2023	2023-2024
2022-2023						\$10,000	
2023-2024	\$915	-	-	-	-	-	\$558
2024-2025	-	-	-	\$206	\$1,030	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	\$277	\$1,384	-	-
2035-2036	-	-	\$649	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	\$3,895	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	\$1,558	-	-	-	-	\$17,535	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	\$1,008
2044-2045	-	-	-	\$372	\$1,860	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-
2050-2051	-	-	\$1,011	-	-	-	-
2051-2052	-	-	-	-	-	-	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Office Electronic Equipment	5	2016	2	2024	Working
Office Furnishings	15	2017	10	2032	Good
HVAC Unit	15	2021-2022	15	2037	New
HVAC Unit	15	2013	2	2024	Working
Water Heater	20	2005	3	2025	Working
Concrete Pool Deck	25	Repaired 2020	4	2026	Good-Fair
Pool Crack & Joint Repair	10	2021-2022	10	2032	New

Major Component	Office Electronic Equipment	Office Furnishings	HVAC Unit	HVAC Unit	Water Heater	Concrete Pool Deck	Pool Crack & Joint Repair
Quantity	1	1	1	1	1	3,409	231
Unit of Measure	Fund	Fund	Each	Each	Each	Sq. Ft.	Ln. Ft.
Unit Cost	\$2,204	\$1,650	\$8,700	\$8,700	\$770	\$7.70	\$4.33
Replacement Cost	\$2,204	\$1,650	\$8,700	\$8,700	\$770	\$26,249	\$1,000
Useful Life	5	15	15	15	20	25	10
Remaining Life	2	10	15	2	3	4	10
Annual Reserves	\$441	\$110	\$580	\$580	\$39	\$1,050	\$100
Accrued Reserves	\$1,322	\$550	\$0	\$7,540	\$655	\$22,049	\$0
Next Disbursement	2024-2025	2032-2033	2037-2038	2024-2025	2025-2026	2026-2027	2032-2033
2022-2023	-	-	-	-	-	-	-
2023-2024	-	-	-	-	-	-	-
2024-2025	\$2,270	-	-	\$8,961	-	-	-
2025-2026	-	-	-	-	\$817	-	-
2026-2027	-	-	-	-	-	\$28,683	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	\$2,632	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	\$2,153	-	-	-	-	\$1,305
2033-2034	-	-	-	-	-	-	-
2034-2035	\$3,051	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	\$13,160	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	\$3,537	-	-	\$13,961	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	\$1,754
2043-2044	-	-	-	-	-	-	-
2044-2045	\$4,100	-	-	-	-	-	-
2045-2046	-	-	-	-	\$1,475	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	\$3,354	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	\$4,753	-	-	-	-	-	-
2050-2051	-	-	-	-	-	-	-
2051-2052	-	-	-	-	-	\$60,056	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Pool Coping	20	2011	9	2031	Fair
Pool - Replaster	17	2011	6	2028	Fair
Pool Tile	20	2011	9	2031	Fair
Pool Shed Roof- Wood	20	Unknown	8	2030	Fair
Paint Exterior Pool Shed	10	2011	0	2022	Scheduled
Pool Equipment (Pumps/Filters)	15	2011	4	2026	Fair
Pool Sweep	13	2015	6	2028	Working

Major Component	Pool Coping	Pool Replaster	Pool Tile	Pool Shed Roof- Wood	Paint Exterior Pool Shed	Pool Equipment (Pumps/Filters)	Pool Sweep
Quantity	231	1	231	132	1,056	1	1
Unit of Measure	Ln. Ft.	Fund	Ln. Ft.	Sq. Ft.	Sq. Ft.	Fund	Each
Unit Cost	\$28	\$11,445	\$27	\$30	\$2.00	\$12,654	\$5,500
Replacement Cost	\$6,468	\$11,445	\$6,156	\$3,960	\$2,112	\$12,654	\$5,500
Useful Life	20	17	20	20	10	15	13
Remaining Life	9	6	9	8	0	4	6
Annual Reserves	\$323	\$673	\$308	\$198	\$211	\$844	\$423
Accrued Reserves	\$3,557	\$7,406	\$3,386	\$2,376	\$2,112	\$9,280	\$2,962
Next Disbursement	2031-2032	2028-2029	2031-2032	2030-2031	2022-2023	2026-2027	2028-2029
2022-2023					\$2,112		
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	\$13,827	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	\$13,268	-	-	-	-	\$6,376
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	\$4,870	-	-	-
2031-2032	\$8,193	-	\$7,798	-	\$2,756	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	\$3,703	\$21,543	\$9,363
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	\$21,930	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-
2050-2051	-	-	-	\$8,796	-	-	-
2051-2052	\$14,798	-	\$14,085	-	\$4,977	-	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Pool Restroom Upgrade & Fixtures	30	Unknown	2	2024	Fair-Poor
Paint Interior Pool Restrooms	10	2016	2	2024	Fair
Pool Restroom Tile Walls	40	Unknown	5	2027	Fair
Pool Exterior Showers/Faucets	25	Unknown	2	2024	Fair
Pool Exterior Shower Tile	30	Unknown	5	2027	Fair
Interior/Exterior Pool Restroom Lights	25	2023-2024	1	2023	Scheduled
Sauna (Used as Storage)	0	NOT IN USE	0	2022	N/A

Major Component	Pool Restroom Upgrade & Fixtures	Paint Interior Pool Restrooms	Pool Restroom Tile Walls	Pool Exterior Showers/Faucets	Pool Exterior Shower Tile	Interior/Exterior Pool Restroom Lights	Sauna (Used as Storage)
Quantity	2	2	420	2	144	1	1
Unit of Measure	Funds	Each	Sq. Ft.	Each	Sq. Ft.	Fund	Each
Unit Cost	\$1,102	\$825	\$8.75	\$192	\$8.75	\$385.00	\$0.00
Replacement Cost	\$2,204	\$1,650	\$3,675	\$384	\$1,260	\$385	\$0
Useful Life	30	10	40	25	30	25	0
Remaining Life	2	2	5	2	5	1	0
Annual Reserves	\$73	\$165	\$92	\$15	\$42	\$15	\$0
Accrued Reserves	\$2,057	\$1,320	\$3,216	\$353	\$1,050	\$370	\$0
Next Disbursement	2024-2025	2024-2025	2027-2028	2024-2025	2027-2028	2023-2024	2022-2023
2022-2023	-	-	-	-	-	\$385	-
2023-2024	-	-	-	-	-	-	-
2024-2025	\$2,270	\$1,700	-	\$396	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	\$4,136	-	\$1,418	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	\$2,284	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	\$3,069	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	\$806	-
2049-2050	-	-	-	\$828	-	-	-
2050-2051	-	-	-	-	-	-	-
2051-2052	-	-	-	-	-	-	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Chain Link Fence Windscreens (74 In. ft.)	5	2021-2022	1	2023	New-Good
Pool Chain Link Fence 5'-6'	40	2020	38	2060	Good
Pool/Entry Pole Lights	30	2020-2021	28	2050	Good
Remove/Replace Tennis Courts Pavement	15	Unknown	10	2032	Fair-Poor
Resurface/Stripe Tennis Courts -1&2	5	Unknown	0	2022	Fair-Poor
Resurface/Stripe Tennis Court - 3 (Apartment)	5	Unknown	0	2022	Fair-Poor
Tennis Court Lights	25	Unknown	10	2032	Unknown

Major Component	Chain Link Fence Windscreens (74 In. ft.)	Pool Chain Link Fence 5'-6'	Pool/Entry Pole Lights	Remove/Replace Tennis Courts Pavement	Resurface/Stripe Tennis Courts -1&2	Resurface/Stripe Tennis Court - 3 (Apartment)	Tennis Court Lights
Quantity	1	245	4	21,120	14,400	6,720	12
Unit of Measure	Fund	Ln. Ft.	Each	Sq. Ft.	Sq. Ft.	Sq. Ft.	Each
Unit Cost	\$250	\$7.70	\$2,204	\$3.00	\$0.35	\$0.35	\$4,500
Replacement Cost	\$250	\$1,886	\$8,816	\$63,360	\$5,040	\$2,352	\$54,000
Useful Life	5	40	30	15	5	5	25
Remaining Life	1	38	28	10	0	0	10
Annual Reserves	\$50	\$47	\$294	\$4,224	\$1,008	\$470	\$2,160
Accrued Reserves	\$200	\$94	\$588	\$21,120	\$5,040	\$2,352	\$32,400
Next Disbursement	2023-2024	2060-2061	2050-2051	2032-2033	2022-2023	2022-2023	2032-2033
2022-2023					\$5,040	\$2,352	
2023-2024	\$250	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	\$5,673	\$2,647	-
2027-2028	-	-	-	-	-	-	-
2028-2029	\$290	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	\$6,576	\$3,069	-
2032-2033	-	-	-	\$82,670	-	-	\$70,458
2033-2034	\$336	-	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	\$7,623	\$3,558	-
2037-2038	-	-	-	-	-	-	-
2038-2039	\$389	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	\$8,838	\$4,124	-
2042-2043	-	-	-	-	-	-	-
2043-2044	\$452	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	\$10,245	\$4,781	-
2047-2048	-	-	-	\$128,798	-	-	-
2048-2049	\$523	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-
2050-2051	-	-	\$19,583	-	-	-	-
2051-2052	-	-	-	-	\$11,877	\$5,543	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Tennis Court Fencing 10'	50	Unknown	6	2028	Fair
South Shed Tile Roof (Repair)	40	Unknown	11	2033	Fair
Shed Metal Roof	35	2017	30	2052	Good-Fair
Interior Shed/Storage Lights	25	Unknown	15	2037	Fair
South Shed Chain Link Fence	40	Unknown	0	2022	Poor
Garage Door Opener	20	Unknown	2	2024	Working
Lawn Mower (John Deer)	10	2017	6	2028	Fair

Major Component	Tennis Court Fencing 10'	South Shed Tile Roof (Repair)	Shed Metal Roof	Interior shed/Storage Lights	South Shed Chain Link Fence	Garage Door Opener	Lawn Mower (John Deer)
Quantity	712	475	720	1	58	1	1
Unit of Measure	Ln. Ft.	Sq. Ft.	Sq. Ft.	Fund	Ln. Ft.	Each	Each
Unit Cost	\$58	\$1	\$21	\$275	\$58	\$1,102	\$3,500
Replacement Cost	\$41,296	\$475	\$15,120	\$275	\$3,364	\$1,102	\$3,500
Useful Life	50	40	35	25	40	20	10
Remaining Life	6	11	30	15	0	2	6
Annual Reserves	\$826	\$12	\$432	\$11	\$84	\$55	\$350
Accrued Reserves	\$36,340	\$344	\$2,160	\$110	\$3,364	\$992	\$1,400
Next Disbursement	2028-2029	2033-2034	2052-2053	2037-2038	2022-2023	2024-2025	2028-2029
2022-2023					\$3,364		
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	\$1,135	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	\$47,873	-	-	-	-	-	\$4,057
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	\$638	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	\$416	-	-	-
2038-2039	-	-	-	-	-	-	\$5,453
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	\$2,050	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	\$7,328
2049-2050	-	-	-	-	-	-	-
2050-2051	-	-	-	-	-	-	-
2051-2052	-	-	-	-	-	-	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
V-Tec	20	2020-2021	20	2042	New-Good
Gas Blower	12	2020-2021	12	2034	New-Good
Irrigator	10	2020-2021	10	2032	Good-Fair
Golf Cart	15	2021-2022	15	2037	Good-Fair
Golf Cart	15	2016	9	2031	Fair
Vehicle Entry Chain Link Fence 8'	40	2020	38	2060	Good-Fair
Fence Parking/Pool Divider	40	2020	38	2060	Good-Fair

Major Component	V-Tec	Gas Blower	Irrigator	Golf Cart	Golf Cart	Vehicle Entry Chain Link Fence 8'	Fence Parking /Pool Divider
Quantity	1	1	1	1	1	66	88
Unit of Measure	Each	Each	Each	Each	Each	Ln. Ft.	Ln. Ft.
Unit Cost	\$29,000	\$400	\$3,000	\$3,000	\$3,000	\$7.70	\$7.70
Replacement Cost	\$29,000	\$400	\$3,000	\$3,000	\$3,000	\$508	\$678
Useful Life	20	12	10	15	15	40	40
Remaining Life	20	12	10	15	9	38	38
Annual Reserves	\$1,450	\$33	\$300	\$200	\$200	\$13	\$17
Accrued Reserves	\$0	\$0	\$0	\$0	\$1,200	\$25	\$34
Next Disbursement	2042-2043	2034-2035	2032-2033	2037-2038	2031-2032	2060-2061	2060-2061
2022-2023							
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	\$3,800	-	-
2032-2033	-	-	\$3,914	-	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	\$554	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	\$4,538	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	\$50,852	-	\$5,261	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	\$789	-	-	\$5,921	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-
2050-2051	-	-	-	-	-	-	-
2051-2052	-	-	-	-	-	-	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Clubhouse WI Fencing	40	2014	32	2054	Fair
WI Fence 5'	40	Unknown	10	2032	Fair
Chain Link Fence at Pond	40	2017	35	2057	Good
WI Fencing - Golf Course at Tee Box 3	40	Unknown	10	2032	Fair
South Patio WI Fence & Gates	40	2011	29	2051	Fair
WI Gate Enclosure To Pool Area and Golf Course	40	Unknown	25	2047	Fair
WI Gate to Pool Storage Room	40	Unknown	3	2025	Deferred

Major Component	Clubhouse WI Fencing	WI Fence 5'	Chain Link Fence at Pond	WI Fencing Golf Course at Tee Box 3	South Patio WI Fence & Gates	WI Gate Enclosure To Pool Area and Golf Course	WI Gate to Pool Storage Room
Quantity	102	100	300	135	156	1	1
Unit of Measure	Ln. Ft.	Ln. Ft.	Ln. Ft.	Ln. Ft.	Ln. Ft.	Each	Each
Unit Cost	\$62	\$62	\$57	\$62	\$62	\$1,318	\$1,000
Replacement Cost	\$6,273	\$6,150	\$17,159	\$8,303	\$9,594	\$1,318	\$1,000
Useful Life	40	40	40	40	40	40	40
Remaining Life	32	10	35	10	29	25	3
Annual Reserves	\$157	\$154	\$429	\$208	\$240	\$33	\$25
Accrued Reserves	\$1,255	\$4,613	\$2,145	\$6,227	\$2,638	\$494	\$925
Next Disbursement	2054-2055	2032-2033	2057-2058	2032-2033	2051-2052	2047-2048	2025-2026
2022-2023							
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	\$1,061
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	-	-	-	-	-	-	-
2032-2033	-	\$8,024	-	\$10,833	-	-	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	-	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	\$2,679	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-
2050-2051	-	-	-	-	-	-	-
2051-2052	-	-	-	-	\$21,950	-	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Wood Pool Shed/Gates	30	Unknown	10	2032	Fair
Metal Hand Rails	40	Unknown	15	2037	Good-Fair
Masonry Wall	50	Unknown	25	2047	Fair
Shared Wood Fencing on Venetian Drive - (50%)	20	2014	12	2034	Fair
Paint and Seal Wood Fencing on Venetian Drive (50%)	7	2014	0	2022	Scheduled
Paint WI Fencing and Gates (average 4' to 5')	3	2020	0	2022	Scheduled
Pond Bank Repairs	7	2017	2	2024	Deferred

