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## The Village at Rio Paseo Condominium *Goodyear, AZ*



Report #: 40816-0  
Beginning: January 1, 2022  
Expires: December 31, 2022

# RESERVE STUDY Update "With-Site-Visit"

August 19, 2021

# 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.

**R**egardless 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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The Village at Rio Paseo Condominium -  
Goodyear, AZ  
Level of Service: Update "With-Site-Visit"

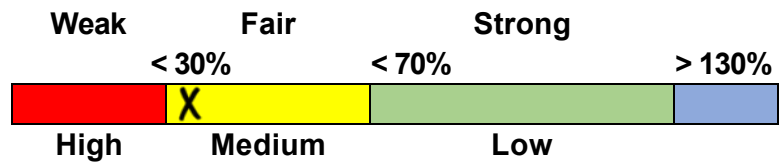
Report #: 40816-0  
# of Units: 144  
January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

Projected Starting Reserve Balance	\$391,644
Current Fully Funded Reserve Balance	\$1,116,008
Average Reserve Deficit (Surplus) Per Unit	\$5,030
Percent Funded	35.1 %
Current Monthly Reserve Contribution	\$5,177
Recommended 2022 Monthly Reserve Contribution	\$13,000
Recommended 2022 Special Assessments for Reserves	\$0

Reserve Fund Strength: 35.1%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.00 %
Annual Inflation Rate	3.00 %

This is an Update "With-Site-Visit" Reserve Study based on a prior report prepared by another firm for your 2018 Fiscal Year. We performed the site inspection on 5/7/2021.

The Reserve expense threshold for this analysis is \$1,000. 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 35.1 % Funded. This means the Reserve Fund status is Fair, and the HOA's risk of special assessments & deferred maintenance is currently Medium.

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 \$13,000. Nominal annual increases are scheduled to help offset inflation. Going forward, the contribution rate should be increased as illustrated on the 30-yr Summary Table.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>COMMUNITY ENTRY/EXITS</b>				
100	Monuments - Refurbish	20	5	\$15,000
101	Community Map - Replace	15	0	\$2,500
103	Entry System - Replace	15	12	\$6,200
106	Gate Operators - Replace	15	0	\$25,000
110	Vehicle Gates - Replace	30	15	\$36,000
144	Landscape Lights - Replace	15	1	\$4,000
<b>GROUNDS</b>				
200	Asphalt - Repave	30	16	\$120,000
202	Asphalt - Seal (HA5)	6	0	\$9,000
206	Asphalt - Crack Seal	3	0	\$3,000
210	Pavers - Refurbish	30	16	\$24,000
220	Concrete - Repair	5	2	\$4,000
380	Mailboxes - Replace	20	5	\$25,000
405	Park Furniture - Replace	15	13	\$1,200
410	Playground Equip - Replace	20	15	\$55,000
416	Playground Wood - Replenish	5	3	\$2,000
418	Shade Screens - Replace	20	5	\$2,000
432	Basketball Equip - Replace	15	11	\$2,100
500	Block/Stucco Walls - Repair	25	10	\$15,000
510	Metal Fence - Replace	30	15	\$2,000
512	View Fence - Replace	36	21	\$25,000
516	Trash Gates - Replace	20	16	\$8,000
520	Walls & Fence - Repaint	6	1	\$20,000
610	Irrig Controllers - Replace	12	10	\$3,000
630	Water Valves - Replace	25	10	\$110,000
640	Granite - Replenish	10	6	\$45,000
<b>POOL BUILDING</b>				
900	Carpet Floor - Replace	10	0	\$4,000
910	Interior Lights - Replace	20	5	\$5,000
930	Cardio Equip - Replace	15	1	\$30,000
935	Strength Equip - Replace	15	1	\$34,000
950	Restrooms - Remodel	20	5	\$22,000
980	Fire Alarm Panel - Replace	18	3	\$3,000
1010	Exterior Lights - Replace	20	5	\$3,500
1020	Drinking Fountain - Replace	15	0	\$1,500
1070	HVAC Unit - Replace	12	0	\$6,000
1080	Pool Building - Repaint	8	3	\$5,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1085	Doors & Windows - Replace	30	15	\$28,000
1090	Tile Roof - Replace	30	15	\$11,000
<b>POOL AREA</b>				
1200	Pool Deck - Resurface	12	0	\$16,000
1201	Pool Deck - Seal/Repair	4	0	\$5,000
1210	Pool - Resurface	12	11	\$22,000
1212	Spa - Resurface	12	11	\$4,500
1215	Pool Fence - Replace	30	15	\$12,000
1220	Pool Furniture - Replace (A)	6	1	\$13,000
1220	Pool Furniture - Replace (B)	12	1	\$1,200
1240	Pool Filter - Replace	15	0	\$2,500
1242	Pool Pumps - Replace	12	0	\$8,000
1250	Spa Filter - Replace	15	0	\$2,000
1252	Spa Pumps - Replace	12	0	\$4,000
1256	Spa Heater - Replace	8	0	\$4,000
<b>UNIT BUILDINGS (2007)</b>				
2000	Pavers - Refurbish	30	16	\$70,000
2100	Bollard Lights - Replace	20	5	\$28,000
2120	Bollard Lights - Repaint	5	0	\$2,800
2200	Exterior Lights - Replace	20	5	\$11,000
2300	Pedestrian Gates - Replace	30	15	\$18,000
2700	Fire Alarm Panels - Replace	18	3	\$27,000
2800	Building Signs - Replace	20	5	\$8,100
2850	Building Exteriors - Repaint	8	3	\$67,500
2900	Tile Roofs - Replace	25	10	\$205,000
<b>UNIT BUILDINGS (2017-2020)</b>				
2000	Pavers - Refurbish	30	27	\$270,000
2100	Bollard Lights - Replace	20	17	\$20,000
2120	Bollard Lights - Repaint	5	2	\$2,000
2200	Exterior Lights - Replace	20	17	\$64,000
2300	Pedestrian Gates - Replace	30	27	\$78,000
2700	Fire Alarm Panels - Replace	15	12	\$117,000
2800	Building Signs - Replace	20	17	\$35,100
2850	Building Exteriors - Repaint	8	3	\$290,000
2900	Tile Roofs - Replace	25	22	\$890,000

