

Polynesian Paradise

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning 01/01/2026



2027 Draft Rev1

Polynesian Paradise
01/01/2026

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See Preparer’s Report
See Disclosures and Summary of Significant Assumptions



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Preparer's Report on Reserve Study

Reserve Management Plan

Type I Reserve On-Site Analysis

For 30-Year Projection Period Beginning 01/01/2026

Board of Directors
Polynesian Paradise
Scottsdale, AZ

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Polynesian Paradise by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Polynesian Paradise upon which this reserve management plan is based was performed by representatives of Facilities Advisors Arizona LLC on 07/24/2026.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Polynesian Paradise. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of 01/01/2026, statements of projected cash flows and expenditures for the 30-year period beginning 01/01/2026 and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Polynesian Paradise responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Polynesian Paradise, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Polynesian Paradise, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Polynesian Paradise's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Polynesian Paradise's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Arizona, LLC
Greg Libke, RS, RSS
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602.698.0905
08/15/2026

Polynesian Paradise

01/01/2026

Statement of Position

Projection period 30 years starting:	01/01/2026
Type of Project:	Condominium
Number of Units:	156
Location:	Scottsdale,AZ
Project Construction Year:	1965
On-Site analysis performed by:	Greg Libke, RS, RSS
Component analysis performed by:	Greg Libke, RS, RSS
Report prepared by:	Greg Libke, RS, RSS

Current Replacement Cost of All Reserve Items at 01/01/2026	\$1,007,171
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See Component List – Category for list of major reserve items

Reserve Fund Status at 01/01/2026

Projected Balance of Reserve Funds	\$230,175
100% Funded Amount	\$317,794
Percent Funded Percentage	72.42%
Reserve Surplus/(Deficit) – Average per Unit	(\$562)

Funding Plan first year of funding plan

Projected Reserve Contribution	\$0
Average Annual Reserve Contribution Per Unit	\$0
Monthly Total Reserve Contribution	\$0\$0
Average Monthly Reserve Contribution Per Unit	\$0

No special assessments are considered necessary during the 30-year projection period.

Selected Assumptions

Projected Inflation Rate	3.00%
Projected Interest Rate	1.00%

Certain components have been excluded from this report. See summary of significant assumptions for items excluded from funding plan.

See summary of significant assumptions for additional assumptions affecting financial projection of funding plan.

See Preparer's Report

See Disclosures and Summary of Significant Assumptions

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Annual Cashflow

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Year	Percent Funded	100% Funded	Balance	Contribution	Interest	Expenditure	End Balance
2026	72.42%	\$317,794	\$230,175	\$48,602	\$2,389	\$29,500	\$251,667
2027	73.06%	\$344,463	\$251,667	\$50,473	\$2,493	\$55,645	\$248,988
2028	72.31%	\$344,305	\$248,988	\$52,416	\$2,730	\$0	\$304,134
2029	75.49%	\$402,852	\$304,134	\$54,434	\$3,277	\$2,950	\$358,895
2030	77.75%	\$461,580	\$358,895	\$56,530	\$3,728	\$26,241	\$392,912
2031	78.64%	\$499,579	\$392,912	\$58,706	\$4,124	\$16,230	\$439,512
2032	79.82%	\$550,560	\$439,512	\$60,967	\$4,675	\$0	\$505,153
2033	81.29%	\$621,348	\$505,153	\$63,314	\$5,096	\$53,525	\$520,038
2034	81.15%	\$640,769	\$520,038	\$65,751	\$5,486	\$3,420	\$587,855
2035	82.32%	\$714,055	\$587,855	\$68,283	\$4,900	\$281,845	\$379,192
2036	75.16%	\$504,475	\$379,192	\$70,912	\$4,026	\$19,910	\$434,220
2037	77.51%	\$560,188	\$434,220	\$73,642	\$4,635	\$9,689	\$502,807
2038	79.81%	\$629,971	\$502,807	\$76,477	\$5,313	\$14,258	\$570,340
2039	81.59%	\$698,965	\$570,340	\$79,421	\$5,888	\$39,238	\$616,410
2040	82.59%	\$746,298	\$616,410	\$82,479	\$5,356	\$258,787	\$445,458
2041	78.02%	\$570,906	\$445,458	\$85,654	\$4,826	\$4,674	\$531,264
2042	81.22%	\$654,028	\$531,264	\$88,952	\$5,480	\$52,498	\$573,198
2043	82.77%	\$692,507	\$573,198	\$92,377	\$5,852	\$66,119	\$605,309
2044	84.03%	\$720,322	\$605,309	\$95,933	\$6,472	\$4,596	\$703,117
2045	86.31%	\$814,600	\$703,117	\$99,627	\$7,180	\$67,106	\$742,818
2046	87.42%	\$849,629	\$742,818	\$103,462	\$7,857	\$9,934	\$844,204
2047	89.14%	\$946,999	\$844,204	\$107,446	\$8,896	\$8,371	\$952,174
2048	90.56%	\$1,051,350	\$952,174	\$111,582	\$9,719	\$68,434	\$1,005,042
2049	91.40%	\$1,099,517	\$1,005,042	\$115,878	\$10,548	\$7,302	\$1,124,166
2050	92.54%	\$1,214,695	\$1,124,166	\$120,340	\$11,672	\$26,426	\$1,229,751
2051	93.42%	\$1,316,337	\$1,229,751	\$124,973	\$10,581	\$499,426	\$865,879
2052	92.44%	\$936,595	\$865,879	\$129,784	\$8,030	\$266,914	\$736,780
2053	93.52%	\$787,809	\$736,780	\$134,781	\$7,894	\$19,992	\$859,463
2054	96.37%	\$891,816	\$859,463	\$139,970	\$8,297	\$204,895	\$802,835
2055	98.92%	\$811,556	\$802,835	\$145,359	\$8,522	\$37,706	\$919,009
				\$2,658,524	\$185,942	\$2,155,631	

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Component Summary - Category A

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Category A	Replacement Years	Replacement Life	Current Cost	Future Cost
Appliances	2040	20	\$5,000	\$7,563
Building Exteriors	2027 - 2033	7 - 13	\$43,004	\$46,893
Decking	2030 - 2054	10 - 34	\$33,000	\$69,363
Equipment	2026 - 2070	6 - 50	\$206,987	\$610,095
Fences, Walls, & Gates	2029 - 2059	9 - 39	\$48,450	\$83,678
HVAC	2030 - 2031	10 - 11	\$20,000	\$22,848
Info Tech	2037	17	\$3,500	\$4,845
Irrigation	2030	10	\$1,000	\$1,126
Landscape	2031	11	\$1,000	\$1,159
Lighting	2030	10	\$2,000	\$2,251
Painting	2035	15	\$184,002	\$240,086
Paving	2026 - 2040	6 - 20	\$173,143	\$248,410
Pool Equipment	2026 - 2036	6 - 16	\$12,700	\$13,796
Pool Furniture	2033 - 2038	13 - 18	\$11,000	\$13,921
Recreation	2027 - 2048	7 - 28	\$28,900	\$53,160
Remodel	2040 - 2052	20 - 32	\$101,500	\$215,913
Safety	2040	20	\$8,000	\$12,101
Structures	2039 - 2046	19 - 26	\$5,000	\$8,187
			\$888,186	\$1,655,394