Major Component	Wood Pool Shed/Gates	Metal Hand Rails	Masonry Wall	Shared Wood Fencing on Venetian Drive - (50%)	Paint and Seal Wood Fencing on Venetian Drive (50%)	Paint WI Fencing and Gates (average 4' to 5')	Pond Bank Repairs
Quantity	1	1	171	757	4,542	1,572	1
Unit of Measure	Each	Fund	Ln. Ft.	Ln. Ft.	Sq. Ft.	Sq. Ft.	Fund
Unit Cost	\$3,075	\$1,655	\$55	\$28	\$1.00	\$2.00	\$13,000
Replacement Cost	\$3,075	\$1,655	\$9,405	\$21,196	\$4,542	\$3,144	\$13,000
Useful Life	30	40	50	20	7	3	7
Remaining Life	10	15	25	12	0	0	2
Annual Reserves	\$103	\$41	\$188	\$1,060	\$649	\$1,048	\$1,857
Accrued Reserves	\$2,050	\$1,034	\$4,703	\$8,478	\$4,542	\$3,144	\$9,286
Next Disbursement	2032-2033	2037-2038	2047-2048	2034-2035	2022-2023	2022-2023	2024-2025
2022-2023					\$4,542	\$3,144	
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	\$3,335	\$13,390
2025-2026	-	-	-	-	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	\$3,645	-
2028-2029	-	-	-	-	\$5,423	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	\$3,983	-
2031-2032	-	-	-	-	-	-	\$16,468
2032-2033	\$4,012	-	-	-	-	-	-
2033-2034	-	-	-	-	-	\$4,352	-
2034-2035	-	-	-	\$29,340	-	-	-
2035-2036	-	-	-	-	\$6,670	-	-
2036-2037	-	-	-	-	-	\$4,756	-
2037-2038	-	\$2,503	-	-	-	-	-
2038-2039	-	-	-	-	-	-	\$20,254
2039-2040	-	-	-	-	-	\$5,197	-
2040-2041	-	-	-	-	-	-	-
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	-	\$8,203	\$5,678	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	\$6,205	\$24,909
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	\$19,118	-	-	-	-
2048-2049	-	-	-	-	-	\$6,780	-
2049-2050	-	-	-	-	\$10,089	-	-
2050-2051	-	-	-	-	-	-	-
2051-2052	-	-	-	-	-	\$7,409	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Dredging Waterways	35	2018	25	2047	Good-Fair
Pond Dredging	35	2012	25	2047	Good-Fair
Pond Circulating Pump	12	Unknown	6	2028	Unknown
Well Pump	15	2012	5	2027	Working
Pond Fountain Pumps	15	2012	5	2027	Working
Entry Fountain Removal/Replace	12	2022-2023	0	2022	Scheduled
Rock Replace @ clubhouse/bike rack	5	Unknown	3	2025	Fair

Major Component	Dredging Waterways	Pond Dredging	Pond Circulating Pump	Well Pump	Pond Fountain Pumps	Entry Fountain Removal/Replace	Rock Replace @ Clubhouse Bike Rack
Quantity	1	1	1	1	6	1	1
Unit of Measure	Fund	Fund	Each	Fund	Each	Fund	Fund
Unit Cost	\$16,400	\$16,500	\$5,550	\$1,320	\$662	\$10,000	\$825
Replacement Cost	\$16,400	\$16,500	\$5,550	\$1,320	\$3,972	\$10,000	\$825
Useful Life	35	35	12	15	15	12	5
Remaining Life	25	25	6	5	5	0	3
Annual Reserves	\$469	\$471	\$463	\$88	\$265	\$833	\$165
Accrued Reserves	\$4,686	\$4,714	\$2,775	\$880	\$2,648	\$10,000	\$330
Next Disbursement	2047-2048	2047-2048	2028-2029	2027-2028	2027-2028	2022-2023	2025-2026
2022-2023						\$10,000	
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	-	-	-	\$875
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	\$1,486	\$4,471	-	-
2028-2029	-	-	\$6,434	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	\$1,015
2031-2032	-	-	-	-	-	-	-
2032-2033	-	-	-	-	-	-	-
2033-2034	-	-	-	-	-	\$13,842	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	\$1,176
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	-
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	\$9,173	-	-	-	\$1,364
2041-2042	-	-	-	-	-	-	-
2042-2043	-	-	-	\$2,315	\$6,965	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	-	-	\$19,736	\$1,581
2046-2047	-	-	-	-	-	-	-
2047-2048	\$33,338	\$33,541	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-
2050-2051	-	-	-	-	-	-	\$1,833
2051-2052	-	-	-	-	-	-	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Landscaping Improvements @ Medians	10	Unknown	0	2022	Fair-Poor
Golf Course Green Improvements	30	Unknown	0	2022	Fair-Poor
Wood Bridge @ Hole 16	20	2012	10	2032	Fair
Wood Bridge @ Hole 10 & Clubhouse	20	Unknown	3	2025	Deferred
Shared Wood Bridge with/ Gate 50% of \$9,500	30	2012	20	2042	Good-Fair
Sewer and Drainage	30	Unknown	10	2032	N/A
Concrete Tables and Benches	50	Unknown	15	2037	Good

Major Component	Landscaping Improvements @ Medians	Golf Course Green Improvements	Wood Bridge @ Hole 16	Wood Bridge @ Hole 10 & Clubhouse	Shared Wood Bridge with/ Gate 50% of \$9,500	Sewer and Drainage	Concrete Tables and Benches
Quantity	1	1	64	72	1	1	1
Unit of Measure	Fund	Fund	Sq. Ft.	Sq. Ft.	Fund	Fund	Fund
Unit Cost	\$5,000	\$30,000	\$27.40	\$27.40	\$5,225	\$16,500	\$2,202
Replacement Cost	\$5,000	\$30,000	\$1,754	\$1,973	\$5,225	\$16,500	\$2,202
Useful Life	10	30	20	20	30	30	50
Remaining Life	0	0	10	3	20	10	15
Annual Reserves	\$500	\$1,000	\$88	\$99	\$174	\$550	\$44
Accrued Reserves	\$5,000	\$30,000	\$877	\$1,677	\$1,742	\$11,000	\$1,541
Next Disbursement	2022-2023	2022-2023	2032-2033	2025-2026	2042-2043	2032-2033	2037-2038
2022-2023	\$5,000	\$30,000					
2023-2024	-	-	-	-	-	-	-
2024-2025	-	-	-	-	-	-	-
2025-2026	-	-	-	\$2,093	-	-	-
2026-2027	-	-	-	-	-	-	-
2027-2028	-	-	-	-	-	-	-
2028-2029	-	-	-	-	-	-	-
2029-2030	-	-	-	-	-	-	-
2030-2031	-	-	-	-	-	-	-
2031-2032	\$6,524	-	-	-	-	-	-
2032-2033	-	-	\$2,288	-	-	\$21,529	-
2033-2034	-	-	-	-	-	-	-
2034-2035	-	-	-	-	-	-	-
2035-2036	-	-	-	-	-	-	-
2036-2037	-	-	-	-	-	-	-
2037-2038	-	-	-	-	-	-	\$3,331
2038-2039	-	-	-	-	-	-	-
2039-2040	-	-	-	-	-	-	-
2040-2041	-	-	-	-	-	-	-
2041-2042	\$8,768	-	-	-	-	-	-
2042-2043	-	-	-	-	\$9,162	-	-
2043-2044	-	-	-	-	-	-	-
2044-2045	-	-	-	-	-	-	-
2045-2046	-	-	-	\$3,780	-	-	-
2046-2047	-	-	-	-	-	-	-
2047-2048	-	-	-	-	-	-	-
2048-2049	-	-	-	-	-	-	-
2049-2050	-	-	-	-	-	-	-
2050-2051	-	-	-	-	-	-	-
2051-2052	\$11,783	\$70,697	-	-	-	-	-

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Misc. Benches on Golf Course	20	Varies	3	2025	Fair
Bike Rack	25	Unknown	10	2032	Good
Monument Signs: Venetian Gardens	50	Unknown	25	2047	Good-Fair
Monument: Griffin Point @ Venetian Drive	50	Unknown	25	2047	Good-Fair
Miscellaneous Signs	5	2022	0	2022	Scheduled
Governing Docs Revisions	10	2016	4	2026	N/A
Project Consulting	1	2022-2023	0	2022	Scheduled

Major Component	Misc. Benches on Golf Course	Bike Rack	Monument: Venetian Gardens	Monument: Griffin Point @ Venetian Drive	Miscellaneous Signs	Governing Docs Revisions	Project Consulting
Quantity	1	1	2	2	1	1	1
Unit of Measure	Fund	Each	Each	Each	Fund	Fund	Fund
Unit Cost	\$2,202	\$410	\$1,365	\$5,502	\$750	\$5,810	\$20,000
Replacement Cost	\$2,202	\$410	\$2,730	\$11,004	\$750	\$5,810	\$20,000
Useful Life	20	25	50	50	5	10	1
Remaining Life	3	10	25	25	0	4	0
Annual Reserves	\$110	\$16	\$55	\$220	\$150	\$581	\$20,000
Accrued Reserves	\$1,872	\$246	\$1,365	\$5,502	\$750	\$3,486	\$20,000
Next Disbursement	2025-2026	2032-2033	2047-2048	2047-2048	2022-2023	2026-2027	2022-2023
2022-2023	-	-	-	-	\$750	-	\$20,000
2023-2024	-	-	-	-	-	-	\$20,600
2024-2025	-	-	-	-	-	-	\$21,218
2025-2026	\$2,336	-	-	-	-	-	\$21,855
2026-2027	-	-	-	-	\$844	\$6,349	\$22,510
2027-2028	-	-	-	-	-	-	\$23,185
2028-2029	-	-	-	-	-	-	\$23,881
2029-2030	-	-	-	-	-	-	\$24,597
2030-2031	-	-	-	-	-	-	\$25,335
2031-2032	-	-	-	-	\$979	-	\$26,095
2032-2033	-	\$535	-	-	-	-	\$26,878
2033-2034	-	-	-	-	-	-	\$27,685
2034-2035	-	-	-	-	-	-	\$28,515
2035-2036	-	-	-	-	-	-	\$29,371
2036-2037	-	-	-	-	\$1,134	\$8,532	\$30,252
2037-2038	-	-	-	-	-	-	\$31,159
2038-2039	-	-	-	-	-	-	\$32,094
2039-2040	-	-	-	-	-	-	\$33,057
2040-2041	-	-	-	-	-	-	\$34,049
2041-2042	-	-	-	-	\$1,315	-	\$35,070
2042-2043	-	-	-	-	-	-	\$36,122
2043-2044	-	-	-	-	-	-	\$37,206
2044-2045	-	-	-	-	-	-	\$38,322
2045-2046	\$4,219	-	-	-	-	-	\$39,472
2046-2047	-	-	-	-	\$1,525	\$11,467	\$40,656
2047-2048	-	-	\$5,550	\$22,369	-	-	\$41,876
2048-2049	-	-	-	-	-	-	\$43,132
2049-2050	-	-	-	-	-	-	\$44,426
2050-2051	-	-	-	-	-	-	\$45,759
2051-2052	-	-	-	-	\$1,767	-	\$47,131

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

MAJOR COMPONENT LIFE ANALYSIS & MAINTENANCE PLAN

Sub-Category Description	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
Reserve Study	3	2022	3	2025	N/A
Reserve Contingency	1	2022	1	2023	N/A

Major Component	Reserve Study	Reserve Contingency					
Quantity	1	1					
Unit of Measure	Each	Fund					
Unit Cost	\$2,200	\$1,769					
Replacement Cost	\$2,200	\$1,769					
Useful Life	3	1					
Remaining Life	3	1					
Annual Reserves	\$733	\$1,769					
Accrued Reserves	\$0	\$1,769					
Next Disbursement	2025-2026	2023-2024					
2022-2023		\$1,769					
2023-2024	-	\$1,822					
2024-2025	-	\$1,877					
2025-2026	\$2,334	\$1,933					
2026-2027	-	\$1,991					
2027-2028	-	\$2,051					
2028-2029	\$2,550	\$2,113					
2029-2030	-	\$2,176					
2030-2031	-	\$2,241					
2031-2032	\$2,787	\$2,309					
2032-2033	-	\$2,378					
2033-2034	-	\$2,449					
2034-2035	\$3,045	\$2,523					
2035-2036	-	\$2,598					
2036-2037	-	\$2,676					
2037-2038	\$3,328	\$2,756					
2038-2039	-	\$2,839					
2039-2040	-	\$2,924					
2040-2041	\$3,636	\$3,012					
2041-2042	-	\$3,102					
2042-2043	-	\$3,196					
2043-2044	\$3,973	\$3,291					
2044-2045	-	\$3,390					
2045-2046	-	\$3,492					
2046-2047	\$4,342	\$3,597					
2047-2048	-	\$3,704					
2048-2049	-	\$3,816					
2049-2050	\$4,745	\$3,930					
2050-2051	-	\$4,048					
2051-2052	-	\$4,169					

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

RESERVE COMPONENTS AND FINANCIAL ANALYSIS WORKSHEET

Based on Fiscal Year Ending, April 30, 2022 for Fiscal Year Beginning May 1, 2022

Fiscal Year:	May 1 - April 30	Association Address:	1555 Mosaic Way	
Study Type:	Reserve Study with On-Site Inspection		Stockton	CA
On-Site Inspection Date	April 4, 2022		San Joaquin	COUNTY
Overall Condition	Maintained	Contact Name:	Beverly Lewis Clarke	
Management Company:	Self-Managed	Contact Telephone:	209-477-3871	
Number of Units:	1116			
Built or Renovation Date:	<u>1979</u>	Active Date:	<u>1979</u>	Last Study Prepared: <u>February 18, 2019</u> Age: <u>43</u>

