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Jorde Farms HOA
Queen Creek, AZ



Report #: 47818-0
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY
"Full"

August 31, 2023

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Table of Contents

Executive Summary	4
Executive Summary (Component List)	5
Introduction, Objectives, and Methodology	7
Which Physical Assets are Funded by Reserves?	8
How do we establish Useful Life and Remaining Useful Life estimates?	8
How do we establish Current Repair/Replacement Cost Estimates?	8
How much Reserves are enough?	9
How much should we contribute?	10
What is our Recommended Funding Goal?	10
Site Inspection Notes	11
Projected Expenses	12
Annual Reserve Expenses Graph	12
Reserve Fund Status & Recommended Funding Plan	13
Annual Reserve Funding Graph	13
30-Yr Cash Flow Graph	14
Percent Funded Graph	14
Table Descriptions	15
Budget Summary	16
Reserve Component List Detail	17
Fully Funded Balance	18
Component Significance	19
30-Year Reserve Plan Summary	20
30-Year Income/Expense Detail	21
Accuracy, Limitations, and Disclosures	27
Terms and Definitions	28
Component Details	29
GROUNDS	30
PARK AREAS	40
POOL AREA	43



Jorde Farms HOA
Queen Creek, AZ
Level of Service: "Full"

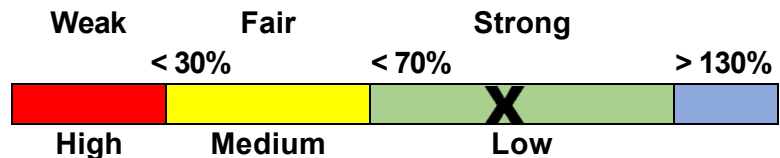
Report #: **47818-0**
of Units: 401
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Projected Starting Reserve Balance	\$112,210
Current Fully Funded Reserve Balance	\$115,711
Average Reserve Deficit (Surplus) Per Unit	\$9
Percent Funded	97.0 %
Current Monthly Reserve Contribution	\$9,140
Recommended 2024 Monthly Reserve Contribution	\$10,300

Reserve Fund Strength: 97.0%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	0.50 %
Annual Inflation Rate	3.00 %

This is a "Full" Reserve Study (original, created "from scratch") based on our site inspection on 4/27/2023.

The Reserve expense threshold for this analysis is \$2,000. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Your Reserve Fund is 97.0 % Funded. This means the Reserve Fund status is Strong, and the HOA's risk of special assessments & deferred maintenance is currently Low.

The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.

Based on this starting point and anticipated future expenses, we recommend budgeting Monthly Reserve contributions of \$10,300 for the 2024 Fiscal Year. Annual increases are scheduled thereafter to help offset inflation and strengthen Reserves. Going forward, the contribution rate should be increased as illustrated on the 30-Year Summary Table.

This Reserve Study does not account for every potential expense the HOA may face. Projects deemed unpredictable with regard to timing and cost are typically not included. It is beyond the scope of this Reserve Study to inspect or assess structural conditions of buildings, walls, electrical systems, utilities, plumbing systems, irrigation, drainage, etc. We recommend scheduling periodic inspections by qualified engineers or other industry professionals to assess any potential issues or concerns.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
GROUNDS				
103	Concrete/Pavers - Repair	5	4	\$4,000
315	Landscape Lights - Replace	12	11	\$80,000
380	Mailboxes - Replace	18	17	\$110,000
385	Mailbox Roofs - Replace	30	29	\$5,000
501	Block Walls - Repair	25	24	\$100,000
510	Wall Columns - Repaint	6	5	\$23,000
535	View Fence - Replace	30	29	\$275,000
550	Metal Surfaces - Repaint	6	5	\$32,000
701	Monuments - Remodel	20	19	\$15,000
705	Fountain - Remodel	15	14	\$12,000
805	Irrigation Controllers - Replace	15	14	\$23,000
820	Landscape Granite - Replenish	10	9	\$350,000
840	Drywells - Inspect/Clean	5	4	\$14,000
845	Drywells - Partial Replace	30	29	\$25,000
PARK AREAS				
405	Park Furniture - Replace	15	14	\$47,000
410	Playground Equipment - Replace	20	19	\$125,000
415	Shade Screens - Replace	10	9	\$4,000
420	Playground Turf - Replace	12	11	\$48,000
425	Playground Mulch - Replenish	5	4	\$9,000
490	Ramada Roof - Replace	25	25	\$20,000
POOL AREA				
1120	Metal Fence - Replace	25	24	\$28,000
1125	Keypads - Replace	10	9	\$4,000
1130	Pool Area - Repaint	6	5	\$8,000
1135	Doors + Windows - Replace	30	29	\$16,000
1142	Drinking Fountains - Replace	12	11	\$4,000
1145	Shower - Remodel	15	14	\$5,000
1150	Restrooms - Remodel	15	14	\$20,000
1190	Flat Roof - Replace	15	14	\$6,000
1200	Pool Deck Pavers - Replace	25	24	\$100,000
1208	Pool - Resurface	12	11	\$45,000
1212	Pool Lift - Replace	12	11	\$10,000
1220	Pool Furniture - Replace	8	7	\$30,000
1222	Pool Lounge Cushions - Replace	4	3	\$5,000
1250	Pool Filters - Replace	15	14	\$8,200
1260	Pool Pump - Replace	12	11	\$5,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1270	Pool Heaters - Replace	6	5	\$12,000
36 Total Funded Components				

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*

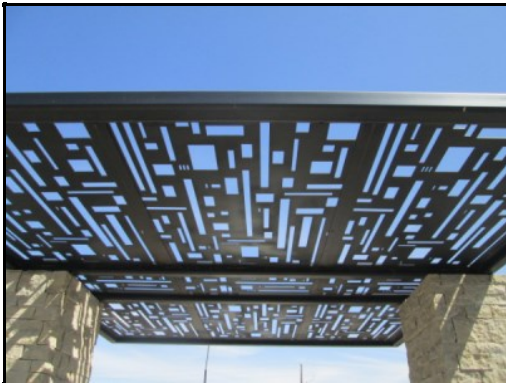


Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During the site visit on 4/27/2023, we started by inspecting the park and pool areas. Next, we inspected the common walls and fencing. Finally, we inspected the monument signs, landscaping, and any remaining common areas.

Please see the Component Details Appendix at the end of this report for a detailed look at each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all of these expenses will take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of expenses to shift and the size of the expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The chart below summarizes the projected future expenses at your association as defined by the Reserve Component List. A summary of these components is shown in the Component Details Table, while a summary of the expenses themselves is shown in the 30-yr Expense Summary Table.