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Expenditures - Category A

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Category A	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Building Exteriors		\$30,904						\$15,989		\$39,149
Decking					\$5,943					
Equipment	\$16,500									
Fences, Walls, & Gates				\$1,639					\$1,900	
HVAC					\$11,255	\$11,593				
Irrigation					\$1,126					
Landscape						\$1,159				
Lighting					\$2,251					\$2,610
Painting										\$240,086
Paving	\$3,000	\$22,166			\$4,541	\$3,478		\$26,467		
Pool Equipment	\$8,000			\$1,311	\$1,126				\$1,520	
Pool Furniture	\$2,000							\$11,069		
Recreation		\$2,575								
	\$29,500	\$55,645	\$0	\$2,950	\$26,241	\$16,230	\$0	\$53,525	\$3,420	\$281,845

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Expenditures - Category A

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Category A	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Appliances					\$7,563					
Building Exteriors								\$49,591		
Decking	\$7,096						\$8,473			
Fences, Walls, & Gates				\$2,203	\$13,613		\$35,945		\$2,554	\$17,097
Info Tech		\$4,845								
Irrigation							\$1,605			
Landscape		\$1,384						\$1,653		
Lighting					\$3,025					\$3,507
Paving	\$9,454			\$31,602	\$218,703	\$4,674	\$6,475			\$37,735
Pool Equipment	\$3,360		\$11,406	\$1,762	\$1,513				\$2,043	
Pool Furniture			\$2,852					\$14,875		
Recreation		\$3,461								
Remodel					\$2,269					\$8,768
Safety					\$12,101					
Structures				\$3,671						
	\$19,910	\$9,689	\$14,258	\$39,238	\$258,787	\$4,674	\$52,498	\$66,119	\$4,596	\$67,106

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Expenditures - Category A

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Category A	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Appliances										\$11,783
Building Exteriors						\$62,822				
Decking			\$10,117						\$75,501	
Equipment		\$3,721					\$54,489		\$105,978	
Fences, Walls, & Gates				\$2,960					\$3,432	
Info Tech							\$7,548			
Irrigation									\$2,288	
Landscape				\$1,974						\$2,357
Lighting					\$4,066					\$4,713
Painting						\$385,263				
Paving	\$5,418		\$7,731			\$51,340			\$9,232	
Pool Equipment				\$2,368	\$18,295				\$8,465	
Pool Furniture					\$4,066			\$19,992		
Recreation		\$4,651	\$50,585							
Remodel							\$204,877			
Safety										\$18,853
Structures	\$4,515									
	\$9,934	\$8,371	\$68,434	\$7,302	\$26,426	\$499,426	\$266,914	\$19,992	\$204,895	\$37,706

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Disclosures

Site Analysis

The site analysis was performed on 07/24/2026 by Greg Libke, RS, RSS of Facilities Advisors, LLC. The Association's areas of responsibility included Asphalt Parking Lot, Clubhouse, Pool, Bldg Exterior painting, common area Lighting, Irrigation, and general Landscaping.

The available Association Management/Board of Directors representatives were interviewed regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report

See Disclosures and Summary of Significant Assumptions

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Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 72.42% as of 01/01/2026 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$230,175 based on information provided by management.

Summary of Significant Assumptions

The following assumptions were used in the preparation of this reserve study report. If the actual replacement costs or lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. An annual review of the analysis is recommended to see if the Board should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.

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- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Inflation rate of [Rate Inflation] is used in the funding plan.
- Interest rate of [Rate Investment] is used in the funding plan.

Components Excluded from this report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Excluded per Board decision
Street Base & Hardscape – sidewalks etc.	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

Conditions Excluded from this report

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study

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Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of any system or component	Outside scope of study
Information not provided by the association to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

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FASB Disclosures - Category A

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Category A	Estimated Useful Lives Years	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Appliances	1	14	\$7,563
Building Exteriors	7	1	\$46,893
Decking	2	4	\$69,363
Equipment	1-4	0	\$610,095
Fences, Walls, & Gates	1	3	\$83,678
HVAC	25-26	4-5	\$22,848
Info Tech	4	11	\$4,845
Irrigation	8	4	\$1,126
Landscape	1	5	\$1,159
Lighting	1	4	\$2,251
Painting	7	9	\$240,086
Paving	2	0	\$248,410
Pool Equipment	2	0	\$13,796
Pool Furniture	0	7	\$13,921
Recreation	2	1	\$53,160
Remodel	4	14	\$215,913
Safety	1	14	\$12,101
Structures	10-17	13-20	\$8,187
			\$1,655,394

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Component - Category A

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Category A Description	Service Year	Useful Life	Replace Life	Quantity	Unit	Unit Cost	Current Cost	Future Cost
Appliances								
Kitchen Appliances - Replace	2025	15	20	1	Allowance	\$5,000	\$5,000	\$7,563
							\$5,000	\$7,563
Building Exteriors								
Bldg Ext - Repair Allowance	2019	8	7	26	Bldgs	\$1,154	\$30,004	\$30,904
Bldg Ext Roof Shingle - Replace	2003	30	13	20	Square	\$650	\$13,000	\$15,989
							\$43,004	\$46,893
Decking								
Pool Deck - Recoat	2024	6	10	5,280	Job	\$1	\$5,280	\$5,943
Pool Deck - Resurface	2024	30	34	5,280	SF	\$5	\$27,720	\$63,421
							\$33,000	\$69,363
Equipment								
Sewer - Repair	1981	45	6	5	Each	\$2,900	\$14,500	\$14,500
Sewer - Repair	2024	45	49	11	Each	\$2,900	\$31,900	\$113,708
Sewer - Repair	2025	45	50	30	Each	\$2,900	\$87,000	\$319,421
Water Heater 30-gal - Replace	2005	20	6	1	Each	\$2,000	\$2,000	\$2,000
Water Valves - Replace	2022	30	32	6	Each	\$4,211	\$25,266	\$54,489
Water Valves - Replace	2024	30	34	11	Each	\$4,211	\$46,321	\$105,978
							\$206,987	\$610,095
Fences, Walls, & Gates								
Gate Metal Pedestrian - Repairs	2025	20	25	10	Each	\$975	\$9,750	\$17,097
Gate Metal Vehicle - Replace	2015	25	20	2	Each	\$4,500	\$9,000	\$13,613
Pool Fence Metal 6' - Replace	2007	35	22	30	Sections	\$580	\$17,400	\$27,922
Pool Fence Metal 6' - Replace	2024	35	39	10	Sections	\$580	\$5,800	\$15,383
Signage Monument - Replace	2002	40	22	2	Allow	\$2,500	\$5,000	\$8,024
Walls CMU - Repairs	2024	5	9	1	Allowance	\$1,500	\$1,500	\$1,639
							\$48,450	\$83,678

