

Sunpointe at Lakewood Estates II Condominium Association, Inc.



Financial Statements and Supplementary Information

For the Year Ended December 31, 2024

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Independent Auditor's Report

To the Board of Directors of
Sunpointe at Lakewood Estates II Condominium Association, Inc.

Opinion

I have audited the accompanying financial statements of Sunpointe at Lakewood Estates II Condominium Association, Inc. (the "Association") which comprises the balance sheet as of December 31, 2024, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended and the related notes to the financial statements.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Sunpointe at Lakewood Estates II Condominium Association, Inc. as of December 31, 2024, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Report on Summarized Comparative Information

I have previously audited the Sunpointe at Lakewood Estates Condominium Association, Inc.'s December 31, 2023, financial statements, and my report dated November 19, 2024, expressed an unmodified opinion on those financial statements. In my opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Basis for Opinion

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of the Association and to meet my other ethical responsibilities in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Responsibilities of Management for the Financial Statements

The Association's Board of Directors is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern within one year after the date that the financial statement are available to be issued.

Auditor's Responsibility for the Audit of the Financial Statements

My objective is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, I:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for a reasonable period of time.

Other Matters

Supplementary Schedule of Operating Fund Revenues and Expenses – Budget and Actual

My audit was performed for the purpose of forming an opinion on the financial statements as a whole. The *Supplemental Schedule of Operating Fund Revenues and Expenses – Budget and Actual* is presented for purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of the Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Disclaimer of Opinion on Required Supplementary Information on Future Major Repairs and Replacements

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Ryan Lee, CPA



Principal
Lee Public Accounting, LLC

Sunpointe at Lakewood Estates II Condominium Association, Inc.
Balance Sheet
As of December 31, 2024

	Operating Fund	Replacement Fund	Total	2023 Total (comparative purposes only)
Assets				
Cash	\$ 47,378	\$ 195,169	\$ 242,547	\$ 268,696
Certificates of deposit, at cost	-	203,302	203,302	100,000
Assessments receivable	3,398	-	3,398	1,843
Accrued interest receivable	-	4,621	4,621	1,445
Other receivables	-	1,244	1,244	1,213
Prepaid insurance	138,214	-	138,214	73,677
Interfund balance	(76,326)	76,326	-	-
Total Assets	\$ 112,664	\$ 480,662	\$ 593,326	\$ 446,874
Liabilities and Fund Balances				
Accounts payable	\$ 7,660	\$ -	\$ 7,660	\$ 13,980
Assessments received in advance	17,343	-	17,343	21,833
Income taxes payable	1,608	-	1,608	1,552
Deferred revenue - Comcast easement	-	4,860	4,860	5,670
Total Liabilities	26,611	4,860	31,471	43,035
Fund balances	86,053	475,802	561,855	403,839
Total Liabilities and Fund Balances	\$ 112,664	\$ 480,662	\$ 593,326	\$ 446,874

Sunpointe at Lakewood Estates II Condominium Association, Inc.
Statement of Revenues, Expenses, and Changes in Fund Balances
For the Year Ended December 31, 2024

	Operating Fund	Replacement Fund	Total	2023 Total (comparative purposes only)
Revenues				
Assessments	\$ 554,088	\$ 210,000	\$ 764,088	\$ 692,506
Other income	3,073	-	3,073	3,003
Late fees and collection	1,151	-	1,151	1,679
Comcast easement income	-	5,744	5,744	5,634
Interest	7	6,512	6,519	1,490
Total Revenues	\$ 558,319	\$ 222,256	\$ 780,575	\$ 704,312
Expenses				
Insurance	\$ 237,238	\$ -	\$ 237,238	\$ 118,699
Water and sewer	84,962	-	84,962	80,846
Grounds maintenance and improvements	58,950	6,551	65,501	62,846
Management fees	56,005	-	56,005	54,590
Trash removal	31,218	-	31,218	31,496
Snow removal	30,807	-	30,807	15,512
Master association assessments	24,780	-	24,780	24,780
Tree and shrub maintenance	14,345	-	14,345	8,716
Legal and professional fees	11,799	-	11,799	6,149
Office and administrative	10,443	-	10,443	8,445
Pool	10,268	-	10,268	24,039
Gutter cleaning	6,550	-	6,550	6,450
Gas and electricity	6,435	-	6,435	5,784
Tennis court	6,184	-	6,184	-
Building repairs and maintenance	4,832	-	4,832	53,641
Security	4,320	-	4,320	4,320
Water feature	3,567	-	3,567	2,838
Lighting repair and maintenance	3,530	7,840	11,370	981
Income taxes	1,608	-	1,608	1,552
Driveway repair	327	-	327	2,000
Fences	-	-	-	12,797
Other reserve expenditures	-	-	-	2,525
Total Expenses	608,168	14,391	622,559	529,006
(Deficiency) Excess of Revenues Over Expenses	\$ (49,849)	\$ 207,865	\$ 158,016	\$ 175,306
Beginning Fund Balances	135,902	267,937	403,839	228,533
Ending Fund Balances	\$ 86,053	\$ 475,802	\$ 561,855	\$ 403,839