Estimated Replacement Cost	\$805,084
Annual Reserves (Based on Straight Line)	\$65,844
Monthly Reserves (Based on Straight Line)	\$5,487
Yearly Reserves Per Unit (Based on Straight Line)	\$59.00
Fully Funded Accrued Reserve Amount for Aged Components	\$442,962
Reserve Account Balance as of April 30, 2022	\$142,605
2021-2022 Reserve Contribution on 4/30/2022	\$16,500
2021-2022 Average Interest Rate on Reserve Account @ .00%	\$0
2021-2022 Reserve Expenditures	\$24,840
Reserve Account Balance as of April 30, 2022	\$142,605
Percent Funded	32%

Estimated Total Replacement Costs of Reserve Components

Annual reserves funds based on straight line full-funding method (replacement cost divided by life expectancy)

Monthly Reserve based on straight line (Annual reserves divided 12 months)

Monthly Reserve Per Unit based on straight line (Monthly reserves divided units)

Fully Funded Accrued Reserve Amount as of FYE, April 30, 2022

Reserve Account Balance as of April 30, 2022

2021-2022 Reserve Contribution \$20,000 Year \$1,667 Month \$17.92 Per Unit Per Year

2021-2022 Average Interest Rate on Reserve Account 0.00%

2021-2022 Reserve Expenditures

Estimated Reserve Balance as of FYE, April 30, 2022

Percent Funded as of FYE, April 30, 2022

Based on Straight Line is Calculated by the following:

Based on Straight Line = Replacement Cost divided by Average Life Expectancy = Annual Reserve Contribution

Accrued Reserve = Average Life minus Remaining Life x Annual Reserve Contribution

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

No	Category	Sub-Category Description	Estimated Quantity	Unit of Measure	Unit Cost	Replace Cost	Annual Reserve Amount	Monthly Reserve Amount	Fully Funded Amount	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
PAVEMENT														
1	Pavement	Asphalt Overlay- Clubhouse Parking	7,688	Sq. Ft.	2.15	\$16,548	\$552	\$46	\$14,342	30	2016	4	2026	Deferred
2	Pavement	Asphalt- Repair & Seal- Clubhouse Parking	7,688	Sq. Ft.	0.68	\$5,228	\$1,046	\$87	\$1,046	5	2016	4	2026	Deferred
3	Pavement	Replace Parking Blocks	24	Each	138	\$3,312	\$110	\$9	\$2,870	30	Unknown	4	2026	Fair
4	Pavement	Concrete Repairs	1	Fund	3,500	\$3,500	\$700	\$58	\$700	5	2020-2021	4	2026	Good-Fair
5	Pavement	Concrete Pavers- Clubhouse Entry	2,340	Sq. Ft.	7.70	\$18,018	\$721	\$60	\$5,045	25	2015	18	2040	Good
CLUBHOUSE														
6	Roofing	Roof Inspections and Repairs	1	Fund	1,000	\$1,000	\$500	\$42	\$500	2	2021	1	2023	Completed
7	Roofing	Built Up Roof (Flat) Portion	1	Fund	7,500	\$7,500	\$375	\$31	\$3,375	20	2021	11	2033	Completed
8	Roofing	Pitched Tile Roof -Clubhouse (Repair)	4,400	Sq. Ft.	1.00	\$4,400	\$220	\$18	\$1,980	20	2021	11	2033	Completed
9	Roofing	Awning- Metal	1,800	Sq. Ft.	3.00	\$5,400	\$216	\$18	\$3,456	25	2006	9	2031	Fair
10	Roofing	Skylights	2	Each	2,750	\$5,500	\$157	\$13	\$1,729	35	2011	24	2046	Good-Fair
11	Roofing	Gutters and Downspouts	1	Fund	2,000	\$2,000	\$1,000	\$83	\$1,000	2	2021	1	2023	Good-Fair
12	Lighting	Exterior Building Lights	1	Fund	1,655	\$1,655	\$83	\$7	\$166	20	2020-2021	18	2040	Good
13	Windows	Clubhouse Window Reseal	1	Fund	3,000	\$3,000	\$600	\$50	\$0	5	2021-2022	5	2027	Fair
14	Painting	Paint Exterior Clubhouse	5,445	Sq. Ft.	2.00	\$10,890	\$1,089	\$91	\$9,801	10	2011	1	2023	Scheduled
15	Painting	Paint Clubhouse Wood and Wood Trim10%	545	Sq. Ft.	2.00	\$1,090	\$109	\$9	\$1,090	10	2011	0	2022	Scheduled
16	Renovation	Clubhouse Upgrade/Renovation	1	Fund	20,000	\$20,000	\$571	\$48	\$20,000	35	2022-2023	0	2022	Scheduled
17	Renovation	Clubhouse Upstairs Kitchenette: Remodel/Upgrade	1	Fund	4,180	\$4,180	\$209	\$17	\$1,672	20	2014	12	2034	Fair
18	Renovation	Clubhouse Restroom Upgrade & Fixtures	2	Funds	1,100	\$2,200	\$63	\$5	\$691	35	2011	24	2046	Fair
19	Painting	Paint Interior Clubhouse	1	Fund	10,400	\$10,400	\$1,040	\$87	\$0	10	2021-2022	10	2032	New
20	Flooring	Clubhouse Carpet Flooring (Upstairs/Downstairs)	2,226	Sq. Ft.	5.55	\$12,354	\$824	\$69	\$7,413	15	2013	6	2028	Fair

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

No	Category	Sub-Category Description	Estimated Quantity	Unit of Measure	Unit Cost	Replace Cost	Annual Reserve Amount	Monthly Reserve Amount	Fully Funded Amount	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date	Visual Condition
21	Flooring	Tile Flooring (Hall, Kitchen, Bar)	313	Sq. Ft.	8.75	\$2,739	\$91	\$8	\$1,004	30	2011 2013	19	2041	Good
22	Flooring	Clubhouse Restroom Tile Flooring (M & W & Entry)	718	Sq. Ft.	8.75	\$6,283	\$209	\$17	\$2,304	30	2011	19	2041	Good
23	Doors	Clubhouse Entry Doors	1	Fund	11,000	\$11,000	\$314	\$26	\$2,200	35	2015	28	2050	Good
24	Doors	Sliding Door @ Storage	1	Fund	3,150	\$3,150	\$90	\$8	\$0	35	2021-2022	35	2057	New
25	Painting	Paint Common Area Doors	1	Fund	1,650	\$1,650	\$165	\$14	\$1,320	10	2014	2	2024	Fair
26	Lighting	Interior Clubhouse Lights	1	Fund	7,702	\$7,702	\$308	\$26	\$2,465	25	2014	17	2039	Good
27	Lighting	Interior Clubhouse Restroom Lights	1	Fund	385.00	\$385	\$15	\$1	\$385	25	2022-2023	0	2022	Scheduled
28	Appliances	Refrigerator- Frigidaire	1	Each	915	\$915	\$46	\$4	\$0	20	2021-2022	20	2042	Working
29	Appliances	Refrigerator	1	Each	915	\$915	\$51	\$4	\$864	18	Unknown	1	2023	Working
30	Appliances	Stove/Oven- Maytag	1	Each	2,500	\$2,500	\$139	\$12	\$278	18	2020	16	2038	Working
31	Appliances	Stove Hood	1	Each	455	\$455	\$30	\$3	\$61	15	2020	13	2035	Working
32	Appliances	Microwave- Kenmore	1	Each	200	\$200	\$20	\$2	\$160	10	Unknown	2	2024	Working
33	Appliances	Misc. Kitchen Appliances	1	Fund	1,000	\$1,000	\$100	\$8	\$800	10	Unknown	2	2024	Working
34	Appliances	Clubhouse Furnishings	1	Fund	10,000	\$10,000	\$500	\$42	\$10,000	20	Unknown	0	2022	Fair
35	Appliances	Drinking Fountain	1	Each	558.00	\$558	\$28	\$2	\$530	20	Unknown	1	2023	Working
36	Appliances	Office Electronic Equipment	1	Fund	2,204	\$2,204	\$441	\$37	\$1,322	5	2016	2	2024	Working
37	Appliances	Office Furnishings	1	Fund	1,650	\$1,650	\$110	\$9	\$550	15	2017	10	2032	Good
38	Mechanical	HVAC Unit	1	Each	8,700	\$8,700	\$580	\$48	\$0	15	2021-2022	15	2037	New
39	Mechanical	HVAC Unit	1	Each	8,700	\$8,700	\$580	\$48	\$7,540	15	2013	2	2024	Working
40	Mechanical	Water Heater	1	Each	770	\$770	\$39	\$3	\$655	20	2005	3	2025	Working
POOL/SPA														
41	Pavement	Concrete Pool Deck	3,409	Sq. Ft.	7.70	\$26,249	\$1,050	\$87	\$22,049	25	Repaired 2020	4	2026	Good-Fair
42	Pool/Spa	Pool Crack & Joint Repair	231	Ln. Ft.	4.33	\$1,000	\$100	\$8	\$0	10	2021-2022	10	2032	New
43	Pool/Spa	Pool Coping	231	Ln. Ft.	28.00	\$6,468	\$323	\$27	\$3,557	20	2011	9	2031	Fair
44	Pool/Spa	Pool - Replaster	1	Fund	11,445	\$11,445	\$673	\$56	\$7,406	17	2011	6	2028	Fair
45	Pool/Spa	Pool Tile	231	Ln. Ft.	26.65	\$6,156	\$308	\$26	\$3,386	20	2011	9	2031	Fair
46	Roofing	Pool Shed Roof- Wood	132	Sq. Ft.	30.00	\$3,960	\$198	\$17	\$2,376	20	Unknown	8	2030	Fair
47	Painting	Paint Exterior Pool Shed	1,056	Sq. Ft.	2.00	\$2,112	\$211	\$18	\$2,112	10	2011	0	2022	Scheduled
48	Pool/Spa	Pool Equipment (Pumps/Filters)	1	Fund	12,654	\$12,654	\$844	\$70	\$9,280	15	2011	4	2026	Fair
49	Pool/Spa	Pool Sweep	1	Each	5,500	\$5,500	\$423	\$35	\$2,962	13	2015	6	2028	Working
50	Pool/Spa	Pool Restroom Upgrade & Fixtures	2	Funds	1,102	\$2,204	\$73	\$6	\$2,057	30	Unknown	2	2024	Fair-Poor
51	Painting	Paint Interior Pool Restrooms	2	Each	825	\$1,650	\$165	\$14	\$1,320	10	2016	2	2024	Fair
52	Flooring	Pool Restroom Tile Walls	420	Sq. Ft.	8.75	\$3,675	\$92	\$8	\$3,216	40	Unknown	5	2027	Fair
53	Pool/Spa	Pool Exterior Showers/Faucets	2	Each	192.00	\$384	\$15	\$1	\$353	25	Unknown	2	2024	Fair
54	Flooring	Pool Exterior Shower Tile	144	Sq. Ft.	8.75	\$1,260	\$42	\$4	\$1,050	30	Unknown	5	2027	Fair
55	Lighting	Interior/Exterior Pool Restroom Lights	1	Fund	385.00	\$385	\$15	\$1	\$370	25	2023-2024	1	2023	Scheduled
56	Pool/Spa	Sauna (Used as Storage)	1	Each	0.00	\$0	\$0	\$0	\$0	0	NOT IN USE	0	2022	N/A
57	Gates & Fences	Chain Link Fence Windscreens (74 In. ft.)	1	Fund	250	\$250	\$50	\$4	\$200	5	2021-2022	1	2023	New-Good

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

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58	Gates & Fences	Pool Chain Link Fence 5'-6'	245	Ln. Ft.	7.70	\$1,886	\$47	\$4	\$94	40	2020	38	2060	Good
59	Lighting	Pool/Entry Pole Lights	4	Each	2,204	\$8,816	\$294	\$24	\$588	30	2020-2021	28	2050	Good
TENNIS COURTS														
60	Tennis Courts	Remove/Replace Tennis Courts Pavement	21,120	Sq. Ft.	3.00	\$63,360	\$4,224	\$352	\$21,120	15	Unknown	10	2032	Fair-Poor
61	Tennis Courts	Resurface/Stripe Tennis Courts - 1&2	14,400	Sq. Ft.	0.35	\$5,040	\$1,008	\$84	\$5,040	5	Unknown	0	2022	Fair-Poor
62	Tennis Courts	Resurface/Stripe Tennis Court - 3 (Apartment)	6,720	Sq. Ft.	0.35	\$2,352	\$470	\$39	\$2,352	5	Unknown	0	2022	Fair-Poor
63	Tennis Courts	Tennis Court Lights	12	Each	4,500	\$54,000	\$2,160	\$180	\$32,400	25	Unknown	10	2032	Unknown
64	Tennis Courts	Tennis Court Fencing 10'	712	Ln. Ft.	58.00	\$41,296	\$826	\$69	\$36,340	50	Unknown	6	2028	Fair
MAINTENANCE SHED														
65	Roofing	South Shed Tile Roof (Repair)	475	Sq. Ft.	1.00	\$475	\$12	\$1	\$344	40	Unknown	11	2033	Fair
66	Roofing	Shed Metal Roof	720	Sq. Ft.	21.00	\$15,120	\$432	\$36	\$2,160	35	2017	30	2052	Good-Fair
67	Lighting	Interior Shed/Storage Lights	1	Fund	275.00	\$275	\$11	\$1	\$110	25	Unknown	15	2037	Fair
68	Gates & Fences	South Shed Chain Link Fence	58	Ln. Ft.	58.00	\$3,364	\$84	\$7	\$3,364	40	Unknown	0	2022	Poor
69	Mechanical	Garage Door Opener	1	Each	1,102	\$1,102	\$55	\$5	\$992	20	Unknown	2	2024	Working
70	Mechanical	Lawn Mower (John Deer)	1	Each	3,500	\$3,500	\$350	\$29	\$1,400	10	2017	6	2028	Fair
71	Mechanical	V-Tec	1	Each	29,000	\$29,000	\$1,450	\$121	\$0	20	2020-2021	20	2042	New-Good
72	Mechanical	Gas Blower	1	Each	400.00	\$400	\$33	\$3	\$0	12	2020-2021	12	2034	New-Good
73	Mechanical	Irrigator	1	Each	3,000	\$3,000	\$300	\$25	\$0	10	2020-2021	10	2032	Good-Fair
74	Mechanical	Golf Cart	1	Each	3,000	\$3,000	\$200	\$17	\$0	15	2021-2022	15	2037	Good-Fair
75	Mechanical	Golf Cart	1	Each	3,000	\$3,000	\$200	\$17	\$1,200	15	2016	9	2031	Fair
GATES / FENCES														
76	Gates & Fences	Vehicle Entry Chain Link Fence 8'	66	Ln. Ft.	7.70	\$508	\$13	\$1	\$25	40	2020	38	2060	Good-Fair
77	Gates & Fences	Fence Parking/Pool Divider	88	Ln. Ft.	7.70	\$678	\$17	\$1	\$34	40	2020	38	2060	Good-Fair
78	Gates & Fences	Clubhouse WI Fencing	102	Ln. Ft.	61.50	\$6,273	\$157	\$13	\$1,255	40	2014	32	2054	Fair
79	Gates & Fences	WI Fence 5'	100	Ln. Ft.	61.50	\$6,150	\$154	\$13	\$4,613	40	Unknown	10	2032	Fair
80	Gates & Fences	Chain Link Fence at Pond	300	Ln. Ft.	57.20	\$17,159	\$429	\$36	\$2,145	40	2017	35	2057	Good
81	Gates & Fences	WI Fencing - Golf Course at Tee Box 3	135	Ln. Ft.	61.50	\$8,303	\$208	\$17	\$6,227	40	Unknown	10	2032	Fair
82	Gates & Fences	South Patio WI Fence & Gates	156	Ln. Ft.	61.50	\$9,594	\$240	\$20	\$2,638	40	2011	29	2051	Fair
83	Gates & Fences	WI Gate Enclosure To Pool Area and Golf Course	1	Each	1,318	\$1,318	\$33	\$3	\$494	40	Unknown	25	2047	Fair
84	Gates & Fences	WI Gate to Pool Storage Room	1	Each	1,000	\$1,000	\$25	\$2	\$925	40	Unknown	3	2025	Deferred
85	Gates & Fences	Wood Pool Shed/Gates	1	Each	3,075	\$3,075	\$103	\$9	\$2,050	30	Unknown	10	2032	Fair
86	Gates & Fences	Metal Hand Rails	1	Fund	1,655	\$1,655	\$41	\$3	\$1,034	40	Unknown	15	2037	Good-Fair
87	Gates & Fences	Masonry Wall	171	Ln. Ft.	55.00	\$9,405	\$188	\$16	\$4,703	50	Unknown	25	2047	Fair
88	Gates & Fences	Shared Wood Fencing on Venetian Drive - (50%)	757	Ln. Ft.	28.00	\$21,196	\$1,060	\$88	\$8,478	20	2014	12	2034	Fair