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Component - Category A

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Category A Description	Service Year	Useful Life	Replace Life	Quantity	Unit	Unit Cost	Current Cost	Future Cost
HVAC								
HVAC Unit 5-Ton - Replace	2000	30	10	1	Each	\$10,000	\$10,000	\$11,255
HVAC Unit 5-Ton - Replace	2001	30	11	1	Each	\$10,000	\$10,000	\$11,593
							\$20,000	\$22,848
Info Tech								
Clubhouse Office Audio/Visual/IT Equipment - Repla	2022	15	17	1	Lot	\$3,500	\$3,500	\$4,845
							\$3,500	\$4,845
Irrigation								
Irrigation Controllers - Replace	2018	12	10	1	Each	\$1,000	\$1,000	\$1,126
							\$1,000	\$1,126
Landscape								
Landscape Trees - Trimming	2025	6	11	1	Allowance	\$1,000	\$1,000	\$1,159
							\$1,000	\$1,159
Lighting								
Lighting Pole Fixtures - Replace	2025	5	10	8	Each	\$250	\$2,000	\$2,251
							\$2,000	\$2,251
Painting								
Bldg Ext - Repaint	2019	16	15	26	Bldgs	\$7,077	\$184,002	\$240,086
							\$184,002	\$240,086
Paving								
Asphalt - Overlay 1 1/2 Inch	2010	30	20	67,250	SF	\$2	\$144,588	\$218,703
Asphalt - Repair & Crack Fill	2024	6	10	67,250	Job	\$0	\$4,035	\$4,541
Asphalt - Seal Coat	2021	6	7	67,250	SF	\$0	\$21,520	\$22,166
Concrete - Partial Replace	2021	5	6	1	Job	\$3,000	\$3,000	\$3,000
							\$173,143	\$248,410

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Component - Category A

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Category A Description	Service Year	Useful Life	Replace Life	Quantity	Unit	Unit Cost	Current Cost	Future Cost
Pool Equipment								
Pool Pump Motor 2 HP - Replace	2024	5	9	1	Each	\$1,200	\$1,200	\$1,311
Pool/Spa - Chlorination System	2020	10	10	1	Each	\$1,000	\$1,000	\$1,126
Pool/Spa - Filter, Large - Replace	2018	18	16	1	Each	\$2,500	\$2,500	\$3,360
Pool/Spa - Heater	2014	12	6	1	Each	\$8,000	\$8,000	\$8,000
							\$12,700	\$13,796
Pool Furniture								
Pool Furniture - Repairs	2026	10	18	1	Job	\$2,000	\$2,000	\$2,852
Pool Furniture - Restrap	2023	10	13	40	Job	\$225	\$9,000	\$11,069
							\$11,000	\$13,921
Recreation								
Park Bocce Ball Court - Resurface	2017	10	7	1	Job	\$2,500	\$2,500	\$2,575
Pool - Resurface	2024	24	28	1,650	Sq Ft	\$16	\$26,400	\$50,585
							\$28,900	\$53,160
Remodel								
Clubhouse - Renovation	2022	30	32	1	Job	\$95,000	\$95,000	\$204,877
Clubhouse Outdoor Restroom - Remodel	2020	25	25	2	Job	\$2,500	\$5,000	\$8,768
Pool Shower Outdoor - Remodel	2020	20	20	1	Each	\$1,500	\$1,500	\$2,269
							\$101,500	\$215,913
Safety								
Security System - Replace	2025	15	20	1	System	\$8,000	\$8,000	\$12,101
							\$8,000	\$12,101
Structures								
Bldg Shed - Replace	2009	30	19	1	Each	\$2,500	\$2,500	\$3,671
Bldg Shed - Replace	2016	30	26	1	Each	\$2,500	\$2,500	\$4,515
							\$5,000	\$8,187

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Description	Service Year	Useful Life	Replace Life	Quantity	Basis	Basis Cost	Current Cost	Future Cost
Kitchen Appliances - Replace	2025	15	14	1	Allowance	\$5,000	\$5,000	\$7,563
Asphalt - Repair & Crack Fill	2024	6	4	67,250	Job	\$0	\$4,035	\$4,541
Asphalt - Overlay 1 1/2 Inch	2010	30	14	67,250	SF	\$2	\$144,588	\$218,703
Asphalt - Seal Coat	2021	6	1	67,250	SF	\$0	\$21,520	\$22,166
Clubhouse - Renovation	2022	30	26	1	Job	\$95,000	\$95,000	\$204,877
HVAC Unit 5-Ton - Replace	2000-01	30	4-5	2	Each	\$10,000	\$20,000	\$22,848
Clubhouse Office Audio/Visual/IT Equipment - Repla	2022	15	11	1	Lot	\$3,500	\$3,500	\$4,845
Clubhouse Outdoor Restroom - Remodel	2020	25	19	2	Job	\$2,500	\$5,000	\$8,768
Walls CMU - Repairs	2024	5	3	1	Allowance	\$1,500	\$1,500	\$1,639
Signage Monument - Replace	2002	40	16	2	Allow	\$2,500	\$5,000	\$8,024
Gate Metal Pedestrian - Repairs	2025	20	19	10	Each	\$975	\$9,750	\$17,097
Gate Metal Vehicle - Replace	2015	25	14	2	Each	\$4,500	\$9,000	\$13,613
Irrigation Controllers - Replace	2018	12	4	1	Each	\$1,000	\$1,000	\$1,126
Park Bocce Ball Court - Resurface	2017	10	1	1	Job	\$2,500	\$2,500	\$2,575
Pool Deck - Recoat	2024	6	4	5,280	Job	\$1	\$5,280	\$5,943
Pool Deck - Resurface	2024	30	28	5,280	SF	\$5	\$27,720	\$63,421
Pool Fence Metal 6' - Replace	2007-24	35	16-33	40	Sections	\$580	\$23,200	\$43,305
Pool Furniture - Restrap	2023	10	7	40	Job	\$225	\$9,000	\$11,069
Pool Pump Motor 2 HP - Replace	2024	5	3	1	Each	\$1,200	\$1,200	\$1,311
Pool Shower Outdoor - Remodel	2020	20	14	1	Each	\$1,500	\$1,500	\$2,269
Water Heater 30-gal - Replace	2005	20	0	1	Each	\$2,000	\$2,000	\$2,000
Pool/Spa - Chlorination System	2020	10	4	1	Each	\$1,000	\$1,000	\$1,126
Pool/Spa - Filter, Large - Replace	2018	18	10	1	Each	\$2,500	\$2,500	\$3,360
Pool/Spa - Heater	2014	12	0	1	Each	\$8,000	\$8,000	\$8,000
Bldg Ext - Repaint	2019	16	9	26	Bldgs	\$7,077	\$184,002	\$240,086
Pool Furniture - Repairs	2026	10	12	1	Job	\$2,000	\$2,000	\$2,852
Bldg Ext Roof Shingle - Replace	2003	30	7	20	Square	\$650	\$13,000	\$15,989
Bldg Shed - Replace	2009-16	30	13-20	2	Each	\$2,500	\$5,000	\$8,187
Concrete - Partial Replace	2021	5	0	1	Job	\$3,000	\$3,000	\$3,000
Bldg Ext - Repair Allowance	2019	8	1	26	Bldgs	\$1,154	\$30,004	\$30,904
Security System - Replace	2025	15	14	1	System	\$8,000	\$8,000	\$12,101
Pool - Resurface	2024	24	22	1,650	Sq Ft	\$16	\$26,400	\$50,585
Lighting Pole Fixtures - Replace	2025	5	4	8	Each	\$250	\$2,000	\$2,251
Water Valves - Replace	2022-24	30	26-28	17	Each	\$4,211	\$71,587	\$160,466
Sewer - Repair	1981-25	45	0-44	46	Each	\$2,900	\$133,400	\$447,628
Landscape Trees - Trimming	2025	6	5	1	Allowance	\$1,000	\$1,000	\$1,159
							\$888,186	\$1,655,394