Sunpointe at Lakewood Estates II Condominium Association, Inc.
Statement of Cash Flows
For the Year Ended December 31, 2024

	Operating Fund	Replacement Fund	Total	2023 Total (comparative purposes only)
Cash Flows From Operating Activities				
(Deficiency) Excess of Revenues Over Expenses	\$ (49,849)	\$ 207,865	\$ 158,016	\$ 175,306
Adjustments to reconcile (deficiency) excess of revenues over expenses to net cash (used) provided by operating activities:				
(Increase) decrease in:				
Assessments receivable	(1,555)		(1,555)	(293)
Accrued interest receivable		(3,176)	(3,176)	(1,445)
Other receivables		(31)	(31)	1,012
Prepaid insurance	(64,537)		(64,537)	(28,655)
Increase (decrease) in:				
Accounts payable	(6,320)		(6,320)	(1,930)
Assessments received in advance	(4,490)		(4,490)	5,452
Income taxes payable	56		56	139
Deferred revenue - Comcast easement		(810)	(810)	(810)
Net cash (used) provided by operating activities	(126,695)	203,848	77,153	148,776
Cash Flows From Investing Activities				
Net purchases of certificates of deposit		(103,302)	(103,302)	(100,000)
Net cash used by investing activities	-	(103,302)	(103,302)	(100,000)
Cash Flows From Financing Activities				
Interfund activities	99,776	(99,776)	-	-
Net cash provided (used) by financing activities	99,776	(99,776)	-	-
Net (decrease) increase in cash	\$ (26,919)	\$ 770	\$ (26,149)	\$ 48,776
Cash, beginning of year	74,297	194,399	268,696	219,920
Cash, end of year	\$ 47,378	\$ 195,169	\$ 242,547	\$ 268,696
Supplemental Cash Disclosures				
Cash paid for income taxes	\$ 1,552	\$ -	\$ 1,552	\$ 1,413

Sunpointe at Lakewood Estates II Condominium Association, Inc.
Notes to Financial Statements
For the Year Ended December 31, 2024

Note 1 – Nature of the Association

Sunpointe at Lakewood Estates II Condominium Association, Inc. (the “Association”) is a nonprofit corporation organized in the State of Colorado in 1984. The purpose of the Association is to provide for the administration, maintenance, preservation, and architectural review of the units and common elements within the Sunpointe at Lakewood Estates Condominiums II community as defined in the *Amended and Restated Declaration of Covenants, Conditions and Restrictions of Sunpointe at Lakewood Estates Condominiums II* (the “Declaration”); and to promote the health, safety, welfare and recreation of the Owners within the community. The Association consists of the Owners of 162 residential town home style condominiums located in Lakewood, Colorado.

The Association pays dues to the Sunpointe at Lakewood Estates Common Maintenance Association (the “CMA”) which was formed to maintain certain amenities that are common to both Sunpointe at Lakewood Estates I Condominium Association, Inc. and to the Association, including entry surfaces, curbs and gutters, the loop road, and traffic control signage.

Note 2 – Summary of Significant Accounting Policies

Basis of Accounting

The accompanying financial statements are prepared using the accrual method of accounting.

Fund Accounting

The Association’s governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund – This fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund – This fund is used to accumulate financial resources designated for future major repairs and replacements.

Cash

The Association considers all highly liquid investments with an original maturity of three months or less to be cash. The Association continually monitors its positions with, and the credit quality of, the financial institutions with which it invests. As of December 31, 2024, the Association had no cash equivalents.

Investments

Investments are classified as held-to-maturity debt securities and, accordingly, are recorded in the accompanying financial statements at amortized costs. The historical cost of held-to-maturity at December 31, 2024, are shown in the table below by contractual maturities:

Sunpointe at Lakewood Estates II Condominium Association, Inc.
Notes to Financial Statements
For the Year Ended December 31, 2024

Note 2 – Summary of Significant Accounting Policies (continued)

Investments (continued)

	One year or less	Over one year through five years	Over five years through ten years	Over ten years	Total
CDs, at historical cost	\$ 203,302	\$ -	\$ -	\$ -	\$ 203,302

Common Area Property

Real property and common areas conveyed to the Association by the Declarant are not recorded in the Association's financial statements because the disposition of those properties is restricted by the Declaration. It is the duty of the Association to care for and maintain the common areas for the common benefit and enjoyment of its membership. Major repairs and replacements to common area property are recorded as expenditures in the Replacement Fund.

Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements of common property. Assessments receivable at the balance sheet date represent fees due from unit Owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are delinquent. Monthly assessments vary based on the size of each unit and ranged from \$374 to \$417 for the year ended December 31, 2024.

In December of 2015, the Board resolved to revise the method for calculating monthly assessments. All Operating Fund budgeted items, with the exception of amounts designated for the Replacement Fund, will be allocated equally between all unit Owners, and assessments designated for the Replacement Fund will be allocated based on the current ownership percentages as defined in the Declaration. This amendment passed a vote by the membership during 2016.

Deferred Revenue

In 2021, the Association entered into a services agreement which grants Comcast an easement to service the broadband communications network installed in the buildings and on the common property. The compensation paid to the Association under this agreement is recorded as deferred revenue on the accompanying balance sheet and is being amortized on a straight-line basis over the 10-year term of the agreement.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Sunpointe at Lakewood Estates II Condominium Association, Inc.
Notes to Financial Statements
For the Year Ended December 31, 2024

Note 3 – Income Taxes

The Association elects to file its federal income tax return as a homeowners' association under section 528 of the Internal Revenue Code. Under that code section, the Association is not taxed on income and expenses related to its exempt purpose, which is the acquisition, construction, management, maintenance, and care of Association property. Net non-exempt function income, which includes interest earned, is taxed at the federal and state levels at 30% and 4.25%, respectively.

The Association's tax filings may be subject to examination by various taxing authorities. The Association's federal income tax returns beginning with the 2022 tax year remain open to potential examination by the Internal Revenue Service; State income tax returns beginning with the 2021 tax year are open to potential examination.

Note 4 – Future Major Repairs and Replacements

The Association's Declaration requires funds to be accumulated for future major repairs and replacements. Accumulated funds are held in separate accounts and are generally not available for operating purposes.

In 2023, the Association engaged a third party to conduct a study to estimate the remaining useful lives and the replacement costs of the common property components. The Association is funding for such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to the Declaration, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

According to the 2023 study, "In comparing the projected balance of \$140,000 versus the ideal Reserve Balance of \$2,542,526, we find the association Reserve fund to be in a poor financial position at this point in time (approximately 6% funded of ideal). The study indicates that special assessments of \$700,000 - \$900,000 may be required to keep up with maintenance over the next 6 years. The study recommends annual contributions to the replacement fund of \$462,600 beginning in 2024.

Note 5 – Related Party Transactions

The Association is contracted with Precision Management to provide monthly management, maintenance, accounting, and administrative services to the Association. Precision Management is wholly owned by a member of the Association. For the years ended December 31, 2024, and 2023, disbursements to Precision Management for services performed and administrative expense reimbursements totaled \$68,839 and \$65,575, respectively.

Note 6 – Concentration Risk

The Association maintains its cash balances in bank deposit accounts which, at times throughout the year, may exceed federally insured limits. Accounts at each institution are secured by the Federal Deposit Insurance Corporation up to \$250,000. As of December 31, 2024, uninsured cash balances were \$199,273.

Sunpointe at Lakewood Estates II Condominium Association, Inc.
Notes to Financial Statements
For the Year Ended December 31, 2024

Note 7 – Contingencies

The Association may be a party to various legal actions throughout the year normally associated with homeowners' associations, including, but not limited to, the collection of delinquent assessments and covenant compliance matters, the aggregate of which, in management's opinion, would not have a material adverse effect on the Association's financial position, results, or liquidity.

Note 8 – Subsequent Events

The Association has evaluated events and transactions for potential recognition or disclosure through the date of the *Independent Auditor's Report*, which is the date the financial statements were available to be issued.