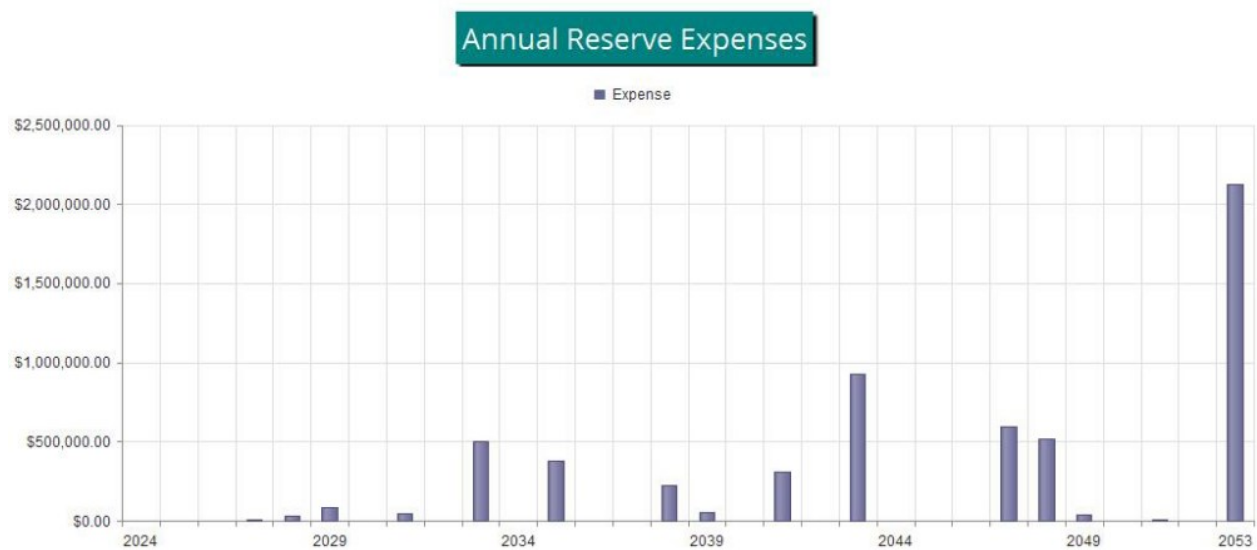


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$112,210 as-of the start of your fiscal year on 1/1/2024. This projected balance was provided to Association Reserves. As of 1/1/2024, your Fully Funded Balance is computed to be \$115,711. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 97.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$10,300 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

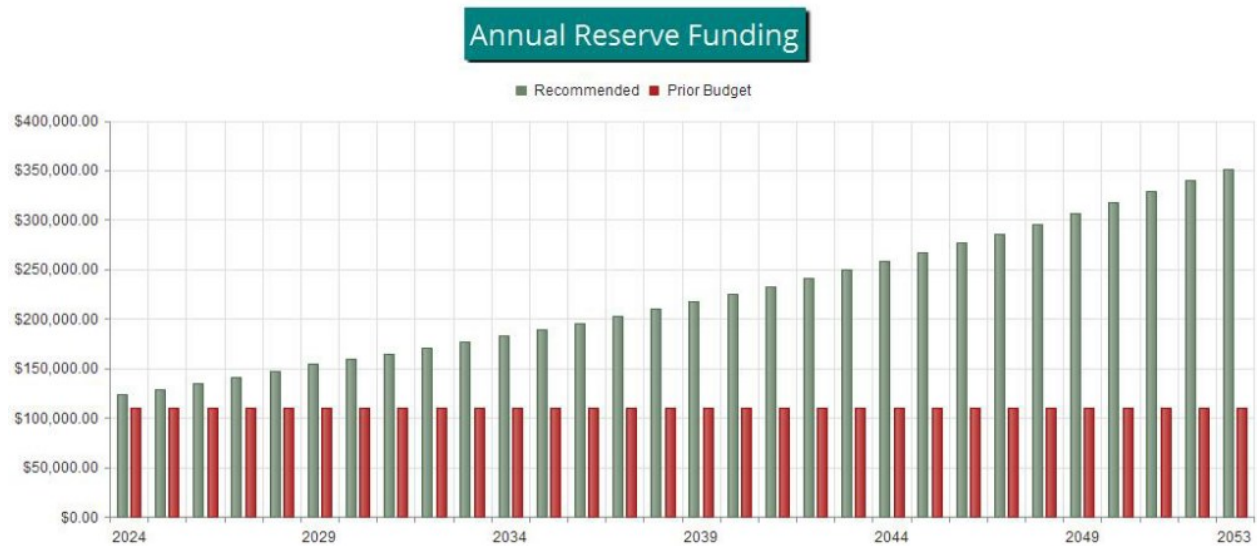


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and your currently budgeted contribution rate, compared to the always-changing Fully Funded Balance target.

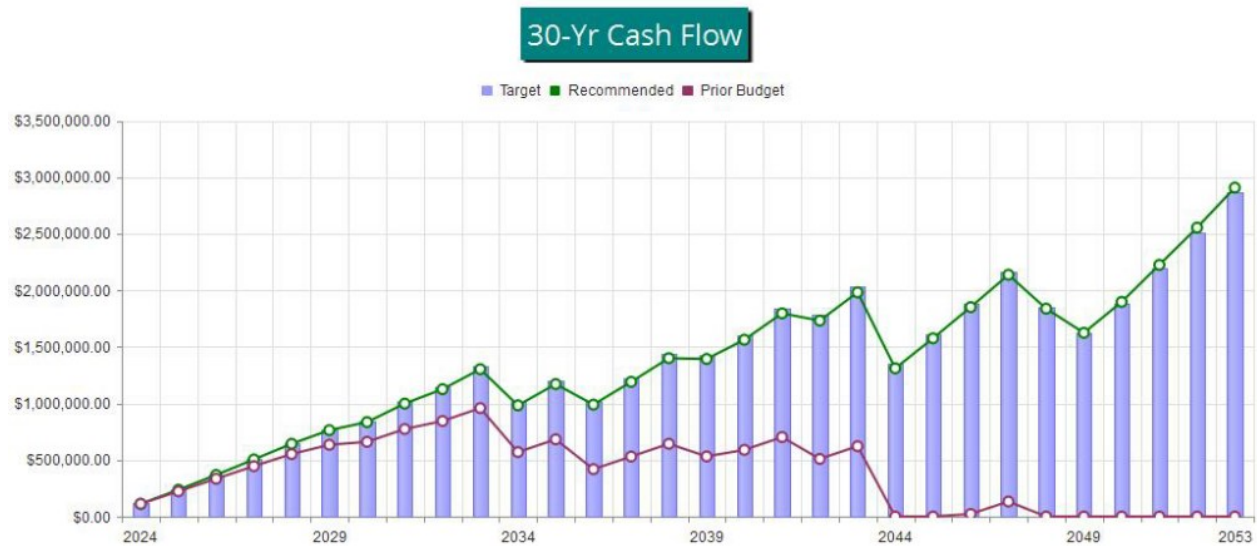


Figure 3

This chart shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-year Funding Plan.