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89	Painting	Paint and Seal Wood Fencing on Venetian Drive (50%)	4,542	Sq. Ft.	1.00	\$4,542	\$649	\$54	\$4,542	7	2014	0	2022	Scheduled
90	Painting	Paint WI Fencing and Gates (average 4' to 5')	1,572	Sq. Ft.	2.00	\$3,144	\$1,048	\$87	\$3,144	3	2020	0	2022	Scheduled
WATER FEATURES														
91	Water Features	Pond Bank Repairs	1	Fund	13,000	\$13,000	\$1,857	\$155	\$9,286	7	2017	2	2024	Deferred
92	Water Features	Dredging Waterways	1	Fund	16,400	\$16,400	\$469	\$39	\$4,686	35	2018	25	2047	Good-Fair
93	Water Features	Pond Dredging	1	Fund	16,500	\$16,500	\$471	\$39	\$4,714	35	2012	25	2047	Good-Fair
94	Water Features	Pond Circulating Pump	1	Each	5,550	\$5,550	\$463	\$39	\$2,775	12	Unknown	6	2028	Unknown
95	Water Features	Well Pump	1	Fund	1,320	\$1,320	\$88	\$7	\$880	15	2012	5	2027	Working
96	Water Features	Pond Fountain Pumps	6	Each	662.00	\$3,972	\$265	\$22	\$2,648	15	2012	5	2027	Working
LANDSCAPING														
97	Water Features	Entry Fountain Removal/Replace	1	Fund	10,000	\$10,000	\$833	\$69	\$10,000	12	2022-2023	0	2022	Scheduled
98	Landscaping	Rock Replace @ clubhouse/bike rack	1	Fund	825	\$825	\$165	\$14	\$330	5	Unknown	3	2025	Fair
99	Landscaping	Landscaping Improvements @ Medians	1	Fund	5,000	\$5,000	\$500	\$42	\$5,000	10	Unknown	0	2022	Fair-Poor
100	Landscaping	Golf Course Green Improvements	1	Fund	30,000	\$30,000	\$1,000	\$83	\$30,000	30	Unknown	0	2022	Fair-Poor
101	Gates & Fences	Wood Bridge @ Hole 16	64	Sq. Ft.	27.40	\$1,754	\$88	\$7	\$877	20	2012	10	2032	Fair
102	Gates & Fences	Wood Bridge @ Hole 10 & Clubhouse	72	Sq. Ft.	27.40	\$1,973	\$99	\$8	\$1,677	20	Unknown	3	2025	Deferred
103	Gates & Fences	Shared Wood Bridge with/ Gate 50% of \$9,500	1	Fund	5,225	\$5,225	\$174	\$15	\$1,742	30	2012	20	2042	Good-Fair
104	Landscaping	Sewer and Drainage	1	Fund	16,500	\$16,500	\$550	\$46	\$11,000	30	Unknown	10	2032	N/A
105	Equipment & Fixtures	Concrete Tables and Benches	1	Fund	2,202	\$2,202	\$44	\$4	\$1,541	50	Unknown	15	2037	Good
106	Equipment & Fixtures	Misc. Benches on Golf Course	1	Fund	2,202	\$2,202	\$110	\$9	\$1,872	20	Varies	3	2025	Fair
107	Equipment & Fixtures	Bike Rack	1	Each	410.00	\$410	\$16	\$1	\$246	25	Unknown	10	2032	Good
108	Mailboxes & Signage	Monument Signs: Venetian Gardens	2	Each	1,365	\$2,730	\$55	\$5	\$1,365	50	Unknown	25	2047	Good-Fair
109	Mailboxes & Signage	Monument: Griffin Point @ Venetian Drive	2	Each	5,502	\$11,004	\$220	\$18	\$5,502	50	Unknown	25	2047	Good-Fair
110	Mailboxes & Signage	Miscellaneous Signs	1	Fund	750	\$750	\$150	\$13	\$750	5	2022	0	2022	Scheduled
OTHER														
111	Other	Governing Docs Revisions	1	Fund	5,810	\$5,810	\$581	\$48	\$3,486	10	2016	4	2026	N/A
112	Other	Project Consulting	1	Fund	20,000	\$20,000	\$20,000	\$1,667	\$20,000	1	2022-2023	0	2022	Scheduled
113	Other	Reserve Study	1	Each	2,200	\$2,200	\$733	\$61	\$0	3	2022	3	2025	N/A
114	Other	Reserve Contingency	1	Fund	1,769	\$1,769	\$1,769	\$147	\$1,769	1	2022	1	2023	N/A

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

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PAVEMENT										
1	Asphalt Overlay- Clubhouse Parking	7,688	Sq. Ft.	\$16,548	30	2016	4	2026 - 2027	Deferred	2022: It is noted that the asphalt parking lot will be deferred 4 Years - 2026 2019: It is noted that the asphalt was sealed and repaired in 2016. 2015: The asphalt in the parking area is in fair to poor condition with minimal years left. 2012: This fund is for the asphalt overlay of the parking lot area; last known overlay is unknown
2	Asphalt- Repair & Seal- Clubhouse Parking	7,688	Sq. Ft.	\$5,228	5	2016	4	2026 - 2027	Deferred	2022: It is noted that the asphalt parking lot will be deferred 4 Years - 2026 Adj RL +4 2019: It is noted that the asphalt was sealed and repaired in 2016. 2016: asphalt seal and repair completed 10/2016 for \$4,625. 2015: The asphalt in the parking area is in fair to poor condition with minimal years left - you may be able to get 1 seal and repair completed before the asphalt replacement.
3	Replace Parking Blocks	24	Each	\$3,312	30	Unknown	4	2026 - 2027	Fair	2022: It is noted that the replacement blocks and asphalt will be on the same cycle as asphalt 2015: Painted parking blocks in 2015 2014: Parking blocks painted 2014. Fully Funded: FYE 2014 Defer Maintenance: Component is still in good working condition (repair/replace when needed) - No Annual Contribution is needed for this component until replacement.
4	Concrete Repairs	1	Fund	\$3,500	5	2020-2021	4	2026 - 2027	Good-Fair	2022: It is noted that the deck / concrete repairs were completed in 2021 - next repair 2026 2021: Pool deck and exterior concrete repaired in 2020 for \$3,500. 2019: Inspect and Repair ALL exterior concrete walkways. 2017: Maintenance deferred - Inspect and Repair if needed 2016: Maintenance deferred as the concrete is in good condition. 2015: Inspect and Repair all trip hazards through-out the common areas. 2014: Inspect & Repair : Fund to Fix ALL concrete Trip Hazards. Concrete repairs done in 2013 for little expense.
5	Concrete Pavers- Clubhouse Entry	2,340	Sq. Ft.	\$18,018	25	2015	18	2040 - 2041	Good	2022-2019: The concrete pavers at entrance is in good condition however there are a few with cracks. 2015: It is noted that the concrete pavers were repaired/replaced in the spring of 2015. 2014: This fund is for the repair and/or replacement of the concrete pavers in front of the clubhouse.
CLUBHOUSE										
6	Roof Inspections and Repairs	1	Fund	\$1,000	2	2021	1	2023 - 2024	Completed	2022: Roof Inspection and Repair (Adjust RL according to repairs) 2019: All roofs should be inspected and repaired as indicated. 2017: Roof inspection will be paid from operating acct.(Remove Funding - leave line item) 2016: Roof inspection completed 2014 2015: The roof inspection report was completed in January 2013.
7	Built Up Roof (Flat) Portion	1	Fund	\$7,500	20	2021	11	2033 - 2034	Completed	2022: Inspect & Repair Built Up Roof / Major Repairs - Repaired in 2021 2019: All roofs should be inspected and repaired as indicated. 2015: Based on the roof inspection in 2013 the roof is in good to fair condition. Next inspection is in scheduled for 2016 (adjust cost according to inspection). 2014: This fund is to repair the tile roof portion of the clubhouse. Inspect & Repair regularly
8	Pitched Tile Roof -Clubhouse (Repair)	4,400	Sq. Ft.	\$4,400	20	2021	11	2033 - 2034	Completed	2022: Inspect & Repair Tile Roof / Major Repairs Repaired in 2021 2019: All roofs should be inspected and repaired as indicated. 2015: Based on the roof inspection in 2013 the roof is in good to fair condition. Next inspection is in scheduled for 2016 (adjust cost according to inspection). 2014: This fund is to repair the tile roof portion of the clubhouse. Inspect & Repair regularly
9	Awning- Metal	1,800	Sq. Ft.	\$5,400	25	2006	9	2031 - 2032	Fair	2022-2015: Metal awning appears to be in good condition. 2014: This fund is to repair/replace the metal awning of the clubhouse.
10	Skylights	2	Each	\$5,500	35	2011	24	2046 - 2047	Good-Fair	2022-2019: Skylights should be inspected and sealed/caulked with the roof inspect and repair cycle. 2015: Inspect & repair as needed at the time of the roof inspection.

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11	Gutters and Downspouts	1 Fund	\$2,000	2	2021	1	2023 - 2024	Good-Fair	2022: Per Board next disbursement will be in 2023-24 Approx 199 Ln. Ft. - Change to inspect and repair as needed Adjust fun to \$1K per year for repairs 2019-2015: Varies in condition - Inspect and repair as needed.
12	Exterior Building Lights	1 Fund	\$1,655	20	2020-2021	18	2040 - 2041	Good	2022: The exterior light fixtures appear to be in good condition. Inspect regularly and repair as needed. 2019: No major changes from previous study - Adj RL +2 Working 2015: This fund is to replace all the exterior building lighting fixtures.
13	Clubhouse Window Reseal	1 Fund	\$3,000	5	2021-2022	5	2027 - 2028	Fair	2022: Added new line item for clubhouse window repair/seal. Once every 5 year to inspect and repair as needed - to prevent water intrusion.
14	Paint Exterior Clubhouse	5,445 Sq. Ft.	\$10,890	10	2011	1	2023 - 2024	Scheduled	2022: Per Board next disbursement will be in 2023-24 2019: Exterior paint varies in condition as some areas weather more than other areas. Based on a 10 year paint cycle. 2015: This fund is to repaint the exterior stucco of the clubhouse when needed. Last known paint was in 2011.
15	Paint Clubhouse Wood and Wood Trim 10%	545 Sq. Ft.	\$1,090	10	2011	0	2022 - 2023	Scheduled	2022: To be Completed in 2022-2023 2019: Exterior paint varies in condition as some areas weather more than other areas. Based on a 10 year paint cycle. 2015: This fund is to paint the exterior wood/wood trim of the clubhouse. Last Known paint was in 2011.
16	Clubhouse Upgrade/Renovation	1 Fund	\$20,000	35	2022-2023	0	2022 - 2023	Scheduled	2022: The clubhouse upgrade to be completed in 2022-2023 for \$40K seek consultant.
17	Clubhouse Upstairs Kitchenette: Remodel/Upgrade	1 Fund	\$4,180	20	2014	12	2034 - 2035	Fair	2022: The upstairs kitchenette looks to be in fair condition showing normal wear. Make any repairs as needed. 2019: No major changes from previous study 2015: completed in 2013-14 - all in working condition. 2014: Upstairs kitchenette remodeled in 2013 and 2014 for \$3,677.
18	Clubhouse Restroom Upgrade & Fixtures	2 Funds	\$2,200	35	2011	24	2046 - 2047	Fair	2022: The clubhouse restroom upgrade & fixtures are currently in fair condition. 2019: No major changes from previous study 2015: It is noted that the clubhouse restrooms was completed in 2011. 2014: Including Sink, toilets, mirror, soap dispenser, etc.
19	Paint Interior Clubhouse	1 Fund	\$10,400	10	2021-2022	10	2032 - 2033	New	2022: To be Completed in April 2022 / for 10K Clubhouse, Office, Restrooms 2019: Interior paint varies in condition based on foot traffic. Based on a 10 year paint cycle. 2015: This fund is to paint the interior clubhouse and office
20	Clubhouse Carpet Flooring (Upstairs/Downstairs)	2,226 Sq. Ft.	\$12,354	15	2013	6	2028 - 2029	Fair	2022: The carpet in the clubhouse is currently in fair condition showing normal wear. Clean regularly. 2019: No major changes from previous study 2015: This fund is to replace the downstairs carpet in the clubhouse
21	Tile Flooring (Hall, Kitchen, Bar)	313 Sq. Ft.	\$2,739	30	2011 2013	19	2041 - 2042	Good	2022: Tile Flooring (Hall, Kitchen downstairs/upstairs, Bar) Last known installation date 2011 & 2014 2019: No major changes from previous study 2015: This is to replace the hall tile which was replaced in 2011.
22	Clubhouse Restroom Tile Flooring (M & W & Entry)	718 Sq. Ft.	\$6,283	30	2011	19	2041 - 2042	Good	2022: Tile Walls & Flooring are in good condition. 2019: No major changes from previous study 2015: This is to replace the clubhouse restroom tile floor which was replaced in 2011.
23	Clubhouse Entry Doors	1 Fund	\$11,000	35	2015	28	2050 - 2051	Good	2022: The entry doors appear to be in good condition. No damage discovered. 2019: No major changes from previous study 2015: It is noted that the entry doors were replaced in 2015 for approximately \$10K
24	Sliding Door @ Storage	1 Fund	\$3,150	35	2021-2022	35	2057 - 2058	New	2022: It is noted that the sliding door at storage was replaced in 2021-22 for \$3K