**67 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 [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

## *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?



RESERVE FUNDING PRINCIPLES

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.*



FUNDING OBJECTIVES

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 5/7/2021, we started by visually inspecting the pool area, followed by the 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.

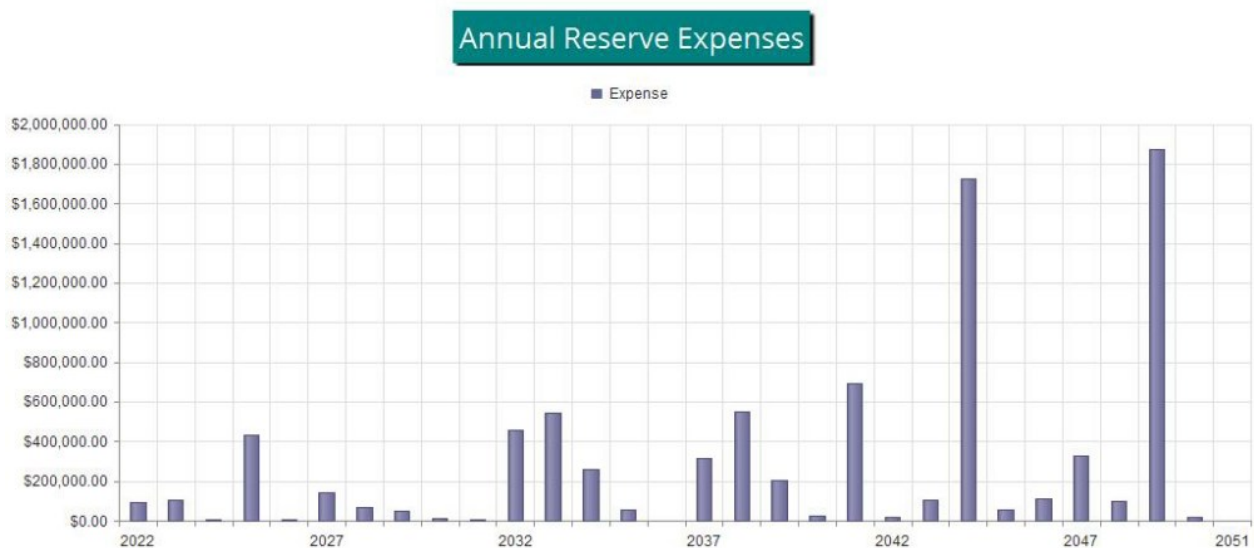


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$391,644 as-of the start of your fiscal year on 1/1/2022. This is based on your actual balance of \$365,759 on 7/31/2021 and anticipated Reserve contributions projected through the end of your Fiscal Year. As of 1/1/2022, your Fully Funded Balance is computed to be \$1,116,008. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 35.1 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$13,000 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.