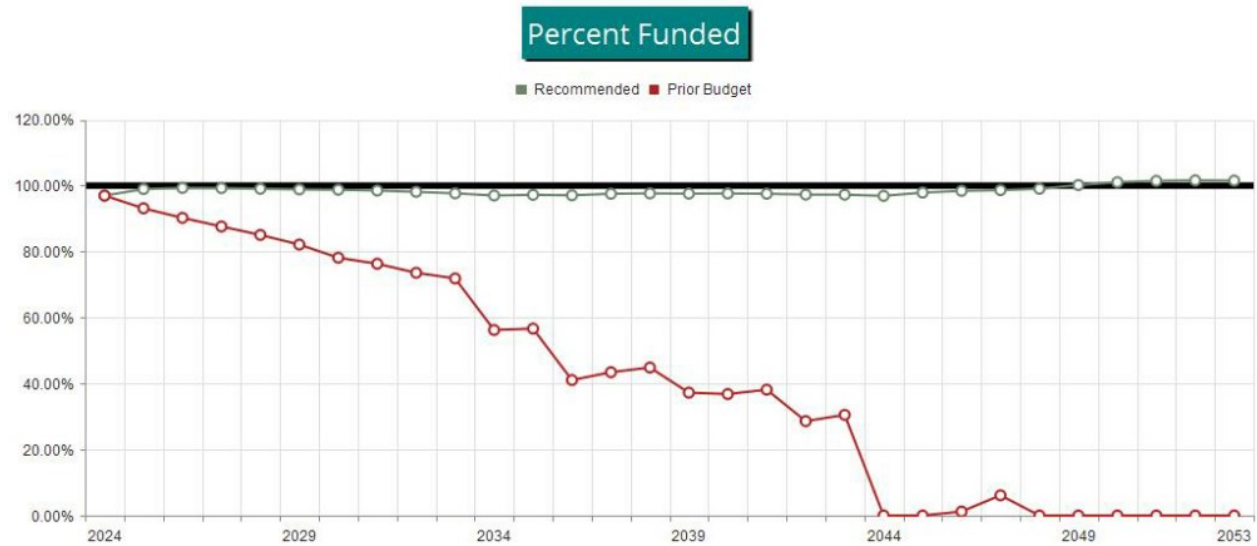


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

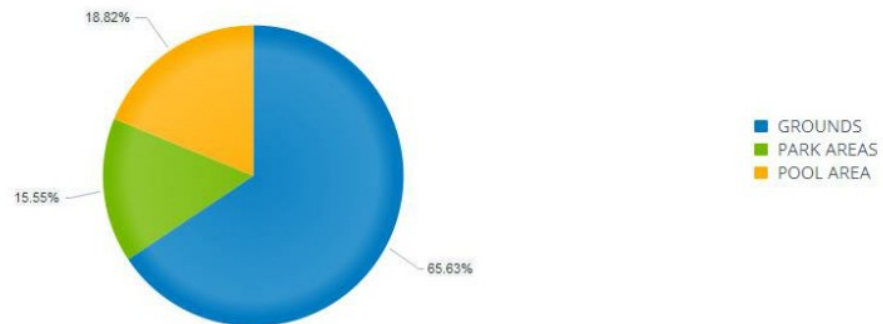


	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max						
GROUNDS	5	30	4	29	\$1,068,000	\$0	\$74,293	\$77,794	\$993,707	\$82,528
PARK AREAS	5	25	4	25	\$253,000	\$0	\$15,583	\$15,583	\$237,417	\$17,380
POOL AREA	4	30	3	29	\$306,200	\$0	\$22,333	\$22,333	\$283,867	\$23,692
					\$1,627,200	\$0	\$112,210	\$115,711	\$1,514,990	\$123,600

Percent Funded: 97.0%

Budget Summary

Percentage of Total Estimated Replacement Costs





#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
GROUNDS					
103	Concrete/Pavers - Repair	Numerous Sq Ft	5	4	\$4,000
315	Landscape Lights - Replace	Approx (270) Fixtures	12	11	\$80,000
380	Mailboxes - Replace	Approx (24) Clusters	18	17	\$110,000
385	Mailbox Roofs - Replace	(3) Roofs: ~250 Sq Ft	30	29	\$5,000
501	Block Walls - Repair	Approx 90,000 Sq Ft	25	24	\$100,000
510	Wall Columns - Repaint	Approx (212) Columns	6	5	\$23,000
535	View Fence - Replace	Approx 3,200 LF	30	29	\$275,000
550	Metal Surfaces - Repaint	Numerous Sq Ft	6	5	\$32,000
701	Monuments - Remodel	(2) Monuments	20	19	\$15,000
705	Fountain - Remodel	(1) Fountain: ~50 LF	15	14	\$12,000
805	Irrigation Controllers - Replace	(3) WeatherTrak Pro3	15	14	\$23,000
820	Landscape Granite - Replenish	Approx 4,300 Tons	10	9	\$350,000
840	Drywells - Inspect/Clean	Approx (28) Drywells	5	4	\$14,000
845	Drywells - Partial Replace	Approx (28) Drywells	30	29	\$25,000
PARK AREAS					
405	Park Furniture - Replace	(17) Assorted Pieces	15	14	\$47,000
410	Playground Equipment - Replace	(12) Assorted Pieces	20	19	\$125,000
415	Shade Screens - Replace	(2) Screens: ~500 Sq Ft	10	9	\$4,000
420	Playground Turf - Replace	Approx 1,600 Sq Ft	12	11	\$48,000
425	Playground Mulch - Replenish	Approx 3,500 Sq Ft	5	4	\$9,000
490	Ramada Roof - Replace	(1) Roof: ~1,000 Sq Ft	25	25	\$20,000
POOL AREA					
1120	Metal Fence - Replace	Approx 275 LF	25	24	\$28,000
1125	Keypads - Replace	(4) Keypads	10	9	\$4,000
1130	Pool Area - Repaint	Fence, Pergola, Stucco	6	5	\$8,000
1135	Doors + Windows - Replace	(3) Doors, (10) Windows	30	29	\$16,000
1142	Drinking Fountains - Replace	(2) Oasis	12	11	\$4,000
1145	Shower - Remodel	(1) Dual Shower	15	14	\$5,000
1150	Restrooms - Remodel	(2) Restrooms: ~250 Sq Ft	15	14	\$20,000
1190	Flat Roof - Replace	Approx 800 Sq Ft	15	14	\$6,000
1200	Pool Deck Pavers - Replace	Approx 4,400 Sq Ft	25	24	\$100,000
1208	Pool - Resurface	(1) Pool: ~255 LF	12	11	\$45,000
1212	Pool Lift - Replace	(1) Aqua Creek	12	11	\$10,000
1220	Pool Furniture - Replace	(72) Assorted Pieces	8	7	\$30,000
1222	Pool Lounge Cushions - Replace	(19) Cushions	4	3	\$5,000
1250	Pool Filters - Replace	(3) TR100C	15	14	\$8,200
1260	Pool Pump - Replace	(1) Whisper-Flo XF, 5-HP	12	11	\$5,000
1270	Pool Heaters - Replace	(2) MasterTemp 400	6	5	\$12,000

36 Total Funded Components



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
GROUNDS								
103	Concrete/Pavers - Repair	\$4,000	X	1	/	5	=	\$800
315	Landscape Lights - Replace	\$80,000	X	1	/	12	=	\$6,667
380	Mailboxes - Replace	\$110,000	X	1	/	18	=	\$6,111
385	Mailbox Roofs - Replace	\$5,000	X	1	/	30	=	\$167
501	Block Walls - Repair	\$100,000	X	1	/	25	=	\$4,000
510	Wall Columns - Repaint	\$23,000	X	1	/	6	=	\$3,833
535	View Fence - Replace	\$275,000	X	1	/	30	=	\$9,167
550	Metal Surfaces - Repaint	\$32,000	X	1	/	6	=	\$5,333
701	Monuments - Remodel	\$15,000	X	1	/	20	=	\$750
705	Fountain - Remodel	\$12,000	X	1	/	15	=	\$800
805	Irrigation Controllers - Replace	\$23,000	X	1	/	15	=	\$1,533
820	Landscape Granite - Replenish	\$350,000	X	1	/	10	=	\$35,000
840	Drywells - Inspect/Clean	\$14,000	X	1	/	5	=	\$2,800
845	Drywells - Partial Replace	\$25,000	X	1	/	30	=	\$833
PARK AREAS								
405	Park Furniture - Replace	\$47,000	X	1	/	15	=	\$3,133
410	Playground Equipment - Replace	\$125,000	X	1	/	20	=	\$6,250
415	Shade Screens - Replace	\$4,000	X	1	/	10	=	\$400
420	Playground Turf - Replace	\$48,000	X	1	/	12	=	\$4,000
425	Playground Mulch - Replenish	\$9,000	X	1	/	5	=	\$1,800
490	Ramada Roof - Replace	\$20,000	X	0	/	25	=	\$0
POOL AREA								
1120	Metal Fence - Replace	\$28,000	X	1	/	25	=	\$1,120
1125	Keypads - Replace	\$4,000	X	1	/	10	=	\$400
1130	Pool Area - Repaint	\$8,000	X	1	/	6	=	\$1,333
1135	Doors + Windows - Replace	\$16,000	X	1	/	30	=	\$533
1142	Drinking Fountains - Replace	\$4,000	X	1	/	12	=	\$333
1145	Shower - Remodel	\$5,000	X	1	/	15	=	\$333
1150	Restrooms - Remodel	\$20,000	X	1	/	15	=	\$1,333
1190	Flat Roof - Replace	\$6,000	X	1	/	15	=	\$400
1200	Pool Deck Pavers - Replace	\$100,000	X	1	/	25	=	\$4,000
1208	Pool - Resurface	\$45,000	X	1	/	12	=	\$3,750
1212	Pool Lift - Replace	\$10,000	X	1	/	12	=	\$833
1220	Pool Furniture - Replace	\$30,000	X	1	/	8	=	\$3,750
1222	Pool Lounge Cushions - Replace	\$5,000	X	1	/	4	=	\$1,250
1250	Pool Filters - Replace	\$8,200	X	1	/	15	=	\$547
1260	Pool Pump - Replace	\$5,000	X	1	/	12	=	\$417
1270	Pool Heaters - Replace	\$12,000	X	1	/	6	=	\$2,000
								\$115,711