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25	Paint Common Area Doors	1 Fund	\$1,650	10	2014	2	2024 - 2025	Fair	2022: Common Doors and Interior / Exterior Pool Restrooms Paint in 2024-2025 2019: Interior paint varies in condition based on foot traffic. Based on a 10 year paint cycle. 2016: Common area doors painted in 2014. 2015: This fund it so paint the interior/exterior common area doors.
26	Interior Clubhouse Lights	1 Fund	\$7,702	25	2014	17	2039 - 2040	Good	2022: No major changes to the clubhouse light fixtures. Current condition is good. 2019: No major changes from previous study 2015: Clubhouse lighting replaced in 2014 for \$7,000.
27	Interior Clubhouse Restroom Lights	1 Fund	\$385	25	2022-2023	0	2022 - 2023	Scheduled	2022: The restroom lights are scheduled for 2022-2023 2019: No major changes from previous study 2015: This fund is to repair/replace or upgrade the clubhouse restroom light fixtures.
28	Refrigerator- Frigidaire	1 Each	\$915	20	2021-2022	20	2042 - 2043	Working	2022: New - \$915 in 2021/2022 2019: RL - Adj +2 Working Condition 2017: Deferred + 1 - Still in working condition 2016: The fridge is in working condition repair/replacement deferred.
29	Refrigerator	1 Each	\$915	18	Unknown	1	2023 - 2024	Working	2022: The clubhouse refrigerator is in working condition and working properly. 2019: No major changes from previous study - working condition. 2015: This fund is to replace the Clubhouse fridge when needed.
30	Stove/Oven- Maytag	1 Each	\$2,500	18	2020	16	2038 - 2039	Working	2022: The stove was recently replaced (2020). The current condition is good. Inspect and repair as needed 2021: Hood and stove replaced in 2020 for \$2956. 2019: No major changes from previous study - working condition. 2015: This fund is to replace the Clubhouse Stove/Oven when needed.
31	Stove Hood	1 Each	\$455	15	2020	13	2035 - 2036	Working	2022: The stove hood was recently replaced (2020) and is currently in good condition. Inspect and repair as needed 2021: Hood and stove replaced in 2020 for \$2956. 2019: No major changes from previous study - working condition. 2015: Association replaced the hood above stove for about \$300 in 2015
32	Microwave- Kenmore	1 Each	\$200	10	Unknown	2	2024 - 2025	Working	2022: The microwave is in working condition. Adj RL +2 years. 2019: RL - Adj +2 Working Condition 2017: Deferred - working condition (replace when needed) 2016: Microwave is still in working condition repair/replace when needed. 2015: This fund is to replace the Clubhouse Microwave when needed.
33	Misc. Kitchen Appliances	1 Fund	\$1,000	10	Unknown	2	2024 - 2025	Working	2022: Replace old and outdated kitchen appliances when needed. 2019: RL - Adj +2 Working Condition 2017: Deferred - working condition (replace when needed) 2016: Kitchen appliances are in working condition. 2015: Replace old and outdated kitchen appliances when needed.
34	Clubhouse Furnishings	1 Fund	\$10,000	20	Unknown	0	2022 - 2023	Fair	2022: It is noted that the clubhouse is going to upgraded / renovation for \$10K in 2022-2023 2019: No major changes from previous study - aging 2015: The clubhouse furnishings is good/fair condition "aged & outdated" but very functional. 2014: This fund is to replace/upgrade the clubhouse furniture
35	Drinking Fountain	1 Each	\$558	20	Unknown	1	2023 - 2024	Working	2022: Per Board next disbursement will be in 2023-24. The drinking fountain inside the clubhouse is in working condition. Inspect and repair as needed. 2019: No major changes from previous study - working condition. 2015: Working Condition 2014: This fund is to replace the drinking fountain when needed.
36	Office Electronic Equipment	1 Fund	\$2,204	5	2016	2	2024 - 2025	Working	2022: The office equipment is in working condition. RL - Adj +2 years. 2019: 2019: RL - Adj +2 Working Condition 2015: New Computer 2015-2016 2014: This fund is for the replacement of electronic furnishings such as computers, phones, printers, etc..

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37	Office Furnishings	1 Fund	\$1,650	15	2017	10	2032 - 2033	Good	2022: The office furnishings appear in good condition. Maintain properly to help with the remaining life. Inspect regularly. 2019: No major changes from previous study 2015: Fund to replace office desk, file cabinets, appliances, etc. 2014: This fund is for the replacement of files, desks, chairs, etc.
38	HVAC Unit	1 Each	\$8,700	15	2021-2022	15	2037 - 2038	New	2022: The HVAC Unit is current in new condition. 2019: No major changes from previous reserve study. Working. 2015: It is noted that the HVAC Units is in working condition. 2014: HVAC unit repaired 2013 for \$1,792. Increased remaining life from 8 years to 10 years.
39	HVAC Unit	1 Each	\$8,700	15	2013	2	2024 - 2025	Working	2022-2019: Per Board next disbursement will be in 2024-25. No major changes from previous reserve study. Working. 2015: It is noted that the HVAC Units is in working condition. 2014: HVAC unit repaired 2013 for \$1,792. Increased remaining life from 8 years to 10 years.
40	Water Heater	1 Each	\$770	20	2005	3	2025 - 2026	Working	2022: It is noted that the water heater is working and Adj RL 3 - reassess 3 years at next reserve study inspection 2019: It is noted the water heater is approx. 14 years old and in working condition. Adj RL +2 2015: It is noted that the water heater @ clubhouse is inworking condition. 2014: This fund is for the replacement of the water heater at the clubhouse.
POOL/SPA									
41	Concrete Pool Deck	3,409 Sq. Ft.	\$26,249	25	Repaired 2020	4	2026 - 2027	Good-Fair	2022: It is noted that the deck / concrete repairs were completed in 2021 - next repair 2026 2021: Pool deck and exterior concrete repaired in 2020 for \$3,500. 2019: Pool deck should be inspected and repaired as indicated. 2015: The pool deck is in good to fair condition "discoloration" and cracks are visually noticeable and all cracks over 1/4" should be repaired. 2014: This fund is to repair/resurface concrete pool deck
42	Pool Crack & Joint Repair	231 Ln. Ft.	\$1,000	10	2021-2022	10	2032 - 2033	New	2022: The pool crack/joint repair was completed in 2021-22 for \$1K 2019: Recommend pool crack and joint repair.
43	Pool Coping	231 Ln. Ft.	\$6,468	20	2011	9	2031 - 2032	Fair	2022: The pool coping is currently in fair condition. Inspect regularly. 2019: The Tile and Coping is in good/fair condition - repair as needed. 2015: This fund is for the tile and coping of the pool
44	Pool - Replaster	1 Fund	\$11,445	17	2011	6	2028 - 2029	Fair	2022: The pool plaster is currently in fair condition. Inspect regularly and repair as needed. 2019: No major changes from previous study 2015: This fund is to resurface/plaster the pool.
45	Pool Tile	231 Ln. Ft.	\$6,156	20	2011	9	2031 - 2032	Fair	2022: The pool tile is in fair condition showing normal wear. 2019: The Tile and Coping is in good/fair condition - repair as needed. 2015: This fund is for the tile and coping of the pool
46	Pool Shed Roof- Wood	132 Sq. Ft.	\$3,960	20	Unknown	8	2030 - 2031	Fair	2022: Recommend the pool shed & room should be inspected and repaired as indicated - inspect for wood rot. 2019: The pool shed roof is wood and should be inspected - All roofs should be inspected and repaired as indicated. 2015: This fund is to replace/repair the pool shed equipment room roof. Inspect & repair as needed.
47	Paint Exterior Pool Shed	1,056 Sq. Ft.	\$2,112	10	2011	0	2022 - 2023	Scheduled	2022: To be Completed in 2022-2023 2019: Exterior paint varies in condition as some areas weather more than other areas. Based on a 10 year paint cycle. 2015: This fund is to paint the exterior pool shed. Last known paint was in 2011

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

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48	Pool Equipment (Pumps/Filters)	1 Fund	\$12,654	15	2011	4	2026 - 2027	Fair	2022: The pool equipment looks to be in fair condition. No leaks discovered during inspection. 2019/2015: This fund may be used to replace any of the pool equipment when needed. Filters, pumps, etc.
49	Pool Sweep	1 Each	\$5,500	13	2015	6	2028 - 2029	Working	2022: The pool sweep is in working condition. Inspect regularly and repair as needed. 2019/2015: This fund is to replace the pool sweep when needed.
50	Pool Restroom Upgrade & Fixtures	2 Funds	\$2,204	30	Unknown	2	2024 - 2025	Fair-Poor	2022: No change from last reserve study. 2019: Adj RL 5 Years: Restrooms/Ext Pool on same maintenance schedule. 2015: Pool restrooms need some repairs and interior paint. 2014: Including Sink, toilets, mirror, soap dispenser, etc.
51	Paint Interior Pool Restrooms	2 Each	\$1,650	10	2016	2	2024 - 2025	Fair	2022: Common Doors and Interior / Exterior Pool Restrooms Paint in 2024-2025 2019: Interior paint varies in condition based on foot traffic. Based on a 10 year paint cycle. 2016: Pool restrooms painted in June 2016. 2015: This fund is to paint the interiors of the pool restrooms -needs paint.
52	Pool Restroom Tile Walls	420 Sq. Ft.	\$3,675	40	Unknown	5	2027 - 2028	Fair	2022: Aged/Fair Condition 2019: No major changes from previous study - Dated 2015: This fund is for the replacement/repair or upgrade of the Pool Restroom Tile Walls.
53	Pool Exterior Showers/Faucets	2 Each	\$384	25	Unknown	2	2024 - 2025	Fair	2022: The exterior pool showers are in fair condition showing normal wear. 2019: Adj RL 5 Years: Restrooms/Ext Pool on same maintenance schedule. 2015: This fund is to repair & replace the exterior pool showers & faucets
54	Pool Exterior Shower Tile	144 Sq. Ft.	\$1,260	30	Unknown	5	2027 - 2028	Fair	2022: Aged/Fair Condition 2019: No major changes from previous study - Dated 2015: This fund is for the replacement/repair of the exterior pools shower tile walls/floor
55	Interior/Exterior Pool Restroom Lights	1 Fund	\$385	25	2023-2024	1	2023 - 2024	Scheduled	2022: The exterior / Interior Pool Restroom lights are scheduled for 2022-2023 2019: No major changes from previous study 2015: This fund is to repair/replace or upgrade the Interior pool restroom light fixtures
56	Sauna (Used as Storage)	1 Each	\$0	0	NOT IN USE	0	2022 - 2023	N/A	2022-2015: Sauna is non-op - Locked
57	Chain Link Fence Windscreens (74 In. ft.)	1 Fund	\$250	5	2021-2022	1	2023 - 2024	New-Good	2022-2020: It is noted that the screens were replaced in 2020-2021 for \$250 2019: Windscreens are in fair condition, replacement is not needed at this time. Adj +2 2016: Windscreens are in good condition, replacement is not needed at this time. 2015: The windscreens appear to be in good/fair condition replacement maybe deferred - inspect before deferment.
58	Pool Chain Link Fence 5'-6"	245 Ln. Ft.	\$1,886	40	2020	38	2060 - 2061	Good	2022: Fencing recently replaced (2021). Inspect and repair as needed. 2021: Fencing replaced for \$17,585 with line items 26 & 27. 2019: No major changes from previous study: Cycle Paint is Recommended 2015: This fund is to replace the chain link fence which includes 2 Pedestrian Gates at pool.
59	Pool/Entry Pole Lights	4 Each	\$8,816	30	2020-2021	28	2050 - 2051	Good	2022: The light fixture looks to be in good condition and doesn't appear broken. Inspect regularly and repair as needed. 2019: No major changes from previous study - Adj +2 2015: This fund is to replace the pool & entry lights