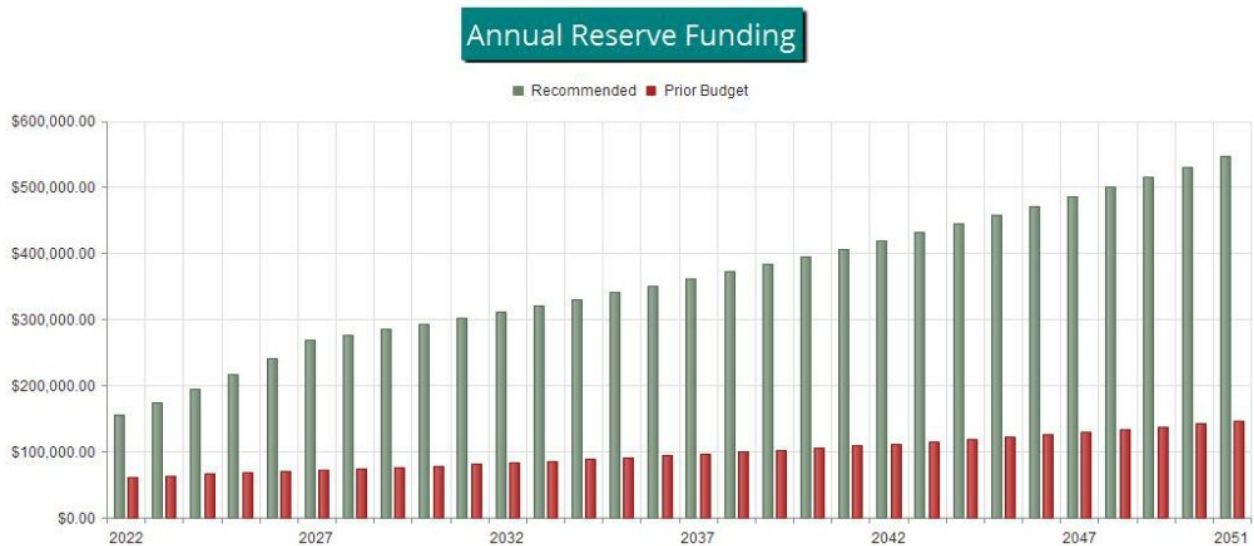


Figure 2

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.