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
GROUNDS				
103 Concrete/Pavers - Repair	5	\$4,000	\$800	0.69 %
315 Landscape Lights - Replace	12	\$80,000	\$6,667	5.72 %
380 Mailboxes - Replace	18	\$110,000	\$6,111	5.25 %
385 Mailbox Roofs - Replace	30	\$5,000	\$167	0.14 %
501 Block Walls - Repair	25	\$100,000	\$4,000	3.43 %
510 Wall Columns - Repaint	6	\$23,000	\$3,833	3.29 %
535 View Fence - Replace	30	\$275,000	\$9,167	7.87 %
550 Metal Surfaces - Repaint	6	\$32,000	\$5,333	4.58 %
701 Monuments - Remodel	20	\$15,000	\$750	0.64 %
705 Fountain - Remodel	15	\$12,000	\$800	0.69 %
805 Irrigation Controllers - Replace	15	\$23,000	\$1,533	1.32 %
820 Landscape Granite - Replenish	10	\$350,000	\$35,000	30.04 %
840 Drywells - Inspect/Clean	5	\$14,000	\$2,800	2.40 %
845 Drywells - Partial Replace	30	\$25,000	\$833	0.72 %
PARK AREAS				
405 Park Furniture - Replace	15	\$47,000	\$3,133	2.69 %
410 Playground Equipment - Replace	20	\$125,000	\$6,250	5.36 %
415 Shade Screens - Replace	10	\$4,000	\$400	0.34 %
420 Playground Turf - Replace	12	\$48,000	\$4,000	3.43 %
425 Playground Mulch - Replenish	5	\$9,000	\$1,800	1.54 %
490 Ramada Roof - Replace	25	\$20,000	\$800	0.69 %
POOL AREA				
1120 Metal Fence - Replace	25	\$28,000	\$1,120	0.96 %
1125 Keypads - Replace	10	\$4,000	\$400	0.34 %
1130 Pool Area - Repaint	6	\$8,000	\$1,333	1.14 %
1135 Doors + Windows - Replace	30	\$16,000	\$533	0.46 %
1142 Drinking Fountains - Replace	12	\$4,000	\$333	0.29 %
1145 Shower - Remodel	15	\$5,000	\$333	0.29 %
1150 Restrooms - Remodel	15	\$20,000	\$1,333	1.14 %
1190 Flat Roof - Replace	15	\$6,000	\$400	0.34 %
1200 Pool Deck Pavers - Replace	25	\$100,000	\$4,000	3.43 %
1208 Pool - Resurface	12	\$45,000	\$3,750	3.22 %
1212 Pool Lift - Replace	12	\$10,000	\$833	0.72 %
1220 Pool Furniture - Replace	8	\$30,000	\$3,750	3.22 %
1222 Pool Lounge Cushions - Replace	4	\$5,000	\$1,250	1.07 %
1250 Pool Filters - Replace	15	\$8,200	\$547	0.47 %
1260 Pool Pump - Replace	12	\$5,000	\$417	0.36 %
1270 Pool Heaters - Replace	6	\$12,000	\$2,000	1.72 %
36 Total Funded Components			\$116,511	100.00 %



30-Year Reserve Plan Summary

Report # 47818-0
Full

Fiscal Year Start: 2024

Interest:

0.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Funding	Reserve Funding			
2024	\$112,210	\$115,711	97.0 %	<div></div>	Low	12.69 %	\$123,600	\$0	\$872	\$0
2025	\$236,682	\$239,189	99.0 %	<div></div>	Low	4.50 %	\$129,162	\$0	\$1,510	\$0
2026	\$367,354	\$369,971	99.3 %	<div></div>	Low	4.50 %	\$134,974	\$0	\$2,179	\$0
2027	\$504,507	\$508,385	99.2 %	<div></div>	Low	4.50 %	\$141,048	\$0	\$2,868	\$5,464
2028	\$642,960	\$649,143	99.0 %	<div></div>	Low	4.50 %	\$147,395	\$0	\$3,515	\$30,389
2029	\$763,482	\$772,386	98.8 %	<div></div>	Low	4.50 %	\$154,028	\$0	\$3,994	\$86,946
2030	\$834,559	\$845,124	98.7 %	<div></div>	Low	3.50 %	\$159,419	\$0	\$4,582	\$0
2031	\$998,559	\$1,013,771	98.5 %	<div></div>	Low	3.50 %	\$164,999	\$0	\$5,310	\$43,046
2032	\$1,125,822	\$1,147,440	98.1 %	<div></div>	Low	3.50 %	\$170,774	\$0	\$6,070	\$0
2033	\$1,302,666	\$1,333,884	97.7 %	<div></div>	Low	3.50 %	\$176,751	\$0	\$5,712	\$502,338
2034	\$982,792	\$1,013,074	97.0 %	<div></div>	Low	3.50 %	\$182,937	\$0	\$5,384	\$0
2035	\$1,171,112	\$1,204,745	97.2 %	<div></div>	Low	3.50 %	\$189,340	\$0	\$5,400	\$376,512
2036	\$989,341	\$1,019,197	97.1 %	<div></div>	Low	3.50 %	\$195,967	\$0	\$5,449	\$0
2037	\$1,190,756	\$1,220,874	97.5 %	<div></div>	Low	3.50 %	\$202,826	\$0	\$6,476	\$0
2038	\$1,400,058	\$1,433,733	97.7 %	<div></div>	Low	3.50 %	\$209,924	\$0	\$6,981	\$224,166
2039	\$1,392,797	\$1,427,375	97.6 %	<div></div>	Low	3.50 %	\$217,272	\$0	\$7,388	\$54,529
2040	\$1,562,928	\$1,600,998	97.6 %	<div></div>	Low	3.50 %	\$224,876	\$0	\$8,396	\$0
2041	\$1,796,200	\$1,841,603	97.5 %	<div></div>	Low	3.50 %	\$232,747	\$0	\$8,819	\$305,777
2042	\$1,731,989	\$1,780,253	97.3 %	<div></div>	Low	3.50 %	\$240,893	\$0	\$9,283	\$0
2043	\$1,982,166	\$2,037,964	97.3 %	<div></div>	Low	3.50 %	\$249,324	\$0	\$8,230	\$929,358
2044	\$1,310,361	\$1,352,296	96.9 %	<div></div>	Low	3.50 %	\$258,051	\$0	\$7,213	\$0
2045	\$1,575,626	\$1,609,610	97.9 %	<div></div>	Low	3.50 %	\$267,083	\$0	\$8,565	\$0
2046	\$1,851,274	\$1,881,145	98.4 %	<div></div>	Low	3.50 %	\$276,430	\$0	\$9,970	\$0
2047	\$2,137,674	\$2,167,524	98.6 %	<div></div>	Low	3.50 %	\$286,106	\$0	\$9,936	\$596,023
2048	\$1,837,693	\$1,855,489	99.0 %	<div></div>	Low	3.50 %	\$296,119	\$0	\$8,653	\$518,362
2049	\$1,624,102	\$1,621,189	100.2 %	<div></div>	Low	3.50 %	\$306,483	\$0	\$8,802	\$41,876
2050	\$1,897,512	\$1,877,960	101.0 %	<div></div>	Low	3.50 %	\$317,210	\$0	\$10,304	\$0
2051	\$2,225,027	\$2,193,103	101.5 %	<div></div>	Low	3.50 %	\$328,313	\$0	\$11,946	\$11,106
2052	\$2,554,179	\$2,514,026	101.6 %	<div></div>	Low	3.50 %	\$339,804	\$0	\$13,652	\$0
2053	\$2,907,634	\$2,864,013	101.5 %	<div></div>	Low	3.50 %	\$351,697	\$0	\$10,125	\$2,126,093