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

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TENNIS COURTS										
60	Remove/Replace Tennis Courts Pavement	21,120	Sq. Ft.	\$63,360	15	Unknown	10	2032 - 2033	Fair-Poor	2022: Per Board next disbursement will be in 2032-33. Tennis courts look as if they are not used. 2019: No major changes from previous study - Adj +2 2015: This fund is to replace the pool & entry lights
61	Resurface/Stripe Tennis Courts - 1&2	14,400	Sq. Ft.	\$5,040	5	Unknown	0	2022 - 2023	Fair-Poor	2022: Tennis courts look as if they are not used. 2019: No major changes from previous study - Adj +2 2015: This fund is to replace the pool & entry lights
62	Resurface/Stripe Tennis Court - 3 (Apartment)	6,720	Sq. Ft.	\$2,352	5	Unknown	0	2022 - 2023	Fair-Poor	2022: Tennis courts look as if they are not used. 2019: No major changes from previous study - Adj +2 2015: This fund is to replace the pool & entry lights
63	Tennis Court Lights	12	Each	\$54,000	25	Unknown	10	2032 - 2033	Unknown	2022: Per board possibly going to remove lights in future. Per Board next disbursement will be in 2032-33. 2019: No major changes from previous study - Adj +2 2015: This fund is to replace the pool & entry lights
64	Tennis Court Fencing 10'	712	Ln. Ft.	\$41,296	50	Unknown	6	2028 - 2029	Fair	2022: The fencing around the tennis court is currently in fair condition. Repaired Fencing for \$850 Adj RL + 1 - Inspect regularly and repair as needed. 2019: No major changes from previous study 2015: This fund is to repair/replace the tennis court fences which includes 2 gates
MAINTENANCE SHED										
65	South Shed Tile Roof (Repair)	475	Sq. Ft.	\$475	40	Unknown	11	2033 - 2034	Fair	2022-2019: All roofs should be inspected and repaired as indicated.
66	Shed Metal Roof	720	Sq. Ft.	\$15,120	35	2017	30	2052 - 2053	Good-Fair	2022-2019: It appears that the shed metal roof is in good condition - All roofs should be inspected and repaired as indicated. 2017: Metal Roof to be replaced for \$14K in 2017 2015: Inspect & repair as needed at the time of the roof inspection.
67	Interior Shed/Storage Lights	1	Fund	\$275	25	Unknown	15	2037 - 2038	Fair	2022-2019: No major changes from previous study. Current condition is fair. Repair as needed. 2015: This fund is to replace any of the interior shed & storage light fixtures
68	South Shed Chain Link Fence	58	Ln. Ft.	\$3,364	40	Unknown	0	2022 - 2023	Poor	2022-2015: Getting bids 5/2022 for repairs. Inspect and Repair Sections are rusting and broken. 2014: This fund is to replace the south shed chain link fence.
69	Garage Door Opener	1	Each	\$1,102	20	Unknown	2	2024 - 2025	Working	2022: The garage door opener located at the landscaping building is in working condition. Inspect regularly and repair/replace as needed. Adj RL +2 years 2019: No major changes from previous reserve study. Working. 2015: It is noted that the garage door opener is in working condition. 2014: This fund is for the replacement of the garage door opener on the workshop garage
70	Lawn Mower (John Deer)	1	Each	\$3,500	10	2017	6	2028 - 2029	Fair	2022: Due to the amount of use the current condition is fair. Clean often and repair as needed. 2019: It is noted that there is a John Deer Lawn Mower that was purchased in 2017 for \$3500.
71	V-Tec	1	Each	\$29,000	20	2020-2021	20	2042 - 2043	New-Good	2022: Tri-King Mower and Craftsman 3200 SOLD - and replaced with V-Tec for \$29K (USED) 2019: The Tri-King Mower is in working condition 2015: New/Used Mower - Working
72	Gas Blower	1	Each	\$400	12	2020-2021	12	2034 - 2035	New-Good	2022: Recently purchased. 2019: It is noted that a new gas blower was purchased for \$500 in 2018.
73	Irrigator	1	Each	\$3,000	10	2020-2021	10	2032 - 2033	Good-Fair	2022: It is noted that a new irrigator was purchased for \$3K in 2021.
74	Golf Cart	1	Each	\$3,000	15	2021-2022	15	2037 - 2038	Good-Fair	2022: It is noted that a used Golf Cart was purchased for \$3K in 2021.
75	Golf Cart	1	Each	\$3,000	15	2016	9	2031 - 2032	Fair	2022: It is noted that a used Golf Cart was purchased for \$3K in 2016. 2019: It is noted that the golf cart is in working condition however it is also noted the golf cart was not new but a used golf cart Adj -5 2016: Golf Cart new in 2016

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GATES / FENCES									
76	Vehicle Entry Chain Link Fence 8'	66 Ln. Ft.	\$508	40	2020	38	2060 - 2061	Good-Fair	2022: Fencing recently replaced. 2021: Fencing replaced for \$17,585 with line items 25 & 26. 2019: No major changes from previous study: Cycle Paint is Recommended 2015: It is noted that the area of fencing to be replaced with a wrought iron fencing.
77	Fence Parking/Pool Divider	88 Ln. Ft.	\$678	40	2020	38	2060 - 2061	Good-Fair	2022: Fencing recently replaced. 2021: Fencing replaced for \$17,585 with line items 25 & 27. 2019: No major changes from previous study: Cycle Paint is Recommended 2015: It is noted that the area of fencing to be replaced with a wrought iron fencing
78	Clubhouse WI Fencing	102 Ln. Ft.	\$6,273	40	2014	32	2054 - 2055	Fair	2022: The wrought iron fencing appears to been fair condition. Inspect regularly. 2019: No major changes from previous study: Cycle Paint is Recommended 2015: The fence was replaced with WI fencing 3 2014: It is noted that the area of fencing to be replaced with a wrought iron fencing.
79	WI Fence 5'	100 Ln. Ft.	\$6,150	40	Unknown	10	2032 - 2033	Fair	2022: The wrought iron fencing appears to been fair condition. Inspect regularly. 2019: No major changes from previous study: Cycle Paint is Recommended 2014: This fund is to repair/replace the wrought iron fence. Painting is recommend on a reg basis
80	Chain Link Fence at Pond	300 Ln. Ft.	\$17,159	40	2017	35	2057 - 2058	Good	2022-2019: Fence appears in good condition. 2017: Chain-link fence to be replaced for \$15,948
81	WI Fencing - Golf Course at Tee Box 3	135 Ln. Ft.	\$8,303	40	Unknown	10	2032 - 2033	Fair	2022: This fencing is currently in fair condition. Inspect regularly. 2019: No major changes from previous study: Cycle Paint is Recommended 2015: It is noted that this area is between house and golf course 2014: This fund is to replace the WI Fencing at T-Box 3 area
82	South Patio WI Fence & Gates	156 Ln. Ft.	\$9,594	40	2011	29	2051 - 2052	Fair	2022: This fencing is currently in fair condition. Inspect regularly. 2019: No major changes from previous study: Cycle Paint is Recommended 2015: Fencing and Gates are sturdy with minimal rust (repair and paint cycle is recommended)
83	WI Gate Enclosure To Pool Area and Golf Course	1 Each	\$1,318	40	Unknown	25	2047 - 2048	Fair	2022: This fencing is currently in fair condition. Inspect regularly. 2019: No major changes from previous study: Cycle Paint is Recommended 2015: This fund is to repair/replace the WI Gate & Fencing at the Pool Entry of the Clubhouse
84	WI Gate to Pool Storage Room	1 Each	\$1,000	40	Unknown	3	2025 - 2026	Deferred	2022: Defer - per board / functional - Reassess in 3 Years at next on-site inspection 2019: No major changes from previous study: Cycle Paint is Recommended 2015: WI Ped Gate by Hole 2 & 4 needs paint 2014: This fund is to repair/replace the WI Gate & Railing at the Pool Storage Room
85	Wood Pool Shed/Gates	1 Each	\$3,075	30	Unknown	10	2032 - 2033	Fair	2022: The wood shed is in fair condition. Some of the wood is very old. Repair as needed. 2019: No major changes from previous study: Cycle Paint is Recommended 2015: This fund is to replace/repair the pool shed equipment enclosure
86	Metal Hand Rails	1 Fund	\$1,655	40	Unknown	15	2037 - 2038	Good-Fair	2022: The condition of the metal hand rails is good to fair. They are sturdy. Inspect regularly 2019: No major changes from previous study: Cycle Paint is Recommended 2015: This fund is to replace the metal handrails interior and exterior.
87	Masonry Wall	171 Ln. Ft.	\$9,405	50	Unknown	25	2047 - 2048	Fair	2022: This component is in fair condition with no major damage located. 2019: No major changes from previous study - Inspect & Repair as needed. 2015: This fund is to repair/replace the masonry wall in-between the pool and tennis courts

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88	Shared Wood Fencing on Venetian Drive - (50%)	757 Ln. Ft.	\$21,196	20	2014	12	2034 - 2035	Fair	2022: The shared fencing is in fair condition. Inspect regularly and repair as needed. 2019: Repair as Needed 2015: It is noted that the fence was replaced in 2014 2014: In progress as of 12/27/2013 planned to finish 2014 for \$16,000.
89	Paint and Seal Wood Fencing on Venetian Drive (50%)	4,542 Sq. Ft.	\$4,542	7	2014	0	2022 - 2023	Scheduled	2022: Per Board quote for paint is \$2500. It is noted that the paint on wood fencing and WI Fences and Gates are scheduled for 2022-2023 2019: It is noted that the fence was painted in 2014 and as needed. Adj RL +2 2015: This fund is to paint or seal the wood fencing on Venetian Drive.
90	Paint WI Fencing and Gates (average 4' to 5')	1,572 Sq. Ft.	\$3,144	3	2020	0	2022 - 2023	Scheduled	2022: It is noted that the paint on wood fencing and WI Fences and Gates are scheduled for 2022-2023 2019: Cycle Paint is recommended. 2017: Completed in 2017 \$2471 2015: This fund is to paint the wrought iron fencing around the common areas. Regularly painting is recommended due to the outdoor elements
WATER FEATURES									
91	Pond Bank Repairs	1 Fund	\$13,000	7	2017	2	2024 - 2025	Deferred	2022: Per Board next disbursement will be in 2024-25. 2019: Bank appears to be in good/fair condition. 2017: Pond Bank Repairs \$5K in 2017 2016: Not needed at this time repair is deferred. 2015: There are areas where there are real soft inlets created - may need bank repair build up : Reduced to about \$1,000 Year for repairs 2014: Fully Funded: FYE 2014 Defer Maintenance: Component is still in good working condition (repair/replace when needed) - No Annual Contribution is needed for this component until replacement. *Board is in search of a contractor*
92	Dredging Waterways	1 Fund	\$16,400	35	2018	25	2047 - 2048	Good-Fair	2022: The dredging of the waterways took place in 2018. The current condition is good/fair . 2019: It is noted that the water ways (not pond) was dredged in 2018 for \$16K .
93	Pond Dredging	1 Fund	\$16,500	35	2012	25	2047 - 2048	Good-Fair	2022: Cycle Pond Dredging once every 35 years (completed in 2012) 2019: No major changes in the signage from previous study 2015: Cycle Pond Dredging once every 35 years (completed in 2012) 2014: This is to repair areas of the pond bank
94	Pond Circulating Pump	1 Each	\$5,550	12	Unknown	6	2028 - 2029	Unknown	2022-2020: Per Board no issues with pump that will not be covered by the operations account. Per Board next disbursement will be in 2028-29. Closed Due to Leak 2016: Pond pump was replaced 10/2016 for \$5,155. 2015: Working 2014: This fund is for the repair and/or replacement of the circulating pump
95	Well Pump	1 Fund	\$1,320	15	2012	5	2027 - 2028	Working	2022: The well pump is in working condition - Inspect and repair as needed. 2019: No major changes from previous study 2015: The well pump is in working condition - Inspect and repair as needed. 2014: Well pump replaced in 2014 for \$1,200.
96	Pond Fountain Pumps	6 Each	\$3,972	15	2012	5	2027 - 2028	Working	2022: The pond fountain pumps are in working condition -Inspect and repair as needed. 2019: Inspect and repair as needed - working. 2015: The pond fountain pumps are in working condition -Inspect and repair as needed. 2014: This fund is for the repair and/or replacement of the pond fountain pumps & equipment
LANDSCAPING									
97	Entry Fountain Removal/Replace	1 Fund	\$10,000	12	2022-2023	0	2022 - 2023	Scheduled	2022-2014: Per Board \$10K quote to repair. Entry Fountain is to be removed and filled in and renovated into a landscaped entry area.
98	Rock Replace @ clubhouse/bike rack	1 Fund	\$825	5	Unknown	3	2025 - 2026	Fair	2022: Rock replacement is not needed at this time. Adj RL =2 years 2019: Adj RL +2 2016: Rock replacement is not needed at this time, maintenance is deferred. 2015: This is for the replacement of the ground cover around the bike rack and clubhouse.

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99	Landscaping Improvements @ Medians	1 Fund	\$5,000	10	Unknown	0	2022 - 2023	Fair-Poor	2022: The landscaping at the medians is in fair to poor condition.
100	Golf Course Green Improvements	1 Fund	\$30,000	30	Unknown	0	2022 - 2023	Fair-Poor	2022: Per Board the project has started set at \$30K. The golf course greens are currently in fair to poor condition. Some greens need to be repaired/replaced.
101	Wood Bridge @ Hole 16	64 Sq. Ft.	\$1,754	20	2012	10	2032 - 2033	Fair	2022-2019: No major changes from previous study 2015: It is noted that the wood bridge at hole 16 was replaced in 2012 2014: This is to replace/replace the 8*8 wood bridge which has fallen apart ... 1/2 of wood bridge is missing boards
102	Wood Bridge @ Hole 10 & Clubhouse	72 Sq. Ft.	\$1,973	20	Unknown	3	2025 - 2026	Deferred	2022: Defer Maintenance/Replacement - Reassess in 3 years at next study. 2019: Defer replacement 1 Year 2015: The wood bridge also has a concrete walks with some cracks for concrete 2014: This is to replace the wood bridge which is fair condition - Useable
103	Shared Wood Bridge with/ Gate 50% of \$9,500	1 Fund	\$5,225	30	2012	20	2042 - 2043	Good-Fair	2022: No major changes from previous study - needs paint. 2019: No major changes from previous study 2015: Needs Paint 2014: This is for the repair of the shared wood bridge. It is estimated that it will cost \$19K to replace bridge. \$9,500/50%\$4,750K to repair the bridge
104	Sewer and Drainage	1 Fund	\$16,500	30	Unknown	10	2032 - 2033	N/A	2022: This fund is for the repair of the sewer/ drainage system if needed 2019/2015: Cycle sewer & drainage repairs - inspect and repair as needed 2014: This fund is for the repair of the sewer/ drainage system if needed
105	Concrete Tables and Benches	1 Fund	\$2,202	50	Unknown	15	2037 - 2038	Good	2022: The concrete tables and benches are currently in good condition and aging normally. 2019: No major changes in the concrete tables and benches from previous study 2015: The concrete tables and benches show no major defects at this time aging normally. 2014: This fund is for the repair/ replacement of the concrete tables & benches
106	Misc. Benches on Golf Course	1 Fund	\$2,202	20	Varies	3	2025 - 2026	Fair	2022 -2019: Benches are aging based on outdoor elements - discoloration but is in fair condition. Adj RL + 3 years 2015: Benches are in good condition however discoloration is apparent 2014: This fund is for the repair/ replacement of the misc. benches on golf courses
107	Bike Rack	1 Each	\$410	25	Unknown	10	2032 - 2033	Good	2022: Back rack is currently in good condition. Paint recommended. 2019: Bike Rack needs paint 2015: The bike rack @ clubhouse is in good condition "paint may be recommended". 2014: This fund is for the repair/replacement of the bike rack by clubhouse pool
108	Monument Signs: Venetian Gardens	2 Each	\$2,730	50	Unknown	25	2047 - 2048	Good-Fair	2022-2019: No major changes in the signage from previous study 2015: Monuments signs are in good condition - no major problems detected.
109	Monument: Griffin Point @ Venetian Drive	2 Each	\$11,004	50	Unknown	25	2047 - 2048	Good-Fair	2022-2019: No major changes in the signage from previous study 2015: Monuments signs are in good condition - no major problems detected. 2014: This fund is to maintain/repair the concrete monument signs.
110	Miscellaneous Signs	1 Fund	\$750	5	2022	0	2022 - 2023	Scheduled	2022: Revise line item to \$ 750/once every 5 years to those that need to be replaced. 2019: Replace faded signs as needed and paint signs that can be painted 2015: Needs Paint and Repair on some of the signage golf course 2014: This fund is for the replacement of the numerous miscellaneous signage

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

VISUAL ANALYSIS COMMENTARY WORKSHEET

The visual condition of reserve components are based solely on the opinion of the reserve specialist inspector at the time of the on-site inspection of the property. It is recommended that all common area components should receive reasonable maintenance and care for their remaining life. The average useful life expectancy of components are based normally on industry standards and/or historical data from the association.