Polynesian Paradise
Supplementary Schedules
Reserve Management Plan
Reserve Study with On-Site Analysis
For 30-Year Projection Period Beginning
01/01/2026

Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.





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Preparer's Report on Supplemental Schedules

Reserve Management Plan

Type I Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning 01/01/2026

Board of Directors

Polynesian Paradise
Scottsdale, AZ

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Polynesian Paradise's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

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08/15/2026

2027 Draft Rev1

Polynesian Paradise

Expenditures

Analysis: 01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Description	Location	Useful Life	Quantity	Unit	Unit Cost	Future Cost
Year: 2026						
Concrete - Partial Replace	Community	5	1 Job		\$3,000	\$3,000
Pool Furniture - Repairs	Pool	10	1 Job		\$2,000	\$2,000
Pool/Spa - Heater	Pool	12	1 Each		\$8,000	\$8,000
Sewer - Repair	Grounds	45	5 Each		\$2,900	\$14,500
Water Heater 30-gal - Replace	Grounds	20	1 Each		\$2,000	\$2,000
						\$29,500
Year: 2027						
Asphalt - Seal Coat	Parking Lot	6	67,250 SF		\$0	\$22,166
Bldg Ext - Repair Allowance	Community	8	26 Bldgs		\$1,189	\$30,904
Park Bocce Ball Court - Resurface	Park	10	1 Job		\$2,575	\$2,575
						\$55,645
Year: 2029						
Pool Pump Motor 2 HP - Replace	Pool	5	1 Each		\$1,311	\$1,311
Walls CMU - Repairs	Grounds	5	1 Allowance		\$1,639	\$1,639
						\$2,950
Year: 2030						
Asphalt - Repair & Crack Fill	Parking Lot	6	67,250 Job		\$0	\$4,541
HVAC Unit 5-Ton - Replace	Clubhouse	30	1 Each		\$11,255	\$11,255
Irrigation Controllers - Replace	Grounds	12	1 Each		\$1,126	\$1,126
Lighting Pole Fixtures - Replace	Community	5	8 Each		\$281	\$2,251
Pool Deck - Recoat	Pool	6	5,280 Job		\$1	\$5,943
Pool/Spa - Chlorination System	Pool	10	1 Each		\$1,126	\$1,126
						\$26,241
Year: 2031						
Concrete - Partial Replace	Community	5	1 Job		\$3,478	\$3,478
HVAC Unit 5-Ton - Replace	Clubhouse	30	1 Each		\$11,593	\$11,593
Landscape Trees - Trimming	Grounds	6	1 Allowance		\$1,159	\$1,159
						\$16,230
Year: 2033						
Asphalt - Seal Coat	Parking Lot	6	67,250 SF		\$0	\$26,467
Bldg Ext Roof Shingle - Replace	Clubhouse	30	20 Square		\$799	\$15,989
Pool Furniture - Restrap	Pool	10	40 Job		\$277	\$11,069
						\$53,525
Year: 2034						
Pool Pump Motor 2 HP - Replace	Pool	5	1 Each		\$1,520	\$1,520
Walls CMU - Repairs	Grounds	5	1 Allowance		\$1,900	\$1,900
						\$3,420
Year: 2035						
Bldg Ext - Repaint	Community	16	26 Bldgs		\$9,234	\$240,086
Bldg Ext - Repair Allowance	Community	8	26 Bldgs		\$1,506	\$39,149

Polynesian Paradise

Expenditures

Analysis: 01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Description	Location	Useful Life	Quantity	Unit	Unit Cost	Future Cost
Lighting Pole Fixtures - Replace	Community	5	8 Each		\$326	\$2,610
						\$281,845
Year: 2036						
Asphalt - Repair & Crack Fill	Parking Lot	6	67,250 Job		\$0	\$5,423
Concrete - Partial Replace	Community	5	1 Job		\$4,032	\$4,032
Pool Deck - Recoat	Pool	6	5,280 Job		\$1	\$7,096
Pool/Spa - Filter, Large - Replace	Pool	18	1 Each		\$3,360	\$3,360
						\$19,910
Year: 2037						
Clubhouse Office Audio/Visual/IT Equipment - Replace	Clubhouse	15	1 Lot		\$4,845	\$4,845
Landscape Trees - Trimming	Grounds	6	1 Allowance		\$1,384	\$1,384
Park Bocce Ball Court - Resurface	Park	10	1 Job		\$3,461	\$3,461
						\$9,689
Year: 2038						
Pool Furniture - Repairs	Pool	10	1 Job		\$2,852	\$2,852
Pool/Spa - Heater	Pool	12	1 Each		\$11,406	\$11,406
						\$14,258
Year: 2039						
Asphalt - Seal Coat	Parking Lot	6	67,250 SF		\$0	\$31,602
Bldg Shed - Replace	Grounds	30	1 Each		\$3,671	\$3,671
Pool Pump Motor 2 HP - Replace	Pool	5	1 Each		\$1,762	\$1,762
Walls CMU - Repairs	Grounds	5	1 Allowance		\$2,203	\$2,203
						\$39,238
Year: 2040						
Asphalt - Overlay 1 1/2 Inch	Parking Lot	30	67,250 SF		\$3	\$218,703
Gate Metal Vehicle - Replace	Entrance	25	2 Each		\$6,807	\$13,613
Kitchen Appliances - Replace	Clubhouse	15	1 Allowance		\$7,563	\$7,563
Lighting Pole Fixtures - Replace	Community	5	8 Each		\$378	\$3,025
Pool Shower Outdoor - Remodel	Pool	20	1 Each		\$2,269	\$2,269
Pool/Spa - Chlorination System	Pool	10	1 Each		\$1,513	\$1,513
Security System - Replace	Community	15	1 System		\$12,101	\$12,101
						\$258,787
Year: 2041						
Concrete - Partial Replace	Community	5	1 Job		\$4,674	\$4,674
						\$4,674
Year: 2042						
Asphalt - Repair & Crack Fill	Parking Lot	6	67,250 Job		\$0	\$6,475
Irrigation Controllers - Replace	Grounds	12	1 Each		\$1,605	\$1,605
Pool Deck - Recoat	Pool	6	5,280 Job		\$2	\$8,473
Pool Fence Metal 6' - Replace	Pool	35	30 Sections		\$931	\$27,922
Signage Monument - Replace	Entrance	40	2 Allow		\$4,012	\$8,024
						\$52,498