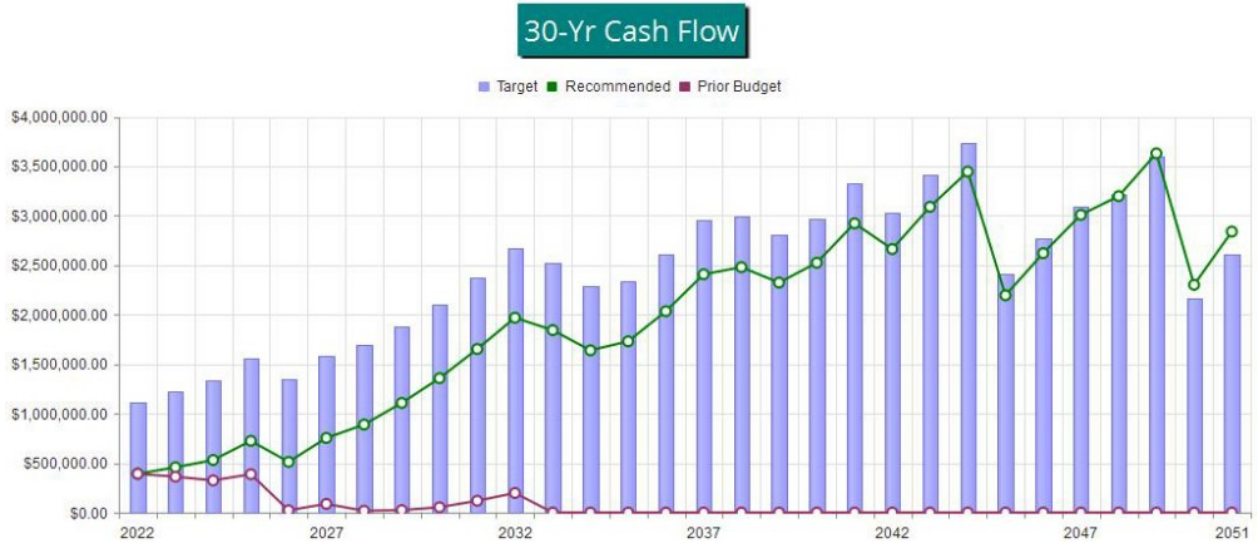


Figure 3

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.

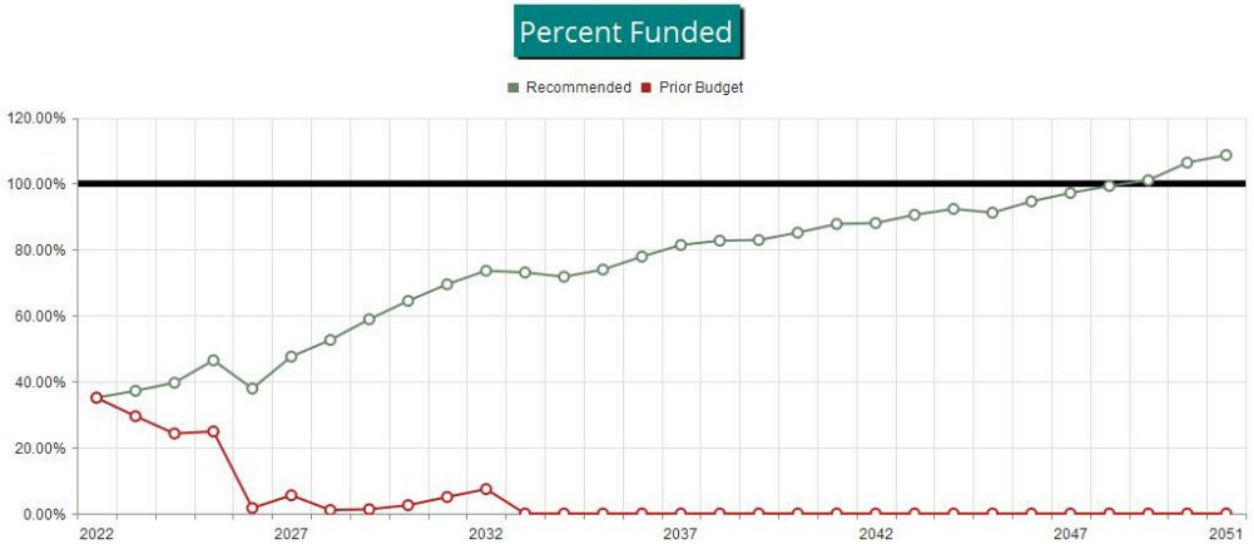


Figure 4



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.