There are certain assumptions that have been made during the compilation of this report because of certain conditions such as weather, any deferred maintenance, substandard materials used during the construction or general workmanship of the component can decrease a component's useful life. Therefore, Golden Consulting Group recommends that reserve study update should be reviewed annually to make any necessary adjustments to the component and/or the reserve fund.

Next Replacement Date may be calculated by the following:

Current Year (2022) + Estimated Remaining Life (depends on adjustments) OR Last Known Placed In Service Date + Average Life Expectancy

No.	Sub-Category Description	Estimated Quantity Unit of Measure	Replace Cost	Useful Life	Placed in Service Date	Remaining Life	Next Replace Date By FYE	Visual Condition	COMMENTS/NOTES
OTHER									
111	Governing Docs Revisions	1 Fund	\$5,810	10	2016	4	2026 - 2027	N/A	2022-2019: N/A - Update as needed; N/A - Update as needed 2016: Revised Governing documents in 2016
112	Project Consulting	1 Fund	\$20,000	1	2022-2023	0	2022 - 2023	Scheduled	2022: This fund is for project consulting which will be needed for the clubhouse renovation/upgrade
113	Reserve Study	1 Each	\$2,200	3	2022	3	2025 - 2026	N/A	2022: On-Site Inspection completed on 4/4/2022. 2019: On-Site Inspection completed on 2/18/2019 2015: On-Site Inspection completed on 10/27/2015 2012: On-site inspection completed August 29, 2012
114	Reserve Contingency	1 Fund	\$1,769	1	2022	1	2023 - 2024	N/A	This fund is for any unallocated or unforeseen reserve expenditures. At .05% of the Annual Reserve Straight Line.

VENETIAN GARDENS HOMEOWNERS ASSOCIATION
COMPONENT SUMMARY ANALYSIS BY CATEGORY

Estimated Replacement Cost	\$805,084	Units	1116
Annual Reserves (Based on Straight Line)	\$65,844	Annual Reserves Required (Based on Straight Line Funding Method)	
Monthly Reserves (Based on Straight Line)	\$5,487	Monthly Reserve based on straight line (Annual reserves divided 12 months)	
Yearly Reserves Per Unit (Based on Straight Line)	\$59.00	Yearly Reserve Per Unit based on straight line (Monthly reserves divided units)	
Fully Funded Accrued Reserve Amount as of FYE, April 30, 2022	\$442,962	Fully Funded Accrued Reserve Amount as of FYE, April 30, 2022	
Estimated Reserve Balance as of FYE, April 30, 2022	\$142,605	Estimated Reserve Balance as of FYE, April 30, 2022	
Percent Funded as of FYE, April 30, 2022	32%	Percent Funded as of FYE, April 30, 2022	

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date By FYE
TOTAL		\$805,084	\$65,844	\$5,487	\$442,962			
Pavement	Asphalt Overlay- Clubhouse Parking	\$16,548	\$552	\$46	\$14,342	30	4	2026 - 2027
	Asphalt- Repair & Seal- Clubhouse Parking	\$5,228	\$1,046	\$87	\$1,046	5	4	2026 - 2027
	Replace Parking Blocks	\$3,312	\$110	\$9	\$2,870	30	4	2026 - 2027
	Concrete Repairs	\$3,500	\$700	\$58	\$700	5	4	2026 - 2027
	Concrete Pavers- Clubhouse Entry	\$18,018	\$721	\$60	\$5,045	25	18	2040 - 2041
	Concrete Pool Deck	\$26,249	\$1,050	\$87	\$22,049	25	4	2026 - 2027
Pavement Total		\$72,856	\$4,178	\$348	\$46,052			
Roofing	Roof Inspections and Repairs	\$1,000	\$500	\$42	\$500	2	1	2023 - 2024
	Built Up Roof (Flat) Portion	\$7,500	\$375	\$31	\$3,375	20	11	2033 - 2034
	Pitched Tile Roof -Clubhouse (Repair)	\$4,400	\$220	\$18	\$1,980	20	11	2033 - 2034
	Awning- Metal	\$5,400	\$216	\$18	\$3,456	25	9	2031 - 2032
	Skylights	\$5,500	\$157	\$13	\$1,729	35	24	2046 - 2047
	Gutters and Downspouts	\$2,000	\$1,000	\$83	\$1,000	2	1	2023 - 2024
	Pool Shed Roof- Wood	\$3,960	\$198	\$17	\$2,376	20	8	2030 - 2031
	South Shed Tile Roof (Repair)	\$475	\$12	\$1	\$344	40	11	2033 - 2034
	Shed Metal Roof	\$15,120	\$432	\$36	\$2,160	35	30	2052 - 2053
Roofing Total		\$45,355	\$3,110	\$259	\$16,920			
Flooring	Clubhouse Carpet Flooring (Upstairs/Downstairs)	\$12,354	\$824	\$69	\$7,413	15	6	2028 - 2029
	Tile Flooring (Hall, Kitchen, Bar)	\$2,739	\$91	\$8	\$1,004	30	19	2041 - 2042
	Clubhouse Restroom Tile Flooring (M & W & Ent)	\$6,283	\$209	\$17	\$2,304	30	19	2041 - 2042
	Pool Restroom Tile Walls	\$3,675	\$92	\$8	\$3,216	40	5	2027 - 2028
	Pool Exterior Shower Tile	\$1,260	\$42	\$4	\$1,050	30	5	2027 - 2028
Flooring Total		\$26,311	\$1,258	\$105	\$14,986			
Doors	Clubhouse Entry Doors	\$11,000	\$314	\$26	\$2,200	35	28	2050 - 2051
	Sliding Door @ Storage	\$3,150	\$90	\$8	\$0	35	35	2057 - 2058
Doors Total		\$14,150	\$404	\$34	\$2,200			
Windows	Clubhouse Window Reseal	\$3,000	\$600	\$50	\$0	5	5	2027 - 2028
Windows Total		\$3,000	\$600	\$50	\$0			

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date By FYE
TOTAL		\$805,084	\$65,844	\$5,487	\$442,962			
Painting	Paint Exterior Clubhouse	\$10,890	\$1,089	\$91	\$9,801	10	1	2023 - 2024
	Paint Clubhouse Wood and Wood Trim10%	\$1,090	\$109	\$9	\$1,090	10	0	2022 - 2023
	Paint Interior Clubhouse	\$10,400	\$1,040	\$87	\$0	10	10	2032 - 2033
	Paint Common Area Doors	\$1,650	\$165	\$14	\$1,320	10	2	2024 - 2025
	Paint Exterior Pool Shed	\$2,112	\$211	\$18	\$2,112	10	0	2022 - 2023
	Paint Interior Pool Restrooms	\$1,650	\$165	\$14	\$1,320	10	2	2024 - 2025
	Paint and Seal Wood Fencing on Venetian Drive	\$4,542	\$649	\$54	\$4,542	7	0	2022 - 2023
	Paint WI Fencing and Gates (average 4' to 5')	\$3,144	\$1,048	\$87	\$3,144	3	0	2022 - 2023
Painting Total		\$35,478	\$4,476	\$373	\$23,329			
Gates & Fences	Chain Link Fence Windscreens (74 In. ft.)	\$250	\$50	\$4	\$200	5	1	2023 - 2024
	Pool Chain Link Fence 5'-6'	\$1,886	\$47	\$4	\$94	40	38	2060 - 2061
	South Shed Chain Link Fence	\$3,364	\$84	\$7	\$3,364	40	0	2022 - 2023
	Vehicle Entry Chain Link Fence 8'	\$508	\$13	\$1	\$25	40	38	2060 - 2061
	Fence Parking/Pool Divider	\$678	\$17	\$1	\$34	40	38	2060 - 2061
	Clubhouse WI Fencing	\$6,273	\$157	\$13	\$1,255	40	32	2054 - 2055
	WI Fence 5'	\$6,150	\$154	\$13	\$4,613	40	10	2032 - 2033
	Chain Link Fence at Pond	\$17,159	\$429	\$36	\$2,145	40	35	2057 - 2058
	WI Fencing - Golf Course at Tee Box 3	\$8,303	\$208	\$17	\$6,227	40	10	2032 - 2033
	South Patio WI Fence & Gates	\$9,594	\$240	\$20	\$2,638	40	29	2051 - 2052
	WI Gate Enclosure To Pool Area and Golf Course	\$1,318	\$33	\$3	\$494	40	25	2047 - 2048
	WI Gate to Pool Storage Room	\$1,000	\$25	\$2	\$925	40	3	2025 - 2026
	Wood Pool Shed/Gates	\$3,075	\$103	\$9	\$2,050	30	10	2032 - 2033
	Metal Hand Rails	\$1,655	\$41	\$3	\$1,034	40	15	2037 - 2038
	Masonry Wall	\$9,405	\$188	\$16	\$4,703	50	25	2047 - 2048
	Shared Wood Fencing on Venetian Drive - (50%)	\$21,196	\$1,060	\$88	\$8,478	20	12	2034 - 2035
	Wood Bridge @ Hole 16	\$1,754	\$88	\$7	\$877	20	10	2032 - 2033
	Wood Bridge @ Hole 10 & Clubhouse	\$1,973	\$99	\$8	\$1,677	20	3	2025 - 2026
	Shared Wood Bridge with/ Gate 50% of \$9,500	\$5,225	\$174	\$15	\$1,742	30	20	2042 - 2043
Gates & Fences Total		\$100,764	\$3,208	\$267	\$42,575			
Mechanical	HVAC Unit	\$8,700	\$580	\$48	\$0	15	15	2037 - 2038
	HVAC Unit	\$8,700	\$580	\$48	\$7,540	15	2	2024 - 2025
	Water Heater	\$770	\$39	\$3	\$655	20	3	2025 - 2026
	Garage Door Opener	\$1,102	\$55	\$5	\$992	20	2	2024 - 2025
	Lawn Mower (John Deer)	\$3,500	\$350	\$29	\$1,400	10	6	2028 - 2029
	V-Tec	\$29,000	\$1,450	\$121	\$0	20	20	2042 - 2043
	Gas Blower	\$400	\$33	\$3	\$0	12	12	2034 - 2035
	Irrigator	\$3,000	\$300	\$25	\$0	10	10	2032 - 2033
	Golf Cart	\$3,000	\$200	\$17	\$0	15	15	2037 - 2038
	Golf Cart	\$3,000	\$200	\$17	\$1,200	15	9	2031 - 2032
Mechanical Total		\$61,172	\$3,787	\$316	\$11,786			

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date By FYE
TOTAL		\$805,084	\$65,844	\$5,487	\$442,962			
Renovation	Clubhouse Upgrade/Renovation	\$20,000	\$571	\$48	\$20,000	35	0	2022 - 2023
	Clubhouse Upstairs Kitchenette: Remodel/Upgrar	\$4,180	\$209	\$17	\$1,672	20	12	2034 - 2035
	Clubhouse Restroom Upgrade & Fixtures	\$2,200	\$63	\$5	\$691	35	24	2046 - 2047
Renovation Total		\$26,380	\$843	\$70	\$22,363			
Equipment & Fixtures	Concrete Tables and Benches	\$2,202	\$44	\$4	\$1,541	50	15	2037 - 2038
	Misc. Benches on Golf Course	\$2,202	\$110	\$9	\$1,872	20	3	2025 - 2026
	Bike Rack	\$410	\$16	\$1	\$246	25	10	2032 - 2033
Equipment & Fixtures Total		\$4,814	\$171	\$14	\$3,659			
Appliances	Refrigerator- Frigidaire	\$915	\$46	\$4	\$0	20	20	2042 - 2043
	Refrigerator	\$915	\$51	\$4	\$864	18	1	2023 - 2024
	Stove/Oven- Maytag	\$2,500	\$139	\$12	\$278	18	16	2038 - 2039
	Stove Hood	\$455	\$30	\$3	\$61	15	13	2035 - 2036
	Microwave- Kenmore	\$200	\$20	\$2	\$160	10	2	2024 - 2025
	Misc. Kitchen Appliances	\$1,000	\$100	\$8	\$800	10	2	2024 - 2025
	Clubhouse Furnishings	\$10,000	\$500	\$42	\$10,000	20	0	2022 - 2023
	Drinking Fountain	\$558	\$28	\$2	\$530	20	1	2023 - 2024
	Office Electronic Equipment	\$2,204	\$441	\$37	\$1,322	5	2	2024 - 2025
	Office Furnishings	\$1,650	\$110	\$9	\$550	15	10	2032 - 2033
Appliances Total		\$20,397	\$1,465	\$122	\$14,565			
Lighting	Exterior Building Lights	\$1,655	\$83	\$7	\$166	20	18	2040 - 2041
	Interior Clubhouse Lights	\$7,702	\$308	\$26	\$2,465	25	17	2039 - 2040
	Interior Clubhouse Restroom Lights	\$385	\$15	\$1	\$385	25	0	2022 - 2023
	Interior/Exterior Pool Restroom Lights	\$385	\$15	\$1	\$370	25	1	2023 - 2024
	Pool/Entry Pole Lights	\$8,816	\$294	\$24	\$588	30	28	2050 - 2051
	Interior Shed/Storage Lights	\$275	\$11	\$1	\$110	25	15	2037 - 2038
Lighting Total		\$19,218	\$726	\$61	\$4,082			
Pool/Spa	Pool Crack & Joint Repair	\$1,000	\$100	\$8	\$0	10	10	2032 - 2033
	Pool Coping	\$6,468	\$323	\$27	\$3,557	20	9	2031 - 2032
	Pool - Replaster	\$11,445	\$673	\$56	\$7,406	17	6	2028 - 2029
	Pool Tile	\$6,156	\$308	\$26	\$3,386	20	9	2031 - 2032
	Pool Equipment (Pumps/Filters)	\$12,654	\$844	\$70	\$9,280	15	4	2026 - 2027
	Pool Sweep	\$5,500	\$423	\$35	\$2,962	13	6	2028 - 2029
	Pool Restroom Upgrade & Fixtures	\$2,204	\$73	\$6	\$2,057	30	2	2024 - 2025
	Pool Exterior Showers/Faucets	\$384	\$15	\$1	\$353	25	2	2024 - 2025
	Sauna (Used as Storage)	\$0	\$0	\$0	\$0	0	0	2022 - 2023
Pool/Spa Total		\$45,811	\$2,760	\$230	\$29,000			
Tennis Courts	Remove/Replace Tennis Courts Pavement	\$63,360	\$4,224	\$352	\$21,120	15	10	2032 - 2033
	Resurface/Stripe Tennis Courts -1&2	\$5,040	\$1,008	\$84	\$5,040	5	0	2022 - 2023
	Resurface/Stripe Tennis Court - 3 (Apartment)	\$2,352	\$470	\$39	\$2,352	5	0	2022 - 2023