Sunpointe at Lakewood Estates II Condominium Association, Inc.
Schedule of Operating Fund Revenues and Expenses - Budget and Actual
For the Year Ended December 31, 2024

	<u>Actual</u>	<u>Budget</u> (compiled)	<u>Variance -</u> <u>Favorable</u> <u>(Unfavorable)</u>
Operating Fund Revenues			
Assessments	\$ 554,088	\$ 554,040	\$ 48
Other income	3,073	-	3,073
Late fees and collection	1,151	3,000	(1,849)
Interest	7	-	7
Total Operating Fund Revenues	\$ 558,319	\$ 557,040	\$ 1,279
Operating Fund Expenses			
Insurance	\$ 237,238	\$ 163,600	\$ (73,638)
Water and sewer	84,962	98,000	13,038
Grounds maintenance and improvements	58,950	64,210	5,260
Management fees	56,005	56,020	15
Trash removal	31,218	33,000	1,782
Snow removal	30,807	30,000	(807)
Master association assessments	24,780	24,780	-
Tree and shrub maintenance	14,345	9,300	(5,045)
Legal and professional fees	11,799	10,000	(1,799)
Office and administrative	10,443	9,400	(1,043)
Pool	10,268	13,500	3,232
Gutter cleaning	6,550	6,700	150
Gas and electricity	6,435	8,500	2,065
Tennis court	6,184	2,500	(3,684)
Building repairs and maintenance	4,832	8,000	3,168
Security	4,320	4,320	-
Water feature	3,567	3,500	(67)
Lighting repair and maintenance	3,530	2,000	(1,530)
Income taxes	1,608	710	(898)
Driveway repair	327	6,000	5,673
Bad debt expense	-	3,000	3,000
Total Operating Fund Expenses	608,168	557,040	(51,128)
Deficiency of Revenues Over Expenses	\$ (49,849)	\$ -	\$ (49,849)

Sunpointe at Lakewood Estates II Condominium Association, Inc.
Supplementary Information on Future Major Repairs and Replacements
December 31, 2024
Unaudited

In 2023, the Association engaged a third-party to conduct a study to estimate the remaining useful lives and replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. The study includes an estimate for inflation and an investment yield of 4.75% and 1.00%, respectively.

Information on the following pages was extracted from the study and presents significant information about the components of common property.

Funding Summary For SunPointe at Lakewood Estates II C.A. Inc

NOTE: The results of this report are based on replacement costs we know as of the date of this report. We are not responsible for higher than normal price increases after the date of this report.

Beginning Assumptions

Financial Information Source	Research With Client
# of units	162
Fiscal Year End	December 31, 2023
Monthly Dues from 2023 budget	\$57,676.00
Monthly Reserve Allocation from 2023 Budget	\$17,500.00
Projected Starting Reserve Balance (as of 1/1/2023)	\$140,000
Reserve Balance: Average Per Unit	\$864
Ideal Starting Reserve Balance (as of 1/1/2023)	\$2,542,526
Ideal Reserve Balance: Average Per Unit	\$15,695

Economic Factors

Past 20 year Average Inflation Rate (Based on CCI)	4.75%
Current Average Interest Rate	1.00%

Current Reserve Status

Current Balance as a % of Ideal Balance	6%
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Recommendations for 2022 Fiscal Year

Monthly Reserve Allocation (rest of 2023)	\$17,500
Per Unit	\$108.02
Monthly Reserve Allocation (starting 2024)	\$38,550
Per Unit	\$237.96
Minimum Monthly Reserve Allocation (starting 2024)	\$37,175
Per Unit	\$229.48
Primary Annual Increases	4.15%
# of Years	30
Special Assessment (2023 through 2028)	\$162,000
Per Unit Per Year	\$1,000

Changes To Current 2023 Reserve Contribution

Increase/Decrease to Reserve Allocation	\$0
as Percentage	0%
Average Per Unit	\$0.00

Changes from 2023 to 2024 Reserve Contribution

Increase/Decrease to Reserve Allocation	\$21,050
as Percentage	120%
Average Per Unit	\$129.94