30-Year Income/Expense Detail

Report # 47818-0

Full

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$112,210	\$236,682	\$367,354	\$504,507	\$642,960
Annual Reserve Funding	\$123,600	\$129,162	\$134,974	\$141,048	\$147,395
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$872	\$1,510	\$2,179	\$2,868	\$3,515
Total Income	\$236,682	\$367,354	\$504,507	\$648,424	\$793,871
# Component					
GROUNDS					
103 Concrete/Pavers - Repair	\$0	\$0	\$0	\$0	\$4,502
315 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
385 Mailbox Roofs - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Wall Columns - Repaint	\$0	\$0	\$0	\$0	\$0
535 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
550 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
701 Monuments - Remodel	\$0	\$0	\$0	\$0	\$0
705 Fountain - Remodel	\$0	\$0	\$0	\$0	\$0
805 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
820 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
840 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$15,757
845 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
PARK AREAS					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
425 Playground Mulch - Replenish	\$0	\$0	\$0	\$0	\$10,130
490 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1120 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1125 Keypads - Replace	\$0	\$0	\$0	\$0	\$0
1130 Pool Area - Repaint	\$0	\$0	\$0	\$0	\$0
1135 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1142 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1145 Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1190 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck Pavers - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Lounge Cushions - Replace	\$0	\$0	\$0	\$5,464	\$0
1250 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1260 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1270 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$0	\$0	\$5,464	\$30,389
Ending Reserve Balance	\$236,682	\$367,354	\$504,507	\$642,960	\$763,482

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$763,482	\$834,559	\$998,559	\$1,125,822	\$1,302,666
Annual Reserve Funding	\$154,028	\$159,419	\$164,999	\$170,774	\$176,751
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,994	\$4,582	\$5,310	\$6,070	\$5,712
Total Income	\$921,504	\$998,559	\$1,168,868	\$1,302,666	\$1,485,129
# Component					
GROUNDS					
103 Concrete/Pavers - Repair	\$0	\$0	\$0	\$0	\$5,219
315 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
385 Mailbox Roofs - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Wall Columns - Repaint	\$26,663	\$0	\$0	\$0	\$0
535 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
550 Metal Surfaces - Repaint	\$37,097	\$0	\$0	\$0	\$0
701 Monuments - Remodel	\$0	\$0	\$0	\$0	\$0
705 Fountain - Remodel	\$0	\$0	\$0	\$0	\$0
805 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
820 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$456,671
840 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$18,267
845 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
PARK AREAS					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$5,219
420 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
425 Playground Mulch - Replenish	\$0	\$0	\$0	\$0	\$11,743
490 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1120 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1125 Keypads - Replace	\$0	\$0	\$0	\$0	\$5,219
1130 Pool Area - Repaint	\$9,274	\$0	\$0	\$0	\$0
1135 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1142 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1145 Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1190 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck Pavers - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$36,896	\$0	\$0
1222 Pool Lounge Cushions - Replace	\$0	\$0	\$6,149	\$0	\$0
1250 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1260 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1270 Pool Heaters - Replace	\$13,911	\$0	\$0	\$0	\$0
Total Expenses	\$86,946	\$0	\$43,046	\$0	\$502,338
Ending Reserve Balance	\$834,559	\$998,559	\$1,125,822	\$1,302,666	\$982,792

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$982,792	\$1,171,112	\$989,341	\$1,190,756	\$1,400,058
Annual Reserve Funding	\$182,937	\$189,340	\$195,967	\$202,826	\$209,924
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,384	\$5,400	\$5,449	\$6,476	\$6,981
Total Income	\$1,171,112	\$1,365,852	\$1,190,756	\$1,400,058	\$1,616,963
# Component					
GROUNDS					
103 Concrete/Pavers - Repair	\$0	\$0	\$0	\$0	\$6,050
315 Landscape Lights - Replace	\$0	\$110,739	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
385 Mailbox Roofs - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Wall Columns - Repaint	\$0	\$31,837	\$0	\$0	\$0
535 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
550 Metal Surfaces - Repaint	\$0	\$44,295	\$0	\$0	\$0
701 Monuments - Remodel	\$0	\$0	\$0	\$0	\$0
705 Fountain - Remodel	\$0	\$0	\$0	\$0	\$18,151
805 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$34,790
820 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
840 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$21,176
845 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
PARK AREAS					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$71,092
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Turf - Replace	\$0	\$66,443	\$0	\$0	\$0
425 Playground Mulch - Replenish	\$0	\$0	\$0	\$0	\$13,613
490 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1120 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1125 Keypads - Replace	\$0	\$0	\$0	\$0	\$0
1130 Pool Area - Repaint	\$0	\$11,074	\$0	\$0	\$0
1135 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1142 Drinking Fountains - Replace	\$0	\$5,537	\$0	\$0	\$0
1145 Shower - Remodel	\$0	\$0	\$0	\$0	\$7,563
1150 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$30,252
1190 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$9,076
1200 Pool Deck Pavers - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface	\$0	\$62,291	\$0	\$0	\$0
1212 Pool Lift - Replace	\$0	\$13,842	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Lounge Cushions - Replace	\$0	\$6,921	\$0	\$0	\$0
1250 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$12,403
1260 Pool Pump - Replace	\$0	\$6,921	\$0	\$0	\$0
1270 Pool Heaters - Replace	\$0	\$16,611	\$0	\$0	\$0
Total Expenses	\$0	\$376,512	\$0	\$0	\$224,166
Ending Reserve Balance	\$1,171,112	\$989,341	\$1,190,756	\$1,400,058	\$1,392,797