Polynesian Paradise

Expenditures

Analysis: 01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Description	Location	Useful Life	Quantity	Unit	Unit Cost	Future Cost
Year: 2043						
Bldg Ext - Repair Allowance	Community	8	26 Bldgs		\$1,907	\$49,591
Landscape Trees - Trimming	Grounds	6	1 Allowance		\$1,653	\$1,653
Pool Furniture - Restrap	Pool	10	40 Job		\$372	\$14,875
						\$66,119
Year: 2044						
Pool Pump Motor 2 HP - Replace	Pool	5	1 Each		\$2,043	\$2,043
Walls CMU - Repairs	Grounds	5	1 Allowance		\$2,554	\$2,554
						\$4,596
Year: 2045						
Asphalt - Seal Coat	Parking Lot	6	67,250 SF		\$1	\$37,735
Clubhouse Outdoor Restroom - Remodel	Pool	25	2 Job		\$4,384	\$8,768
Gate Metal Pedestrian - Repairs	Grounds	20	10 Each		\$1,710	\$17,097
Lighting Pole Fixtures - Replace	Community	5	8 Each		\$438	\$3,507
						\$67,106
Year: 2046						
Bldg Shed - Replace	Grounds	30	1 Each		\$4,515	\$4,515
Concrete - Partial Replace	Community	5	1 Job		\$5,418	\$5,418
						\$9,934
Year: 2047						
Park Bocce Ball Court - Resurface	Park	10	1 Job		\$4,651	\$4,651
Water Heater 30-gal - Replace	Grounds	20	1 Each		\$3,721	\$3,721
						\$8,371
Year: 2048						
Asphalt - Repair & Crack Fill	Parking Lot	6	67,250 Job		\$0	\$7,731
Pool - Resurface	Pool	24	1,650 Sq Ft		\$31	\$50,585
Pool Deck - Recoat	Pool	6	5,280 Job		\$2	\$10,117
						\$68,434
Year: 2049						
Landscape Trees - Trimming	Grounds	6	1 Allowance		\$1,974	\$1,974
Pool Pump Motor 2 HP - Replace	Pool	5	1 Each		\$2,368	\$2,368
Walls CMU - Repairs	Grounds	5	1 Allowance		\$2,960	\$2,960
						\$7,302
Year: 2050						
Lighting Pole Fixtures - Replace	Community	5	8 Each		\$508	\$4,066
Pool Furniture - Repairs	Pool	10	1 Job		\$4,066	\$4,066
Pool/Spa - Chlorination System	Pool	10	1 Each		\$2,033	\$2,033
Pool/Spa - Heater	Pool	12	1 Each		\$16,262	\$16,262
						\$26,426
Year: 2051						
Asphalt - Seal Coat	Parking Lot	6	67,250 SF		\$1	\$45,059

Polynesian Paradise

Expenditures

Analysis: 01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Description	Location	Useful Life	Quantity	Unit	Unit Cost	Future Cost
Bldg Ext - Repaint	Community	16	26 Bldgs		\$14,818	\$385,263
Bldg Ext - Repair Allowance	Community	8	26 Bldgs		\$2,416	\$62,822
Concrete - Partial Replace	Community	5	1 Job		\$6,281	\$6,281
						\$499,426

Year: 2052

Clubhouse - Renovation	Clubhouse	30	1 Job		\$204,877	\$204,877
Clubhouse Office Audio/Visual/IT Equipment -	Clubhouse	15	1 Lot		\$7,548	\$7,548
Water Valves - Replace	Grounds	30	6 Each		\$9,081	\$54,489
						\$266,914

Year: 2053

Pool Furniture - Restrap	Pool	10	40 Job		\$500	\$19,992
						\$19,992

Year: 2054

Asphalt - Repair & Crack Fill	Parking Lot	6	67,250 Job		\$0	\$9,232
Irrigation Controllers - Replace	Grounds	12	1 Each		\$2,288	\$2,288
Pool Deck - Recoat	Pool	6	5,280 Job		\$2	\$12,080
Pool Deck - Resurface	Pool	30	5,280 SF		\$12	\$63,421
Pool Pump Motor 2 HP - Replace	Pool	5	1 Each		\$2,745	\$2,745
Pool/Spa - Filter, Large - Replace	Pool	18	1 Each		\$5,720	\$5,720
Walls CMU - Repairs	Grounds	5	1 Allowance		\$3,432	\$3,432
Water Valves - Replace	Grounds	30	11 Each		\$9,634	\$105,978
						\$204,895

Year: 2055

Kitchen Appliances - Replace	Clubhouse	15	1 Allowance		\$11,783	\$11,783
Landscape Trees - Trimming	Grounds	6	1 Allowance		\$2,357	\$2,357
Lighting Pole Fixtures - Replace	Community	5	8 Each		\$589	\$4,713
Security System - Replace	Community	15	1 System		\$18,853	\$18,853
						\$37,706

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Kitchen Appliances - Replace

Category A	Appliances
Category B	2027*
Cost	\$5,000.00 Allowance
Esitmated Life	15 Years
Current Cost	\$5000.00
Future Cost	\$7563.00



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Clubhouse	Good	2025	2040	20	1	\$5,000	\$7,563

Microwaves in kitchens or office spaces offer quick meal prep and convenience while blending with surrounding appliances. Available in various capacities and finishes, they serve different user volumes and aesthetic preferences. Regular cleaning, ventilation inspection, and power cord checks are key for functionality and safety. Following usage and maintenance guidelines supports longevity. Professional servicing may be required for electrical issues, door malfunctions, or performance inconsistencies to ensure safety and efficiency.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Bldg Ext - Repair Allowance

Category A	Building Exteriors
Category B	2027*
Cost	\$1,154.00 Bldgs
Esitmated Life	8 Years
Current Cost	\$30004.00
Future Cost	\$30904.12



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Community	Good	2019	2027	7	26	\$30,004	\$30,904

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Bldg Ext Roof Shingle - Replace

Category A	Building Exteriors
Category B	2027*
Cost	\$650.00 Square
Esitmated Life	30 Years
Current Cost	\$13000.00
Future Cost	\$15988.70



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Clubhouse	Good	2003	2033	13	20	\$13,000	\$15,989

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Pool Deck - Recoat

Category A	Decking
Category B	2027*
Cost	\$1.00 Job
Esitimated Life	6 Years
Current Cost	\$5280.00
Future Cost	\$5942.64



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2024	2030	10	5,280	\$5,280	\$5,943

Kool Deck coatings provide a heat-resistant, textured finish for concrete pool decks, improving comfort and slip resistance. Regular cleaning and resealing every few years preserve performance. Inspections help identify flaking or wear. Maintenance ensures comfort, durability, and appearance. For coating degradation or cracking, professional recoating is recommended.