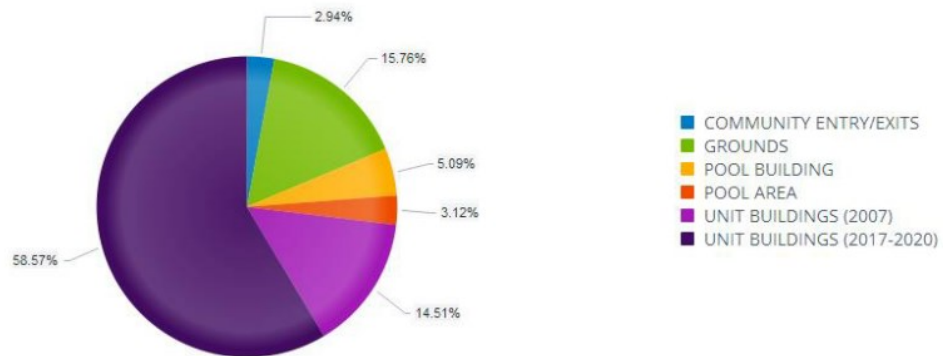


	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	01/01/2022 Current Fund Balance	01/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max						
	COMMUNITY ENTRY/EXITS	15	30	0						
GROUNDS	3	36	0	21	\$475,300	\$12,000	\$31,867	\$240,303	\$443,433	\$24,644
POOL BUILDING	8	30	0	15	\$153,500	\$11,500	\$74,671	\$119,546	\$78,829	\$8,146
POOL AREA	4	30	0	15	\$94,200	\$41,500	\$53,433	\$61,642	\$40,767	\$8,430
UNIT BUILDINGS (2007)	5	30	0	16	\$437,400	\$2,800	\$44,988	\$267,479	\$392,413	\$21,841
UNIT BUILDINGS (2017-2020)	5	30	2	27	\$1,766,100	\$0	\$155,453	\$365,315	\$1,610,647	\$88,875
					<b>\$3,015,200</b>	<b>\$95,300</b>	<b>\$391,644</b>	<b>\$1,116,008</b>	<b>\$2,623,556</b>	<b>\$156,000</b>

Percent Funded: 35.1%

**Budget Summary**

Percentage of Total Estimated Replacement Costs



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>COMMUNITY ENTRY/EXITS</b>					
100	Monuments - Refurbish	(2) Monuments	20	5	\$15,000
101	Community Map - Replace	(1) Map	15	0	\$2,500
103	Entry System - Replace	(1) DoorKing System	15	12	\$6,200
106	Gate Operators - Replace	(6) Operators	15	0	\$25,000
110	Vehicle Gates - Replace	(6) Vehicle, (3) Ped.	30	15	\$36,000
144	Landscape Lights - Replace	Lights & Transformer	15	1	\$4,000
<b>GROUNDS</b>					
200	Asphalt - Repave	Approx 47,400 Sq Ft	30	16	\$120,000
202	Asphalt - Seal (HA5)	Approx 47,400 Sq Ft	6	0	\$9,000
206	Asphalt - Crack Seal	Approx 47,400 Sq Ft	3	0	\$3,000
210	Pavers - Refurbish	Approx 4,400 Sq Ft	30	16	\$24,000
220	Concrete - Repair	Numerous Sq Ft	5	2	\$4,000
380	Mailboxes - Replace	(10) Clusters	20	5	\$25,000
405	Park Furniture - Replace	(1) Trash Can	15	13	\$1,200
410	Playground Equip - Replace	(2) Pieces	20	15	\$55,000
416	Playground Wood - Replenish	Approx 1,400 Sq Ft	5	3	\$2,000
418	Shade Screens - Replace	(4) Screens: ~200 Sq Ft	20	5	\$2,000
432	Basketball Equip - Replace	(1) Backboard & Goal	15	11	\$2,100
500	Block/Stucco Walls - Repair	Approx 22,000 Sq Ft	25	10	\$15,000
510	Metal Fence - Replace	Approx 40 LF	30	15	\$2,000
512	View Fence - Replace	Approx 720 LF	36	21	\$25,000
516	Trash Gates - Replace	(10) Gates	20	16	\$8,000
520	Walls & Fence - Repaint	Walls & Fence	6	1	\$20,000
610	Irrig Controllers - Replace	Approx (3) Hunter	12	10	\$3,000
630	Water Valves - Replace	Approx (18) Valves	25	10	\$110,000
640	Granite - Replenish	Approx 112,000 Sq Ft	10	6	\$45,000
<b>POOL BUILDING</b>					
900	Carpet Floor - Replace	Approx 76 Sq Yds	10	0	\$4,000
910	Interior Lights - Replace	(22) Fixtures	20	5	\$5,000
930	Cardio Equip - Replace	(6) Pieces	15	1	\$30,000
935	Strength Equip - Replace	(9) Pieces & Weights	15	1	\$34,000
950	Restrooms - Remodel	(2) Restrooms	20	5	\$22,000
980	Fire Alarm Panel - Replace	(1) Mirtone Panel	18	3	\$3,000
1010	Exterior Lights - Replace	(13) Fixtures	20	5	\$3,500
1020	Drinking Fountain - Replace	(1) Sunroc Fountain	15	0	\$1,500
1070	HVAC Unit - Replace	(1) Carrier, 3-Ton	12	0	\$6,000
1080	Pool Building - Repaint	Approx 5,100 Sq Ft	8	3	\$5,500
1085	Doors & Windows - Replace	(4) Doors, (28) Windows	30	15	\$28,000
1090	Tile Roof - Replace	Approx 1,800 Sq Ft	30	15	\$11,000
<b>POOL AREA</b>					
1200	Pool Deck - Resurface	Approx 3,200 Sq Ft	12	0	\$16,000
1201	Pool Deck - Seal/Repair	Approx 3,200 Sq Ft	4	0	\$5,000
1210	Pool - Resurface	(1) Pool: ~175 LF	12	11	\$22,000
1212	Spa - Resurface	(1) Spa: ~35 LF	12	11	\$4,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1215	Pool Fence - Replace	Approx 190 LF	30	15	\$12,000
1220	Pool Furniture - Replace (A)	(27) Pieces	6	1	\$13,000
1220	Pool Furniture - Replace (B)	(1) Trash Can	12	1	\$1,200
1240	Pool Filter - Replace	(1) Pentair, TR-140	15	0	\$2,500
1242	Pool Pumps - Replace	(4) Pentair	12	0	\$8,000
1250	Spa Filter - Replace	(1) Pentair, TR-100	15	0	\$2,000
1252	Spa Pumps - Replace	(2) Pentair	12	0	\$4,000
1256	Spa Heater - Replace	(1) Raypak, 266,000 BTU	8	0	\$4,000
<b>UNIT BUILDINGS (2007)</b>					
2000	Pavers - Refurbish	Approx 13,000 Sq Ft	30	16	\$70,000
2100	Bollard Lights - Replace	(35) Lights	20	5	\$28,000
2120	Bollard Lights - Repaint	(35) Lights	5	0	\$2,800
2200	Exterior Lights - Replace	(45) Fixtures	20	5	\$11,000
2300	Pedestrian Gates - Replace	(36) Gates	30	15	\$18,000
2700	Fire Alarm Panels - Replace	(9) Panels	18	3	\$27,000
2800	Building Signs - Replace	(63) Signs	20	5	\$8,100
2850	Building Exteriors - Repaint	(9) Bldgs: ~49,500 Sq Ft	8	3	\$67,500
2900	Tile Roofs - Replace	(9) Roofs: ~34,200 Sq Ft	25	10	\$205,000
<b>UNIT BUILDINGS (2017-2020)</b>					
2000	Pavers - Refurbish	Approx 50,000 Sq Ft	30	27	\$270,000
2100	Bollard Lights - Replace	Approx (25) Lights	20	17	\$20,000
2120	Bollard Lights - Repaint	Approx (25) Lights	5	2	\$2,000
2200	Exterior Lights - Replace	(234) Fixtures	20	17	\$64,000
2300	Pedestrian Gates - Replace	(156) Gates	30	27	\$78,000
2700	Fire Alarm Panels - Replace	(39) Panels	15	12	\$117,000
2800	Building Signs - Replace	(273) Signs	20	17	\$35,100
2850	Building Exteriors - Repaint	(39) Bldgs: 215,000 Sq Ft	8	3	\$290,000
2900	Tile Roofs - Replace	(39) Roofs: 148,200 Sq Ft	25	22	\$890,000