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

Component/Maintenance		Replace Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	Average Life Expectancy	Estimated Remaining Life	Next Replace Date By FYE
TOTAL		\$805,084	\$65,844	\$5,487	\$442,962			
Tennis Courts	Tennis Court Lights	\$54,000	\$2,160	\$180	\$32,400	25	10	2032 - 2033
	Tennis Court Fencing 10'	\$41,296	\$826	\$69	\$36,340	50	6	2028 - 2028
Tennis Courts Total		\$166,048	\$8,688	\$724	\$97,252			
Water Features	Pond Bank Repairs	\$13,000	\$1,857	\$155	\$9,286	7	2	2024 - 2025
	Dredging Waterways	\$16,400	\$469	\$39	\$4,686	35	25	2047 - 2048
	Pond Dredging	\$16,500	\$471	\$39	\$4,714	35	25	2047 - 2048
	Pond Circulating Pump	\$5,550	\$463	\$39	\$2,775	12	6	2028 - 2029
	Well Pump	\$1,320	\$88	\$7	\$880	15	5	2027 - 2028
	Pond Fountain Pumps	\$3,972	\$265	\$22	\$2,648	15	5	2027 - 2028
	Entry Fountain Removal/Replace	\$10,000	\$833	\$69	\$10,000	12	0	2022 - 2023
Water Features Total		\$66,742	\$4,446	\$370	\$34,989			
Landscaping	Rock Replace @ clubhouse/bike rack	\$825	\$165	\$14	\$330	5	3	2025 - 2026
	Landscaping Improvements @ Medians	\$5,000	\$500	\$42	\$5,000	10	0	2022 - 2023
	Golf Course Green Improvements	\$30,000	\$1,000	\$83	\$30,000	30	0	2022 - 2023
	Sewer and Drainage	\$16,500	\$550	\$46	\$11,000	30	10	2032 - 2033
Landscaping Total		\$52,325	\$2,215	\$185	\$46,330			
Mailboxes & Signage	Monument Signs: Venetian Gardens	\$2,730	\$55	\$5	\$1,365	50	25	2047 - 2048
	Monument: Griffin Point @ Venetian Drive	\$11,004	\$220	\$18	\$5,502	50	25	2047 - 2048
	Miscellaneous Signs	\$750	\$150	\$13	\$750	5	0	2022 - 2023
Mailboxes & Signage Total		\$14,484	\$425	\$35	\$7,617			
Other	Governing Docs Revisions	\$5,810	\$581	\$48	\$3,486	10	4	2026 - 2027
	Project Consulting	\$20,000	\$20,000	\$1,667	\$20,000	1	0	2022 - 2023
	Reserve Study	\$2,200	\$733	\$61	\$0	3	3	2025 - 2026
	Reserve Contingency	\$1,769	\$1,769	\$147	\$1,769	1	1	2023 - 2024
Other Total		\$29,779	\$23,084	\$1,924	\$25,255			
Grand Total		\$805,084	\$65,844	\$5,487	\$442,962			

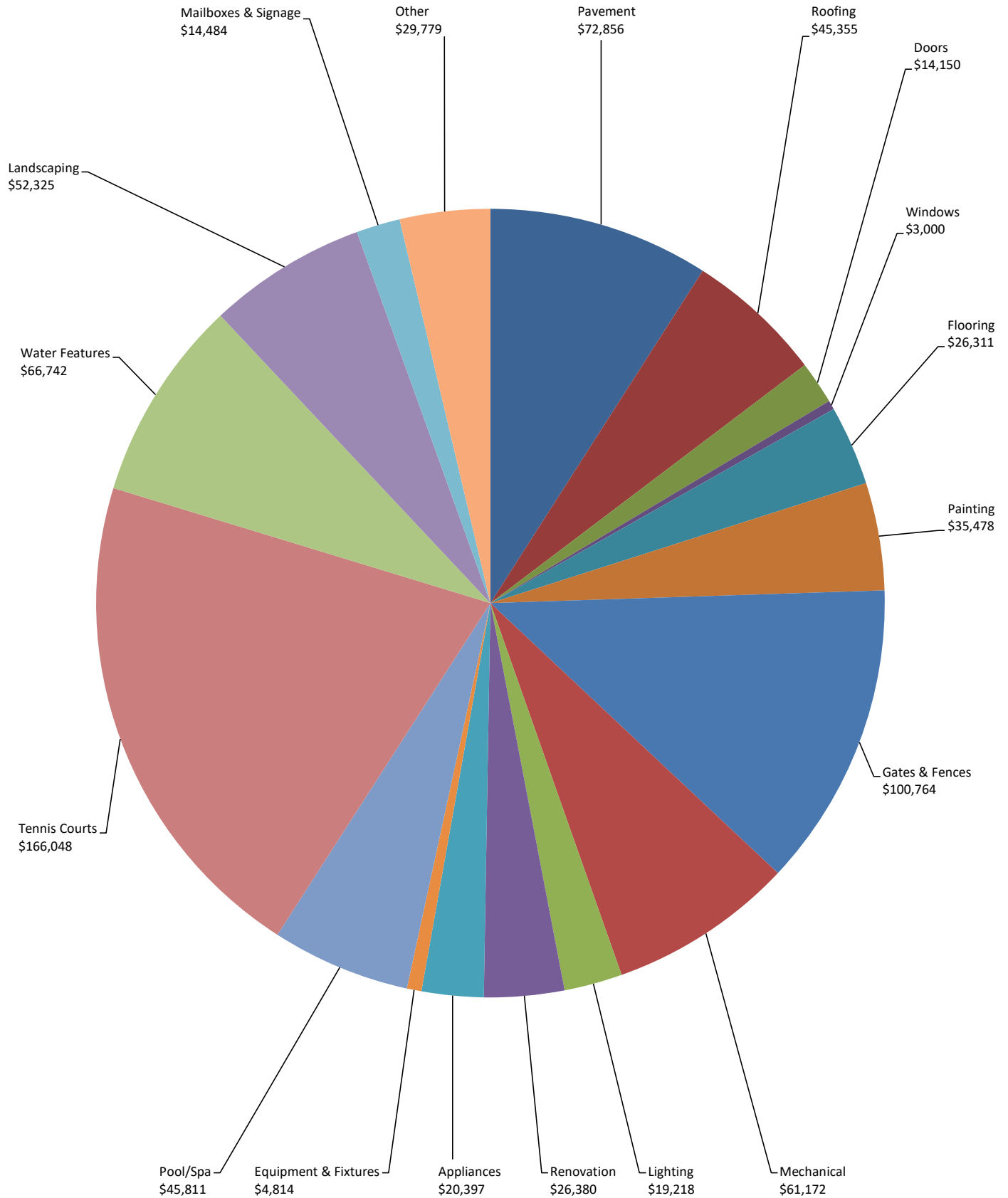
VENETIAN GARDENS HOMEOWNERS ASSOCIATION

COMPONENT CATEGORY SUMMARY

Based on Fiscal Year Ending, April 30, 2022 for Fiscal Year Beginning May 1, 2022

				Units	1116	2021-2022	2022-2023
				Annual Reserve Contribution		\$20,000	\$55,800
Description	Replacement Cost	Annual Reserve	Monthly Reserve	Fully Funded Amount	% Based on Assessment	Monthly Assessment Per Unit	Monthly Assessment Per Unit
TOTAL	\$805,084	\$65,844	\$5,487	\$442,962	100%	\$1.49	\$4.17
Pavement	\$72,856	\$4,178	\$348	\$46,052	6.35%	\$0.09	\$0.26
Roofing	\$45,355	\$3,110	\$259	\$16,920	4.72%	\$0.07	\$0.20
Doors	\$14,150	\$404	\$34	\$2,200	0.61%	\$0.01	\$0.03
Windows	\$3,000	\$600	\$50	\$0	0.91%	\$0.01	\$0.04
Flooring	\$26,311	\$1,258	\$105	\$14,986	1.91%	\$0.03	\$0.08
Painting	\$35,478	\$4,476	\$373	\$23,329	6.80%	\$0.10	\$0.28
Gates & Fences	\$100,764	\$3,208	\$267	\$42,575	4.87%	\$0.07	\$0.20
Mechanical	\$61,172	\$3,787	\$316	\$11,786	5.75%	\$0.09	\$0.24
Lighting	\$19,218	\$726	\$61	\$4,082	1.10%	\$0.02	\$0.05
Renovation	\$26,380	\$843	\$70	\$22,363	1.28%	\$0.02	\$0.05
Appliances	\$20,397	\$1,465	\$122	\$14,565	2.22%	\$0.03	\$0.09
Equipment & Fixtures	\$4,814	\$171	\$14	\$3,659	0.26%	\$0.00	\$0.01
Pool/Spa	\$45,811	\$2,760	\$230	\$29,000	4.19%	\$0.06	\$0.17
Tennis Courts	\$166,048	\$8,688	\$724	\$97,252	13.20%	\$0.20	\$0.55
Water Features	\$66,742	\$4,446	\$370	\$34,989	6.75%	\$0.10	\$0.28
Landscaping	\$52,325	\$2,215	\$185	\$46,330	3.36%	\$0.05	\$0.14
Mailboxes & Signage	\$14,484	\$425	\$35	\$7,617	0.64%	\$0.01	\$0.03
Other	\$29,779	\$23,084	\$1,924	\$25,255	35.06%	\$0.52	\$1.46

BASED ON REPLACEMENT COST



VENETIAN GARDENS HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

Per Civil Code §5300(b)(4) The board of directors of the association must disclose if they determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.

It is our recommendation that all anticipated reserve expenditures to be completed by fiscal year ending be inspected, repaired and/or replaced as indicated by a professional before the board or managing agent approves deferment. The anticipated reserve expenditures by fiscal year ending are components that should be fully funded components and have reached its useful life or have exceeded its average life expectancy.

Anticipated Reserve Expenditures By Fiscal Year Ending

2022-2023		2023-2024	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$119,548	Total	\$38,420
Paint Clubhouse Wood and Wood Trim 10%	\$1,090	Roof Inspections and Repairs	\$1,000
Clubhouse Upgrade/Renovation	\$20,000	Gutters and Downspouts	\$2,000
Interior Clubhouse Restroom Lights	\$385	Paint Exterior Clubhouse	\$10,890
Clubhouse Furnishings	\$10,000	Refrigerator	\$915
Paint Exterior Pool Shed	\$2,112	Drinking Fountain	\$558
Resurface/Stripe Tennis Courts -1&2	\$5,040	Interior/Exterior Pool Restroom Lights	\$385
Resurface/Stripe Tennis Court - 3 (Apartment)	\$2,352	Chain Link Fence Windscreens (74 In. ft.)	\$250
South Shed Chain Link Fence	\$3,364	Project Consulting	\$20,600
Paint and Seal Wood Fencing on Venetian Drive (50%)	\$4,542	Reserve Contingency	\$1,822
Paint WI Fencing and Gates (average 4' to 5')	\$3,144		
Entry Fountain Removal/Replace	\$10,000		
Landscaping Improvements @ Medians	\$5,000		
Golf Course Green Improvements	\$30,000		
Miscellaneous Signs	\$750		
Project Consulting	\$20,000		
Reserve Contingency	\$1,769		

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

Per Civil Code §5300(b)(4)) The board of directors of the association must disclose if they determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.

It is our recommendation that all anticipated reserve expenditures to be completed by fiscal year ending be inspected, repaired and/or replaced as indicated by a professional before the board or managing agent approves deferment. The anticipated reserve expenditures by fiscal year ending are components that should be fully funded components and have reached its useful life or have exceeded its average life expectancy.

Anticipated Reserve Expenditures By Fiscal Year Ending

2024-2025		2025-2026	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$59,487	Total	\$36,487
Paint Common Area Doors	\$1,700	Roof Inspections and Repairs	\$1,061
Microwave- Kenmore	\$206	Gutters and Downspouts	\$2,122
Misc. Kitchen Appliances	\$1,030	Water Heater	\$817
Office Electronic Equipment	\$2,270	WI Gate to Pool Storage Room	\$1,061
HVAC Unit	\$8,961	Rock Replace @ clubhouse/bike rack	\$875
Pool Restroom Upgrade & Fixtures	\$2,270	Wood Bridge @ Hole 10 & Clubhouse	\$2,093
Paint Interior Pool Restrooms	\$1,700	Misc. Benches on Golf Course	\$2,336
Pool Exterior Showers/Faucets	\$396	Project Consulting	\$21,855
Garage Door Opener	\$1,135	Reserve Study	\$2,334
Paint WI Fencing and Gates (average 4' to 5')	\$3,335	Reserve Contingency	\$1,933
Pond Bank Repairs	\$13,390		
Project Consulting	\$21,218		
Reserve Contingency	\$1,877		

VENETIAN GARDENS HOMEOWNERS ASSOCIATION

ANTICIPATED RESERVE EXPENDITURES BY YEAR

Current US Inflation Rates: 2000-2020

3.00%

Per Civil Code §5300(b)(4)) The board of directors of the association must disclose if they determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.

It is our recommendation that all anticipated reserve expenditures to be completed by fiscal year ending be inspected, repaired and/or replaced as indicated by a professional before the board or managing agent approves deferment. The anticipated reserve expenditures by fiscal year ending are components that should be fully funded components and have reached its useful life or have exceeded its average life expectancy.

Anticipated Reserve Expenditures By Fiscal Year Ending

2026-2027		2027-2028	
Component/Maintenance	Replace Cost	Component/Maintenance	Replace Cost
Total	\$113,764	Total	\$47,145
Asphalt Overlay- Clubhouse Parking	\$18,083	Roof Inspections and Repairs	\$1,126
Asphalt- Repair & Seal- Clubhouse Parking	\$5,713	Gutters and Downspouts	\$2,251
Replace Parking Blocks	\$3,619	Clubhouse Window Reseal	\$3,377
Concrete Repairs	\$3,825	Pool Restroom Tile Walls	\$4,136
Concrete Pool Deck	\$28,683	Pool Exterior Shower Tile	\$1,418
Pool Equipment (Pumps/Filters)	\$13,827	Paint WI Fencing and Gates (average 4' to 5')	\$3,645
Resurface/Stripe Tennis Courts -1&2	\$5,673	Well Pump	\$1,486
Resurface/Stripe Tennis Court - 3 (Apartment)	\$2,647	Pond Fountain Pumps	\$4,471
Miscellaneous Signs	\$844	Project Consulting	\$23,185
Governing Docs Revisions	\$6,349	Reserve Contingency	\$2,051
Project Consulting	\$22,510		
Reserve Contingency	\$1,991		