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$1,392,797	\$1,562,928	\$1,796,200	\$1,731,989	\$1,982,166
Annual Reserve Funding	\$217,272	\$224,876	\$232,747	\$240,893	\$249,324
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,388	\$8,396	\$8,819	\$9,283	\$8,230
Total Income	\$1,617,457	\$1,796,200	\$2,037,766	\$1,982,166	\$2,239,720
# Component					
GROUNDS					
103 Concrete/Pavers - Repair	\$0	\$0	\$0	\$0	\$7,014
315 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$181,813	\$0	\$0
385 Mailbox Roofs - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Wall Columns - Repaint	\$0	\$0	\$38,015	\$0	\$0
535 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
550 Metal Surfaces - Repaint	\$0	\$0	\$52,891	\$0	\$0
701 Monuments - Remodel	\$0	\$0	\$0	\$0	\$26,303
705 Fountain - Remodel	\$0	\$0	\$0	\$0	\$0
805 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
820 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$613,727
840 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$24,549
845 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
PARK AREAS					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$219,188
415 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$7,014
420 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
425 Playground Mulch - Replenish	\$0	\$0	\$0	\$0	\$15,782
490 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1120 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1125 Keypads - Replace	\$0	\$0	\$0	\$0	\$7,014
1130 Pool Area - Repaint	\$0	\$0	\$13,223	\$0	\$0
1135 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1142 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1145 Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1190 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck Pavers - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$46,739	\$0	\$0	\$0	\$0
1222 Pool Lounge Cushions - Replace	\$7,790	\$0	\$0	\$0	\$8,768
1250 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1260 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1270 Pool Heaters - Replace	\$0	\$0	\$19,834	\$0	\$0
Total Expenses	\$54,529	\$0	\$305,777	\$0	\$929,358
Ending Reserve Balance	\$1,562,928	\$1,796,200	\$1,731,989	\$1,982,166	\$1,310,361

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$1,310,361	\$1,575,626	\$1,851,274	\$2,137,674	\$1,837,693
Annual Reserve Funding	\$258,051	\$267,083	\$276,430	\$286,106	\$296,119
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,213	\$8,565	\$9,970	\$9,936	\$8,653
Total Income	\$1,575,626	\$1,851,274	\$2,137,674	\$2,433,716	\$2,142,465
# Component					
GROUNDS					
103 Concrete/Pavers - Repair	\$0	\$0	\$0	\$0	\$8,131
315 Landscape Lights - Replace	\$0	\$0	\$0	\$157,887	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
385 Mailbox Roofs - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$203,279
510 Wall Columns - Repaint	\$0	\$0	\$0	\$45,392	\$0
535 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
550 Metal Surfaces - Repaint	\$0	\$0	\$0	\$63,155	\$0
701 Monuments - Remodel	\$0	\$0	\$0	\$0	\$0
705 Fountain - Remodel	\$0	\$0	\$0	\$0	\$0
805 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
820 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
840 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$28,459
845 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
PARK AREAS					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
420 Playground Turf - Replace	\$0	\$0	\$0	\$94,732	\$0
425 Playground Mulch - Replenish	\$0	\$0	\$0	\$0	\$18,295
490 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1120 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$56,918
1125 Keypads - Replace	\$0	\$0	\$0	\$0	\$0
1130 Pool Area - Repaint	\$0	\$0	\$0	\$15,789	\$0
1135 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1142 Drinking Fountains - Replace	\$0	\$0	\$0	\$7,894	\$0
1145 Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1190 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck Pavers - Replace	\$0	\$0	\$0	\$0	\$203,279
1208 Pool - Resurface	\$0	\$0	\$0	\$88,811	\$0
1212 Pool Lift - Replace	\$0	\$0	\$0	\$19,736	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$0	\$59,208	\$0
1222 Pool Lounge Cushions - Replace	\$0	\$0	\$0	\$9,868	\$0
1250 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1260 Pool Pump - Replace	\$0	\$0	\$0	\$9,868	\$0
1270 Pool Heaters - Replace	\$0	\$0	\$0	\$23,683	\$0
Total Expenses	\$0	\$0	\$0	\$596,023	\$518,362
Ending Reserve Balance	\$1,575,626	\$1,851,274	\$2,137,674	\$1,837,693	\$1,624,102

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$1,624,102	\$1,897,512	\$2,225,027	\$2,554,179	\$2,907,634
Annual Reserve Funding	\$306,483	\$317,210	\$328,313	\$339,804	\$351,697
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,802	\$10,304	\$11,946	\$13,652	\$10,125
Total Income	\$1,939,388	\$2,225,027	\$2,565,285	\$2,907,634	\$3,269,456
# Component					
GROUNDS					
103 Concrete/Pavers - Repair	\$0	\$0	\$0	\$0	\$9,426
315 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
385 Mailbox Roofs - Replace	\$0	\$0	\$0	\$0	\$11,783
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Wall Columns - Repaint	\$0	\$0	\$0	\$0	\$54,201
535 View Fence - Replace	\$0	\$0	\$0	\$0	\$648,056
550 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$75,410
701 Monuments - Remodel	\$0	\$0	\$0	\$0	\$0
705 Fountain - Remodel	\$0	\$0	\$0	\$0	\$28,279
805 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$54,201
820 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$824,798
840 Drywells - Inspect/Clean	\$0	\$0	\$0	\$0	\$32,992
845 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$58,914
PARK AREAS					
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$110,759
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$9,426
420 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
425 Playground Mulch - Replenish	\$0	\$0	\$0	\$0	\$21,209
490 Ramada Roof - Replace	\$41,876	\$0	\$0	\$0	\$0
POOL AREA					
1120 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1125 Keypads - Replace	\$0	\$0	\$0	\$0	\$9,426
1130 Pool Area - Repaint	\$0	\$0	\$0	\$0	\$18,853
1135 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$37,705
1142 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1145 Shower - Remodel	\$0	\$0	\$0	\$0	\$11,783
1150 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$47,131
1190 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$14,139
1200 Pool Deck Pavers - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Pool Lift - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Lounge Cushions - Replace	\$0	\$0	\$11,106	\$0	\$0
1250 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$19,324
1260 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1270 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$28,279
Total Expenses	\$41,876	\$0	\$11,106	\$0	\$2,126,093
Ending Reserve Balance	\$1,897,512	\$2,225,027	\$2,554,179	\$2,907,634	\$1,143,362



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from the physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding:

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all of your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

GROUNDS

Comp #: 103 Concrete/Pavers - Repair**Quantity: Numerous Sq Ft**

Location: Common walkways; Landscape curbing

Funded?: Yes.

History: Primarily installed in 2023.

Comments: There is no expectancy to completely replace the concrete or walkway pavers. This component funds an allowance for periodic repairs and partial replacements as needed.

Useful Life:
5 yearsRemaining Life:
4 years

Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Allowance

Comp #: 201 Asphalt - Repave**Quantity: Numerous Sq Ft**

Location: Streets throughout community

Funded?: No. Streets are public and not the responsibility of the HOA to maintain.

History: Primarily installed in 2023.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 260 Street Lights - Replace

Quantity: Numerous Street Lights

Location: Adjacent to streets throughout community

Funded?: No. We assume the street lights are owned and maintained by the city or power company, not the HOA. Should the HOA notify us otherwise, Reserve funding can be added for the street lights.

History: Primarily installed in 2023.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 315 Landscape Lights - Replace

Quantity: Approx (270) Fixtures

Location: Common areas throughout community, including the pool area

Funded?: Yes.

History: Primarily installed in 2023.

Comments: Complete replacement should be expected eventually to update the appearance and maintain uniformity.

Useful Life:

12 years

Remaining Life:

11 years



Best Case: \$ 80,000

Worst Case: \$ 80,000

Cost Source: AR Cost Database

Comp #: 380 Mailboxes - Replace**Quantity: Approx (24) Clusters**

Location: Adjacent to streets throughout community

Funded?: Yes.

History: Primarily installed in 2023.

Comments: Manufactured by Florence Corporation. We located (14) 17-box clusters during our inspection in 2023. We assume another approximately (10) more clusters will be installed during 2023-2024. Model: 4C15D-17, Mfg. Date: 10/2021.

Useful Life:
18 yearsRemaining Life:
17 years

Best Case: \$ 110,000

Worst Case: \$ 110,000

Cost Source: Research at www.FlorenceMailboxes.com

Comp #: 385 Mailbox Roofs - Replace**Quantity: (3) Roofs: ~250 Sq Ft**

Location: Adjacent to streets throughout community - Mailbox kiosk rooftops

Funded?: Yes.