67 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>COMMUNITY ENTRY/EXITS</b>								
100	Monuments - Refurbish	\$15,000	X	15	/	20	=	\$11,250
101	Community Map - Replace	\$2,500	X	15	/	15	=	\$2,500
103	Entry System - Replace	\$6,200	X	3	/	15	=	\$1,240
106	Gate Operators - Replace	\$25,000	X	15	/	15	=	\$25,000
110	Vehicle Gates - Replace	\$36,000	X	15	/	30	=	\$18,000
144	Landscape Lights - Replace	\$4,000	X	14	/	15	=	\$3,733
<b>GROUNDS</b>								
200	Asphalt - Repave	\$120,000	X	14	/	30	=	\$56,000
202	Asphalt - Seal (HA5)	\$9,000	X	6	/	6	=	\$9,000
206	Asphalt - Crack Seal	\$3,000	X	3	/	3	=	\$3,000
210	Pavers - Refurbish	\$24,000	X	14	/	30	=	\$11,200
220	Concrete - Repair	\$4,000	X	3	/	5	=	\$2,400
380	Mailboxes - Replace	\$25,000	X	15	/	20	=	\$18,750
405	Park Furniture - Replace	\$1,200	X	2	/	15	=	\$160
410	Playground Equip - Replace	\$55,000	X	5	/	20	=	\$13,750
416	Playground Wood - Replenish	\$2,000	X	2	/	5	=	\$800
418	Shade Screens - Replace	\$2,000	X	15	/	20	=	\$1,500
432	Basketball Equip - Replace	\$2,100	X	4	/	15	=	\$560
500	Block/Stucco Walls - Repair	\$15,000	X	15	/	25	=	\$9,000
510	Metal Fence - Replace	\$2,000	X	15	/	30	=	\$1,000
512	View Fence - Replace	\$25,000	X	15	/	36	=	\$10,417
516	Trash Gates - Replace	\$8,000	X	4	/	20	=	\$1,600
520	Walls & Fence - Repaint	\$20,000	X	5	/	6	=	\$16,667
610	Irrig Controllers - Replace	\$3,000	X	2	/	12	=	\$500
630	Water Valves - Replace	\$110,000	X	15	/	25	=	\$66,000
640	Granite - Replenish	\$45,000	X	4	/	10	=	\$18,000
<b>POOL BUILDING</b>								
900	Carpet Floor - Replace	\$4,000	X	10	/	10	=	\$4,000
910	Interior Lights - Replace	\$5,000	X	15	/	20	=	\$3,750
930	Cardio Equip - Replace	\$30,000	X	14	/	15	=	\$28,000
935	Strength Equip - Replace	\$34,000	X	14	/	15	=	\$31,733
950	Restrooms - Remodel	\$22,000	X	15	/	20	=	\$16,500
980	Fire Alarm Panel - Replace	\$3,000	X	15	/	18	=	\$2,500
1010	Exterior Lights - Replace	\$3,500	X	15	/	20	=	\$2,625
1020	Drinking Fountain - Replace	\$1,500	X	15	/	15	=	\$1,500
1070	HVAC Unit - Replace	\$6,000	X	12	/	12	=	\$6,000
1080	Pool Building - Repaint	\$5,500	X	5	/	8	=	\$3,438
1085	Doors & Windows - Replace	\$28,000	X	15	/	30	=	\$14,000
1090	Tile Roof - Replace	\$11,000	X	15	/	30	=	\$5,500
<b>POOL AREA</b>								
1200	Pool Deck - Resurface	\$16,000	X	12	/	12	=	\$16,000
1201	Pool Deck - Seal/Repair	\$5,000	X	4	/	4	=	\$5,000
1210	Pool - Resurface	\$22,000	X	1	/	12	=	\$1,833
1212	Spa - Resurface	\$4,500	X	1	/	12	=	\$375