Pool Deck - Recoat expenditure added to total cost of resurface.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Pool Deck - Resurface

Category A	Decking
Category B	2027*
Cost	\$5.25 SF
Esitmated Life	30 Years
Current Cost	\$27720.00
Future Cost	\$63420.59



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2024	2054	34	5,280	\$27,720	\$63,421

Resurfacing pool decks restores worn finishes, improves safety, and extends usability. Techniques vary by existing surface—concrete, tile, or stone—and may involve coatings or overlays. Cleaning, crack repair, and surface prep are crucial. Maintenance ensures durability and visual appeal. For advanced wear or surface failures, professional resurfacing is recommended.

Pool Deck - Recoat expenditure added to total cost of resurface.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Sewer - Repair

Category A	Equipment
Category B	REVIEW
Cost	\$2,900.00 Each
Esitmated Life	45 Years
Current Cost	\$133400.00
Future Cost	\$447628.05



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Grounds	Good	1981	2026	6	5	\$14,500	\$14,500
Grounds	Good	2024	2069	49	11	\$31,900	\$113,708
Grounds	Good	2025	2070	50	30	\$87,000	\$319,421

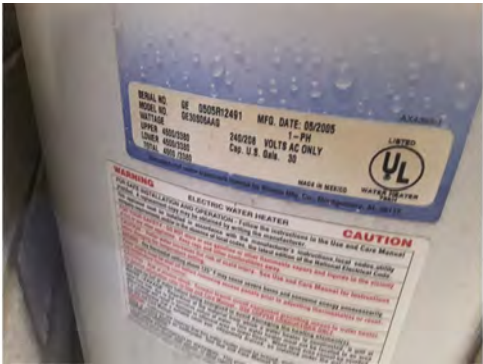
Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Water Heater 30-gal - Replace

Category A	Equipment
Category B	2027*
Cost	\$2,000.00 Each
Esitmated Life	20 Years
Current Cost	\$2000.00
Future Cost	\$2000.00



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Grounds	Good	2005	2026	6	1	\$2,000	\$2,000

Residential water heaters provide consistent hot water for daily household needs. Available in various types and sizes, they ensure comfort and convenience. Regular maintenance, including cleaning and inspection, is essential for longevity and optimal performance. Professional servicing may be required to address complex issues or upgrades.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Water Valves - Replace

Category A	Equipment
Category B	2027*
Cost	\$4,211.00 Each
Esitmated Life	30 Years
Current Cost	\$71587.00
Future Cost	\$160466.47



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Grounds	Good	2022	2052	32	6	\$25,266	\$54,489
Grounds	Good	2024	2054	34	11	\$46,321	\$105,978

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Gate Metal Pedestrian - Repairs

Category A	Fences, Walls, & Gates
Category B	2027*
Cost	\$975.00 Each
Esitmated Life	20 Years
Current Cost	\$9750.00
Future Cost	\$17096.63



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Grounds	Good	2025	2045	25	10	\$9,750	\$17,097

Metal pedestrian gates provide secure, controlled access for foot traffic in residential, commercial, or institutional environments. Typically constructed of steel or aluminum, they may be manual or automated and often integrate with access control systems. Maintenance includes hinge lubrication, surface rust treatment, and checking locks or motors. Regular inspection ensures reliable operation, safety compliance, and perimeter security.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Gate Metal Vehicle - Replace

Category A	Fences, Walls, & Gates
Category B	2027*
Cost	\$4,500.00 Each
Esitmated Life	25 Years
Current Cost	\$9000.00
Future Cost	\$13613.40



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Entrance	Good	2015	2040	20	2	\$9,000	\$13,613

Vehicle gates regulate access to driveways, parking lots, or restricted zones. Available in swinging, sliding, or barrier arm designs, they can be manually operated or automated with access control integration. Constructed from heavy-duty metal, they must withstand weather and frequent use. Maintenance includes motor servicing, lubrication, and safety sensor checks. Proper function enhances security and traffic control.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Pool Fence Metal 6' - Replace

Category A	Fences, Walls, & Gates
Category B	2027*
Cost	\$580.00 Sections
Esitmated Life	35 Years
Current Cost	\$23200.00
Future Cost	\$43305.12



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2007	2042	22	30	\$17,400	\$27,922
Pool	Good	2024	2059	39	10	\$5,800	\$15,383

A faux iron fence offers the elegant look of wrought iron without the associated maintenance and cost. Made from durable materials like aluminum or vinyl, these fences are lightweight, corrosion-resistant, and available in various styles and finishes. Prices vary based on design and height. Regular maintenance is minimal, typically involving occasional cleaning to maintain appearance. Key concerns include checking for stability and ensuring all components are secure. Following best practices for upkeep ensures lasting beauty and security while enhancing the overall curb appeal of your property.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Signage Monument - Replace

Category A	Fences, Walls, & Gates
Category B	2027*
Cost	\$2,500.00 Allow
Esitmated Life	40 Years
Current Cost	\$5000.00
Future Cost	\$8023.50



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Entrance	Good	2002	2042	22	2	\$5,000	\$8,024

Monument signs are large, free-standing markers used for high-visibility identification of properties or businesses. Maintenance includes cleaning, inspecting for weather or vandalism damage, and ensuring the sign remains structurally sound. Regular updates may be required to reflect branding changes. Professional servicing may be needed for repairs, electrical components, or foundation issues. Proper upkeep enhances visibility, strengthens the property’s identity, and ensures long-lasting function.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Walls CMU - Repairs

Category A	Fences, Walls, & Gates
Category B	2027*
Cost	\$1,500.00 Allowance
Esitmated Life	5 Years
Current Cost	\$1500.00
Future Cost	\$1639.05



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Grounds	Good	2024	2029	9	1	\$1,500	\$1,639
Paint							

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

HVAC Unit 5-Ton - Replace

Category A	HVAC
Category B	2027*
Cost	\$10,000.00 Each
Esitmated Life	30 Years
Current Cost	\$20000.00
Future Cost	\$22848.00