Significant Components For SunPointe at Lakewood Estates II C.A. Inc

ID	Asset Name	Useful Lives	Remaining Useful Lives	Ave Curr Cost	Significance:	
					(Curr Cost/UL)	As %
105	Comp Shingle Roof - Replace (1)	20	6	\$809,050	\$40,453	13.8130%
106	Comp Shingle Roof - Replace (2)	20	8	\$809,050	\$40,453	13.8130%
107	Comp Shingle Roof - Replace (Bldg 18)	20	15	\$46,750	\$2,338	0.7982%
116	Skylights - Replace (1)	20	6	\$44,800	\$2,240	0.7649%
117	Skylights - Replace (2)	20	8	\$44,800	\$2,240	0.7649%
119	Skylights - Replace (3)	20	13	\$8,400	\$420	0.1434%
120	Gutters/Downspouts - Replace (1)	20	6	\$71,425	\$3,571	1.2194%
121	Gutters/Downspouts - Replace (2)	20	8	\$71,425	\$3,571	1.2194%
122	Gutters/Downspouts - Replace (3)	20	0	\$6,820	\$341	0.1164%
204	Building Ext Surfaces - Repaint (2024)	7	1	\$79,625	\$11,375	3.8841%
205	Building Ext Surfaces - Repaint (2025)	7	2	\$56,875	\$8,125	2.7744%
206	Building Ext Surfaces - Repaint (2026)	7	3	\$84,175	\$12,025	4.1061%
207	Building Ext Surfaces - Repaint (2027)	7	4	\$91,000	\$13,000	4.4390%
208	Building Ext Surfaces - Repaint (2028)	7	5	\$59,150	\$8,450	2.8854%
209	Wood Fencing - Restain	4	1	\$4,813	\$1,203	0.4108%
301	Siding - Major Repairs (2024)	7	1	\$16,575	\$2,368	0.8085%
301	Siding - Replace (5, 6, 15)	35	1	\$330,893	\$9,454	3.2282%
302	Siding - Major Repairs (2025)	7	2	\$24,375	\$3,482	1.1890%
303	Siding - Major Repairs (2026)	7	3	\$36,075	\$5,154	1.7597%
304	Siding - Major Repairs (2027)	7	4	\$39,000	\$5,571	1.9024%
305	Siding - Major Repairs (2028)	7	5	\$22,750	\$3,250	1.1098%
401	Asphalt - Major Overlay	28	3	\$161,453	\$5,766	1.9689%
401	Asphalt - Major Overlay (2022)	28	27	\$38,413	\$1,372	0.4684%
402	Asphalt - Surface Application	4	0	\$22,250	\$5,563	1.8994%
406	Drain Pans/Curb/Gutters - Partial Replace	4	2	\$20,475	\$5,119	1.7479%
503	Cabana Doors - Replace	20	5	\$5,338	\$267	0.0911%
601	Concrete Flatwork - Partial Replace	4	2	\$32,775	\$8,194	2.7979%
601	Unit Patios - Partial Replace	3	2	\$110,000	\$36,667	12.5203%
801	Monument - Replace	15	5	\$7,150	\$477	0.1628%
803	Mailboxes - Replace (Bldg 19)	24	0	\$16,500	\$688	0.2348%
804	Mailboxes - Replace (Bldg 28)	24	9	\$19,800	\$825	0.2817%
809	Address Signs - Replace	20	7	\$12,375	\$619	0.2113%
1001	Wood Fencing - Replace	24	5	\$17,835	\$743	0.2537%
1002	Iron Fencing - Replace	26	11	\$9,713	\$374	0.1276%
1011	Timber Wall - Partial Replacement	7	0	\$28,500	\$4,071	1.3902%
1101	Fiberglass Pool - Refurbish	10	1	\$15,020	\$1,502	0.5129%
1101	Fiberglass Pool - Replace	30	21	\$70,000	\$2,333	0.7967%
1102	Spa - Replace	30	10	\$8,438	\$281	0.0960%
1105	Pool Heater - Replace	15	5	\$5,200	\$347	0.1184%
1106	Spa Heater - Replace	15	9	\$4,325	\$288	0.0985%
1108	Pool Filter - Replace	18	3	\$1,875	\$104	0.0356%
1109	Spa Filter - Replace	18	6	\$1,875	\$104	0.0356%
1111	Pool/Spa Pumps - Replace	7	0	\$2,950	\$421	0.1439%
1113	Pool Cover - Replace	15	2	\$3,575	\$238	0.0814%
1121	Pool Furniture - Replace	10	1	\$10,925	\$1,093	0.3730%
1201	Tennis Court - Replace	24	4	\$185,000	\$7,708	2.6321%
1202	Tennis Court - Recoat/Paint	8	12	\$17,000	\$2,125	0.7256%
1210	Pergola - Replace	15	10	\$13,875	\$925	0.3159%
1304	Drinking Fountain - Replace	15	5	\$1,725	\$115	0.0393%
1413	Restroom - Remodel	20	3	\$16,250	\$813	0.2774%
1602	Exterior Wall Mount - Replace	20	0	\$41,405	\$2,070	0.7069%
1604	Pole Lights - Replace	4	0	\$17,600	\$4,400	1.5024%
1701	Irrigation System - Major Repairs	3	0	\$30,000	\$10,000	3.4146%

Significant Components For SunPointe at Lakewood Estates II C.A. Inc

ID	Asset Name	UL	RUL	Cost	Significance:	
					Ave Curr	(Curr Cost/UL)
1703	Irrigation Controllers - Replace	4	3	\$2,325	\$581	0.1985%
1801	Groundcover - Replenish	3	0	\$17,500	\$5,833	1.9919%
1807	Waterscape - Refurbish	20	0	\$35,000	\$1,750	0.5976%