History: Primarily installed in 2023.

Comments: These metal roofs have a long life span anticipated under normal circumstances. It would still be prudent to plan for replacement at some point.

Useful Life:
30 yearsRemaining Life:
29 years

Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 501 Block Walls - Repair

Quantity: Approx 90,000 Sq Ft

Location: Bordering common areas throughout community, including mailbox kiosks

Funded?: Yes.

History: Installation began in 2022 and will be completed during 2023-2024.

Comments: Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and/or partial replacement due to excessive settling or other sources of damage.

Useful Life:
25 years

Remaining Life:
24 years



Best Case: \$ 100,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

Comp #: 505 Block Walls - Repaint

Quantity: Approx 90,000 Sq Ft

Location: Bordering common areas throughout community, including mailbox kiosks

Funded?: No. These are unpainted block walls. No Reserve funding has been allocated to paint them.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 510 Wall Columns - Repaint**Quantity: Approx (212) Columns**

Location: Bordering common areas throughout community

Funded?: Yes.

History: Installation began in 2022 and will be completed during 2023-2024.

Comments: There are approximately (158) stucco wall columns and (54) columns with 2 decorative metal panels mounted to each of them. Periodic repainting should be anticipated to maintain the appearance and to keep the surfaces properly sealed.

Useful Life:
6 yearsRemaining Life:
5 years

Best Case: \$ 23,000

Worst Case: \$ 23,000

Cost Source: AR Cost Database

Comp #: 535 View Fence - Replace**Quantity: Approx 3,200 LF**

Location: Bordering common areas throughout community

Funded?: Yes.

History: Installation began in 2022 and will be completed during 2023-2024.

Comments: This view fence is approximately 6' tall and mounted in-ground. This component funds for complete replacement eventually.

Useful Life:
30 yearsRemaining Life:
29 years

Best Case: \$ 275,000

Worst Case: \$ 275,000

Cost Source: AR Cost Database

Comp #: 550 Metal Surfaces - Repaint**Quantity: Numerous Sq Ft**

Location: Common areas throughout community - View fence, culvert rails, metal pergolas & panels at community monuments, ramada

Funded?: Yes.

History: Installation began in 2022 and will be completed during 2023-2024.

Comments: Repaint periodically to inhibit rusting and maintain the appearance and to inhibit rust.

Useful Life:
6 years

Remaining Life:
5 years



Best Case: \$ 32,000

Worst Case: \$ 32,000

Cost Source: AR Cost Database

Comp #: 701 Monuments - Remodel**Quantity: (2) Monuments**

Location: North entrance to community - Off E Germann Rd

Funded?: Yes.

History: Installed in 2023.

Comments: There are (2) backlit monument signs. Observed to be modern and in nice shape. Remodel should be expected eventually to update and modernize the appearance.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: AR Cost Database

Comp #: 705 Fountain - Remodel**Quantity: (1) Fountain: ~50 LF**

Location: North entrance to community - Off E Germann Rd

Funded?: Yes.

History: Installed in 2023.

Comments: This component funds to eventually remodel the fountain. This would include replacing the tile surfaces, light, and metal spillway. Observed to be in nice shape. The submerged pump is inexpensive and should be replaced as an Operating expense when needed.

Useful Life:

15 years

Remaining Life:

14 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 801 Irrigation System - Replace**Quantity: Lines, Valves, Sprinklers**

Location: Common areas throughout community

Funded?: No. We assume system will be repaired as-needed using Operating funds.

History: Primarily installed in 2023.

Comments: It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system components. Funding for replacement of the system can be added to this study at the HOA's request, but we would need to be provided with cost and timing estimates.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 805 Irrigation Controllers - Replace**Quantity: (3) WeatherTrak Pro3**

Location: Common areas throughout community

Funded?: Yes.

History: Primarily installed in 2023.

Comments: We located (2) WeatherTrak Pro3 controllers during our inspection in 2023. We assume (1) more controller will be installed during 2023-2024. Future replacement should be anticipated.

Useful Life:

15 years

Remaining Life:

14 years



Best Case: \$ 23,000

Worst Case: \$ 23,000

Cost Source: AR Cost Database

Comp #: 808 Backflow Valves - Replace**Quantity: Approx (4) Valves**

Location: Common areas throughout community

Funded?: No. Individual replacement cost is under the Reserve threshold.

History: Primarily installed in 2023.

Comments: We located (3) backflow valves during our inspection in 2023. We assume (1) more valve will be installed during 2023-2024.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 820 Landscape Granite - Replenish

Quantity: Approx 4,300 Tons

Location: Common areas throughout community, including streetscapes

Funded?: Yes.

History: Primarily installed in 2023.

Comments: There is no expectancy for complete replacement. Funding is provided to eventually top-dress with a new 1" layer.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 350,000

Worst Case: \$ 350,000

Cost Source: AR Cost Database

Comp #: 830 Trees - Trim/Replace

Quantity: Numerous Trees

Location: Common areas throughout community

Funded?: No. Trees should be trimmed and maintained as part of the annual landscape Operating budget.

History: Primarily installed in 2023.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 840 Drywells - Inspect/Clean**Quantity: Approx (28) Drywells**

Location: Drainage areas throughout community

Funded?: Yes.

History: Primarily installed in 2023.

Comments: We located (21) drywells during our inspection in 2023. We assume another approximately (7) more drywells will be installed during 2023-2024. Periodic inspection and cleaning should be anticipated to ensure proper function and longevity.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 14,000

Worst Case: \$ 14,000

Cost Source: AR Cost Database

Comp #: 845 Drywells - Partial Replace**Quantity: Approx (28) Drywells**

Location: Drainage areas throughout community

Funded?: Yes.

History: Primarily installed in 2023.

Comments: There is no expectancy to replace drywells under normal circumstances. Replacement is usually the result of improper installation or neglect. This component provides an allowance for partial replacement in the event failure does occur.

Useful Life:
30 years

Remaining Life:
29 years



Best Case: \$ 25,000

Worst Case: \$ 25,000

Cost reflects replacing (1) drywell

Cost Source: AR Cost Database

PARK AREAS

Comp #: 405 Park Furniture - Replace**Quantity: (17) Assorted Pieces**

Location: Playground area - Southeast of the pool; Common tract at southeast portion of community; Adjacent to the community monuments; Pool area

Funded?: Yes.

History: Primarily installed in 2023.

Comments: Manufactured by Wabash Valley. Pieces include (8) picnic tables, (4) benches, and (5) trash receptacles. Good conditions noted. Future replacement should be anticipated.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: AR Cost Database

Comp #: 410 Playground Equipment - Replace**Quantity: (12) Assorted Pieces**

Location: Playground area - Southeast of the pool

Funded?: Yes.

History: Installed in 2023.

Comments: Manufactured by Landscape Structures. Pieces include (1) playstructure, (1) zip line, (1) single seat swingset, (1) teeter-totter, (1) 3-arc piece, and (7) climbing balls. Good conditions noted. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 125,000

Worst Case: \$ 125,000

Cost Source: AR Cost Database

Comp #: 415 Shade Screens - Replace

Quantity: (2) Screens: ~500 Sq Ft

Location: Playground area - Southeast of the pool

Funded?: Yes.

History: Installed in 2023.

Comments: Observed to be intact and in nice shape. This component funds for future replacement of the shade screen fabric.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

Comp #: 420 Playground Turf - Replace

Quantity: Approx 1,600 Sq Ft

Location: Playground area - Southeast of the pool

Funded?: Yes.