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Clubhouse	Good	2000	2030	10	1	\$10,000	\$11,255
Clubhouse	Good	2001	2031	11	1	\$10,000	\$11,593

An HVAC unit provides integrated heating, ventilation, and air conditioning for indoor spaces, ensuring consistent temperature and air quality. Units vary in design, including split systems, packaged units, or ductless models, each suited to specific building needs. Proper installation and sizing are critical to performance and energy use. Routine maintenance—including filter replacements and inspections—improves efficiency and reliability. HVAC units are foundational to indoor comfort and system design, with costs based on type, size, and features.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Clubhouse Office Audio/Visual/IT Equipment - Repla

Category A	Info Tech
Category B	2027*
Cost	\$3,500.00 Lot
Esitmated Life	15 Years
Current Cost	\$3500.00
Future Cost	\$4844.70



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Clubhouse	Good	2022	2037	17	1	\$3,500	\$4,845

Replace office equipment as necessary. Costs vary based on size,quality, and features. Regular maintenance, including cleaning ensures optimal performance and longevity. Following manufacturer guidelines for setup and care helps maintain quality and extends the equipment’s lifespan.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Irrigation Controllers - Replace

Category A	Irrigation
Category B	2027*
Cost	\$1,000.00 Each
Esitmated Life	12 Years
Current Cost	\$1000.00
Future Cost	\$1125.50



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Grounds	Good	2018	2030	10	1	\$1,000	\$1,126

Irrigation controllers automate watering schedules for landscaping, optimizing water use and plant health. Used in residential, commercial, or public properties, they range from basic timers to smart systems with weather-based adjustments. Programming flexibility and remote access improve efficiency. Maintenance includes checking wiring, replacing batteries, and verifying valve function. Installation cost varies by system type and zone complexity. Properly functioning controllers reduce waste, lower costs, and ensure consistent landscape irrigation.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Landscape Trees - Trimming

Category A	Landscape
Category B	2027*
Cost	\$1,000.00 Allowance
Esitmated Life	6 Years
Current Cost	\$1000.00
Future Cost	\$1159.30



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Grounds	Good	2025	2031	11	1	\$1,000	\$1,159

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Lighting Pole Fixtures - Replace

Category A	Lighting
Category B	2027*
Cost	\$250.00 Each
Esitmated Life	5 Years
Current Cost	\$2000.00
Future Cost	\$2251.00



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Community	Good	2025	2030	10	8	\$2,000	\$2,251

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Bldg Ext - Repaint

Category A	Painting
Category B	2027*
Cost	\$7,077.00 Bldgs
Esitmated Life	16 Years
Current Cost	\$184002.00
Future Cost	\$240085.81



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Community	Good	2019	2035	15	26	\$184,002	\$240,086

Exterior building painting boosts curb appeal and shields surfaces from environmental elements. Surface cleaning, repairs, and primer use are essential for proper adhesion. Durable coatings help resist moisture, UV rays, and temperature changes. Regular inspections and touch-ups maintain appearance and protection. Routine repainting cycles ensure longevity and aesthetic consistency. For large-scale or complex buildings, licensed painters are recommended for compliance and lasting results.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Asphalt - Overlay 1 1/2 Inch

Category A	Paving
Category B	2027*
Cost	\$2.15 SF
Esitmated Life	30 Years
Current Cost	\$144587.50
Future Cost	\$218703.05



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Parking Lot	Good	2010	2040	20	67,250	\$144,588	\$218,703

A 1 1/2" asphalt overlay is a common pavement rehabilitation method used to renew and strengthen existing surfaces. It serves as a protective layer, improving ride quality and enhancing pavement aesthetics. Costs vary based on project size and specific requirements. Regular maintenance involves thorough surface preparation, including cleaning and leveling, followed by precise application of the overlay. Ensuring proper compaction and curing are crucial steps. Following industry standards and manufacturer recommendations ensures effective application, extending pavement life, improving durability, and providing a smooth driving surface with reduced maintenance needs.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Asphalt - Repair & Crack Fill

Category A	Paving
Category B	2027*
Cost	\$0.06 Job
Esitmated Life	6 Years
Current Cost	\$4035.00
Future Cost	\$4541.39



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Parking Lot	Good	2024	2030	10	67,250	\$4,035	\$4,541

Narrow asphalt crack fill is a specialized maintenance procedure used to prevent water infiltration and further pavement deterioration. It serves as a protective measure, filling cracks with a sealant to maintain structural integrity and prevent expansion. Costs vary based on crack size and material used. Regular maintenance involves thorough cleaning of cracks, precise application of sealant, and ensuring proper curing. Following manufacturer guidelines and industry standards ensures effective crack sealing, prolonging pavement life, and minimizing costly repairs caused by water damage and freeze-thaw cycles.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Asphalt - Seal Coat

Category A	Paving
Category B	2027*
Cost	\$0.32 SF
Esitmated Life	6 Years
Current Cost	\$21520.00
Future Cost	\$22165.60



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Parking Lot	Good	2021	2027	7	67,250	\$21,520	\$22,166

An asphalt seal coat is a protective layer applied to pavement surfaces to enhance durability and prolong lifespan. It serves as a cost-effective maintenance solution, sealing cracks and preventing water penetration. Costs vary based on project size and material used. Regular maintenance involves thorough cleaning of the pavement, filling cracks, and applying the seal coat evenly. Proper application and curing time are crucial. Following manufacturer guidelines and industry standards ensures effective sealant adhesion, improving pavement aesthetics, durability, and reducing the need for extensive repairs.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Concrete - Partial Replace

Category A	Paving
Category B	2027*
Cost	\$3,000.00 Job
Esitmated Life	5 Years
Current Cost	\$3000.00
Future Cost	\$3000.00



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Community	Good	2021	2026	6	1	\$3,000	\$3,000

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Pool Pump Motor 2 HP - Replace

Category A	Pool Equipment
Category B	2027*
Cost	\$1,200.00 Each
Esitmated Life	5 Years
Current Cost	\$1200.00
Future Cost	\$1311.24



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2024	2029	9	1	\$1,200	\$1,311

The 2 HP pool pump motor provides higher circulation for larger pools. Regular maintenance involves checking for leaks, ensuring the motor is running smoothly, and inspecting for any signs of wear. Periodic servicing can extend the lifespan of the motor and ensure efficient filtration.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Pool/Spa - Chlorination System

Category A	Pool Equipment
Category B	2027*
Cost	\$1,000.00 Each
Esitmated Life	10 Years
Current Cost	\$1000.00
Future Cost	\$1125.50



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2020	2030	10	1	\$1,000	\$1,126

Chlorination systems automate disinfection, ensuring safe water quality in pools and spas. Maintenance includes sensor calibration, inspection of injectors and valves, and system flushing. Consistent upkeep supports sanitation and system efficiency. Monitor chlorine levels regularly to prevent equipment damage. For dosing inconsistencies or flow issues, professional servicing ensures reliable, compliant operation.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Pool/Spa - Filter, Large - Replace