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1215	Pool Fence - Replace	\$12,000	X	15	/	30	=	\$6,000
1220	Pool Furniture - Replace (A)	\$13,000	X	5	/	6	=	\$10,833
1220	Pool Furniture - Replace (B)	\$1,200	X	11	/	12	=	\$1,100
1240	Pool Filter - Replace	\$2,500	X	15	/	15	=	\$2,500
1242	Pool Pumps - Replace	\$8,000	X	12	/	12	=	\$8,000
1250	Spa Filter - Replace	\$2,000	X	15	/	15	=	\$2,000
1252	Spa Pumps - Replace	\$4,000	X	12	/	12	=	\$4,000
1256	Spa Heater - Replace	\$4,000	X	8	/	8	=	\$4,000
<b>UNIT BUILDINGS (2007)</b>								
2000	Pavers - Refurbish	\$70,000	X	14	/	30	=	\$32,667
2100	Bollard Lights - Replace	\$28,000	X	15	/	20	=	\$21,000
2120	Bollard Lights - Repaint	\$2,800	X	5	/	5	=	\$2,800
2200	Exterior Lights - Replace	\$11,000	X	15	/	20	=	\$8,250
2300	Pedestrian Gates - Replace	\$18,000	X	15	/	30	=	\$9,000
2700	Fire Alarm Panels - Replace	\$27,000	X	15	/	18	=	\$22,500
2800	Building Signs - Replace	\$8,100	X	15	/	20	=	\$6,075
2850	Building Exteriors - Repaint	\$67,500	X	5	/	8	=	\$42,188
2900	Tile Roofs - Replace	\$205,000	X	15	/	25	=	\$123,000
<b>UNIT BUILDINGS (2017-2020)</b>								
2000	Pavers - Refurbish	\$270,000	X	3	/	30	=	\$27,000
2100	Bollard Lights - Replace	\$20,000	X	3	/	20	=	\$3,000
2120	Bollard Lights - Repaint	\$2,000	X	3	/	5	=	\$1,200
2200	Exterior Lights - Replace	\$64,000	X	3	/	20	=	\$9,600
2300	Pedestrian Gates - Replace	\$78,000	X	3	/	30	=	\$7,800
2700	Fire Alarm Panels - Replace	\$117,000	X	3	/	15	=	\$23,400
2800	Building Signs - Replace	\$35,100	X	3	/	20	=	\$5,265
2850	Building Exteriors - Repaint	\$290,000	X	5	/	8	=	\$181,250
2900	Tile Roofs - Replace	\$890,000	X	3	/	25	=	\$106,800
								\$1,116,008