History: Installed in 2023.

Comments: Rubberized turf appears intact and in good shape. This component funds for future replacement.

Useful Life:

12 years

Remaining Life:

11 years



Best Case: \$ 48,000

Worst Case: \$ 48,000

Cost Source: AR Cost Database

Comp #: 425 Playground Mulch - Replenish**Quantity: Approx 3,500 Sq Ft**

Location: Playground area - Southeast of the pool

Funded?: Yes.

History: Installed in 2023.

Comments: There is no expectancy to completely replace the wood mulch surface. HOA should expect to top dress/replenish it periodically to maintain proper surfacing depths.

Useful Life:
5 yearsRemaining Life:
4 years

Best Case: \$ 9,000

Worst Case: \$ 9,000

Cost Source: AR Cost Database

Comp #: 490 Ramada Roof - Replace**Quantity: (1) Roof: ~1,000 Sq Ft**

Location: Common tract at southeast portion of community

Funded?: Yes.

History: Installation is expected to be completed during 2023-2024.

Comments: Ramada was not installed as-of our inspection in 2023. Long life component under normal circumstances. It would still be prudent to plan for replacement eventually.

Useful Life:
25 yearsRemaining Life:
25 years

No Photo Available

Best Case: \$ 20,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

POOL AREA

Comp #: 1120 Metal Fence - Replace**Quantity: Approx 275 LF**

Location: Pool area

Funded?: Yes.

History: Installed in 2023.

Comments: Observed to be stable and secure. This component funds for future replacement.

Useful Life:
25 yearsRemaining Life:
24 years

Best Case: \$ 28,000

Worst Case: \$ 28,000

Cost Source: AR Cost Database

Comp #: 1125 Keypads - Replace**Quantity: (4) Keypads**

Location: Pool area - (2) metal fence & (2) pool building exterior

Funded?: Yes.

History: Installed in 2023.

Comments: Observed to be functional and in good shape. Future replacement should be anticipated.

Useful Life:
10 yearsRemaining Life:
9 years

Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

Comp #: 1130 Pool Area - Repaint**Quantity: Fence, Pergola, Stucco**

Location: Pool area - Metal fence, metal pergola, pool building stucco

Funded?: Yes.

History: Surfaces are original from 2023.

Comments: Surfaces appear uniform and in good shape. Repaint periodically to maintain the appearance and to keep the surfaces properly sealed.

Useful Life:
6 yearsRemaining Life:
5 years

Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 1135 Doors + Windows - Replace**Quantity: (3) Doors, (10) Windows**

Location: Pool area - Pool building exterior

Funded?: Yes.

History: Installed in 2023.

Comments: Long life expectancy anticipated under normal circumstances. It would still be prudent to plan for replacement at some point.

Useful Life:
30 yearsRemaining Life:
29 years

Best Case: \$ 16,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

Comp #: 1142 Drinking Fountains - Replace**Quantity: (2) Oasis**

Location: Pool area - Pool building exterior

Funded?: Yes.

History: Installed in 2023.

Comments: Good conditions noted. Future replacement should be anticipated. Model: F140PM-001, Serial: 2240001129 & 2240001130.

Useful Life:

12 years

Remaining Life:

11 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

Comp #: 1145 Shower - Remodel**Quantity: (1) Dual Shower**

Location: Pool area - Pool building exterior

Funded?: Yes.

History: Installed in 2023.

Comments: This component funds to eventually remodel the dual shower by replacing the wall tiles, bench, and fixtures. Observed to be modern and in nice shape.

Useful Life:

15 years

Remaining Life:

14 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 1150 Restrooms - Remodel**Quantity: (2) Restrooms: ~250 Sq Ft**

Location: Pool area - Pool building interior

Funded?: Yes.

History: Installed in 2023.

Comments: This component funds to eventually remodel the restrooms by replacing the tile surfaces, fixtures, lights, paint, etc.
Observed to be modern and in nice shape.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 20,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

Comp #: 1155 Water Heater - Replace**Quantity: (1) RUUD**

Location: Pool area - Pool building interior (pool equipment room)

Funded?: No. Replacement cost is under the Reserve threshold.

History: Installed in 2023.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1190 Flat Roof - Replace**Quantity: Approx 800 Sq Ft**

Location: Pool area - Pool building rooftop

Funded?: Yes.

History: Installed in 2023.

Comments: Good conditions noted. Roof appears intact and free of debris. Future replacement should be anticipated.

Useful Life:

15 years

Remaining Life:

14 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1200 Pool Deck Pavers - Replace**Quantity: Approx 4,400 Sq Ft**

Location: Pool area

Funded?: Yes.

History: Installed in 2023.

Comments: This component funds to eventually replace the pool deck pavers, including the pool coping. Observed to be intact and in nice shape. Long life component under normal circumstances, however future replacement should still be anticipated.

Useful Life:

25 years

Remaining Life:

24 years



Best Case: \$ 100,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

Comp #: 1208 Pool - Resurface**Quantity: (1) Pool: ~255 LF**

Location: Pool area

Funded?: Yes.

History: Installed in 2023.

Comments: Surfaces are pebble sheen with waterline tiles. Observed to be in good shape. Expect to resurface and retile the pool in the future.

Useful Life:

12 years

Remaining Life:

11 years



Best Case: \$ 45,000

Worst Case: \$ 45,000

Cost Source: AR Cost Database

Comp #: 1212 Pool Lift - Replace**Quantity: (1) Aqua Creek**

Location: Pool area

Funded?: Yes.

History: Installed in 2023.

Comments: Assumed to be functional and in good shape. Scout Excel, Model: F-SCTXL-C, Serial: 43772, Mfg. Date: 08/2022.

Useful Life:

12 years

Remaining Life:

11 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 1220 Pool Furniture - Replace

Quantity: (72) Assorted Pieces

Location: Pool area

Funded?: Yes.

History: Installed in 2023.

Comments: Pieces include (19) lounges, (32) chairs, (8) dining tables, (10) tea tables, and (3) umbrellas. Good conditions noted. Future replacement should be anticipated.

Useful Life:
8 years

Remaining Life:
7 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Add lounge cushions cost for total

Cost Source: AR Cost Database

Comp #: 1222 Pool Lounge Cushions - Replace

Quantity: (19) Cushions

Location: Pool area

Funded?: Yes.

History: Installed in 2023.

Comments: This component funds for periodic replacement of the lounge cushions.

Useful Life:
4 years

Remaining Life:
3 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 1250 Pool Filters - Replace**Quantity: (3) TR100C**

Location: Pool area - Pool building interior

Funded?: Yes.

History: Installed in 2023.

Comments: Appear clean and well protected. Future replacement should be anticipated. Mfg. Date: 08/2022.

Useful Life:

15 years

Remaining Life:

14 years



Best Case: \$ 8,200

Worst Case: \$ 8,200

Cost Source: AR Cost Database

Comp #: 1260 Pool Pump - Replace**Quantity: (1) Whisper-Flo XF, 5-HP**

Location: Pool area - Pool building interior

Funded?: Yes.

History: Installed in 2023.

Comments: Appears functional and in good shape. This component funds for future replacement. P/N: 022035, Serial: 0342199220012Y, Mfg. Date: 07/2022.

Useful Life:

12 years

Remaining Life:

11 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 1270 Pool Heaters - Replace

Quantity: (2) MasterTemp 400

Location: Pool area - Pool building interior

Funded?: Yes.

History: Installed in 2023.

Comments: Appear clean and functional. Future replacement should be anticipated. P/N: 461021, Mfg. Date: 08/2022.

Useful Life:
6 years

Remaining Life:
5 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database