Category A	Pool Equipment
Category B	2027*
Cost	\$2,500.00 Each
Esitmated Life	18 Years
Current Cost	\$2500.00
Future Cost	\$3359.75



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2018	2036	16	1	\$2,500	\$3,360

Replace as necessary - Triton II filter. Large pool/spa filters support high-volume filtration for clean, safe water. Types include sand, DE, or cartridge systems. Maintenance includes backwashing or cleaning, pressure checks, and media replacement. Routine inspection ensures optimal flow and debris removal. For clogs, leaks, or pressure loss, professional service preserves performance and compliance.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Pool/Spa - Heater

Category A	Pool Equipment
Category B	2027*
Cost	\$8,000.00 Each
Esitmated Life	12 Years
Current Cost	\$8000.00
Future Cost	\$8000.00



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2014	2026	6	1	\$8,000	\$8,000

Replace as necessary - Raypack heater. Pool and spa heaters maintain water temperature for comfort and extended seasonal use. Units may be gas, electric, or heat pump. Maintenance includes cleaning burners, checking thermostats, and inspecting connections. Regular servicing ensures efficiency and safety. For ignition issues or heat loss, professional repair is recommended to maintain comfort and function.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Pool Furniture - Repairs

Category A	Pool Furniture
Category B	2027*
Cost	\$2,000.00 Job
Esitmated Life	10 Years
Current Cost	\$2000.00
Future Cost	\$2851.60



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2026	2038	18	1	\$2,000	\$2,852

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Pool Furniture - Restrap

Category A	Pool Furniture
Category B	2027*
Cost	\$225.00 Job
Esitmated Life	10 Years
Current Cost	\$9000.00
Future Cost	\$11069.10



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2023	2033	13	40	\$9,000	\$11,069

Pool furniture enhances outdoor aquatic environments by providing comfortable seating and functional surfaces for relaxation and socializing. These specialized pieces combine water-resistant durability with aesthetic appeal around pool decks and patio areas. Available in various materials, styles, and configurations, pool furniture accommodates different design preferences and spatial requirements. Regular maintenance, including cleaning, protection from elements, and hardware inspection, is essential to preserve appearance and structural integrity. Proper care prevents premature deterioration, maintains comfort and safety, and extends furniture lifespan. Seasonal storage or protective covers are recommended during off-seasons, while professional refurbishing may occasionally be needed to restore heavily weathered pieces.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Park Bocce Ball Court - Resurface

Category A	Recreation
Category B	2027*
Cost	\$2,500.00 Job
Esitmated Life	10 Years
Current Cost	\$2500.00
Future Cost	\$2575.00



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Park	Good	2017	2027	7	1	\$2,500	\$2,575

A bocce ball court is a recreational space designed for playing the traditional Italian sport, offering enjoyment and social interaction. Costs vary based on court size, materials (such as compacted gravel or synthetic turf), and additional features like drainage systems or boundary markings. Regular maintenance includes sweeping or raking the court surface to maintain evenness and prevent debris buildup. Ensuring proper drainage and repairing any surface irregularities prolongs usability. Following construction guidelines for base preparation and court dimensions ensures optimal playing conditions. Proper care preserves the court's integrity, enhancing gameplay and longevity for continued recreational enjoyment.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Pool - Resurface

Category A	Recreation
Category B	2027*
Cost	\$16.00 Sq Ft
Esitmated Life	24 Years
Current Cost	\$26400.00
Future Cost	\$50585.04



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2024	2048	28	1,650	\$26,400	\$50,585

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Clubhouse - Renovation

Category A	Remodel
Category B	2027*
Cost	\$95,000.00 Job
Esitmated Life	30 Years
Current Cost	\$95000.00
Future Cost	\$204877.00



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Clubhouse	Poor	2022	2052	32	1	\$95,000	\$204,877

A clubhouse renovation revitalizes communal spaces by updating design and functionality to enhance comfort and aesthetics. This project often involves modernizing interiors, upgrading facilities, and improving layout efficiency. Costs vary based on scope, materials, and features. Regular planning and coordination with contractors are essential for a successful renovation. Adhering to design plans and quality standards ensures the clubhouse meets the needs of its users and extends the space's longevity and appeal.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Clubhouse Outdoor Restroom - Remodel

Category A	Remodel
Category B	2027*
Cost	\$2,500.00 Job
Esitimated Life	25 Years
Current Cost	\$5000.00
Future Cost	\$8767.50



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2020	2045	25	2	\$5,000	\$8,768

Remodel as necessary - includes replacement of toilet and sink fixtures, bathtub, shower, and lighting fixtures, flooring and mirrors. A bath remodel is a transformative project aimed at enhancing the functionality, aesthetics, and value of a bathroom space. Costs vary widely based on scope, materials chosen (such as fixtures, tiles, and cabinetry), and desired amenities like heated flooring or smart technology integration. Regular planning involves designing the layout, selecting materials, and obtaining necessary permits. During the remodel, tasks include demolition, plumbing and electrical updates, installation of new fixtures, and finishing with flooring and wall treatments. Following industry standards and building codes ensures quality workmanship and compliance. Proper maintenance post-remodel involves regular cleaning and upkeep of fixtures and surfaces to preserve the remodel's appeal and functionality for years to come.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Pool Shower Outdoor - Remodel

Category A	Remodel
Category B	2027*
Cost	\$1,500.00 Each
Esitmated Life	20 Years
Current Cost	\$1500.00
Future Cost	\$2268.90



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Pool	Good	2020	2040	20	1	\$1,500	\$2,269

Outdoor showers offer convenience and refreshment in pools, patios, or beach areas. They require regular cleaning and inspection for weather-related wear. Maintenance includes checking water flow, drainage, and seal integrity, especially in colder climates to avoid freeze damage. Professional service may be required for plumbing or electrical repairs in the case of outdoor models with heated water. Proper care ensures the shower remains safe and functional, extending its usability and appearance.

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Security System - Replace

Category A	Safety
Category B	2027*
Cost	\$8,000.00 System
Esitmated Life	15 Years
Current Cost	\$8000.00
Future Cost	\$12100.80



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Community	Good	2025	2040	20	1	\$8,000	\$12,101
16 Cameras							

Polynesian Paradise

Component Summary

Analysis:01/01/2026 * Investment: 1.00% * Inflation: 3.00%

Bldg Shed - Replace

Category A	Structures
Category B	2027*
Cost	\$2,500.00 Each
Esitmated Life	30 Years
Current Cost	\$5000.00
Future Cost	\$8186.50



Location	Condition	Service Year	Replace Year	Replace Life	Quantity	Current Cost	Future Cost
Grounds	Fair	2009	2039	19	1	\$2,500	\$3,671
Grounds	Fair	2016	2046	26	1	\$2,500	\$4,515