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>COMMUNITY ENTRY/EXITS</b>				
100 Monuments - Refurbish	20	\$15,000	\$750	0.44 %
101 Community Map - Replace	15	\$2,500	\$167	0.10 %
103 Entry System - Replace	15	\$6,200	\$413	0.24 %
106 Gate Operators - Replace	15	\$25,000	\$1,667	0.97 %
110 Vehicle Gates - Replace	30	\$36,000	\$1,200	0.70 %
144 Landscape Lights - Replace	15	\$4,000	\$267	0.16 %
<b>GROUNDS</b>				
200 Asphalt - Repave	30	\$120,000	\$4,000	2.33 %
202 Asphalt - Seal (HA5)	6	\$9,000	\$1,500	0.88 %
206 Asphalt - Crack Seal	3	\$3,000	\$1,000	0.58 %
210 Pavers - Refurbish	30	\$24,000	\$800	0.47 %
220 Concrete - Repair	5	\$4,000	\$800	0.47 %
380 Mailboxes - Replace	20	\$25,000	\$1,250	0.73 %
405 Park Furniture - Replace	15	\$1,200	\$80	0.05 %
410 Playground Equip - Replace	20	\$55,000	\$2,750	1.61 %
416 Playground Wood - Replenish	5	\$2,000	\$400	0.23 %
418 Shade Screens - Replace	20	\$2,000	\$100	0.06 %
432 Basketball Equip - Replace	15	\$2,100	\$140	0.08 %
500 Block/Stucco Walls - Repair	25	\$15,000	\$600	0.35 %
510 Metal Fence - Replace	30	\$2,000	\$67	0.04 %
512 View Fence - Replace	36	\$25,000	\$694	0.41 %
516 Trash Gates - Replace	20	\$8,000	\$400	0.23 %
520 Walls & Fence - Repaint	6	\$20,000	\$3,333	1.95 %
610 Irrig Controllers - Replace	12	\$3,000	\$250	0.15 %
630 Water Valves - Replace	25	\$110,000	\$4,400	2.57 %
640 Granite - Replenish	10	\$45,000	\$4,500	2.63 %
<b>POOL BUILDING</b>				
900 Carpet Floor - Replace	10	\$4,000	\$400	0.23 %
910 Interior Lights - Replace	20	\$5,000	\$250	0.15 %
930 Cardio Equip - Replace	15	\$30,000	\$2,000	1.17 %
935 Strength Equip - Replace	15	\$34,000	\$2,267	1.32 %
950 Restrooms - Remodel	20	\$22,000	\$1,100	0.64 %
980 Fire Alarm Panel - Replace	18	\$3,000	\$167	0.10 %
1010 Exterior Lights - Replace	20	\$3,500	\$175	0.10 %
1020 Drinking Fountain - Replace	15	\$1,500	\$100	0.06 %
1070 HVAC Unit - Replace	12	\$6,000	\$500	0.29 %
1080 Pool Building - Repaint	8	\$5,500	\$688	0.40 %
1085 Doors & Windows - Replace	30	\$28,000	\$933	0.54 %
1090 Tile Roof - Replace	30	\$11,000	\$367	0.21 %
<b>POOL AREA</b>				
1200 Pool Deck - Resurface	12	\$16,000	\$1,333	0.78 %
1201 Pool Deck - Seal/Repair	4	\$5,000	\$1,250	0.73 %
1210 Pool - Resurface	12	\$22,000	\$1,833	1.07 %
1212 Spa - Resurface	12	\$4,500	\$375	0.22 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1215 Pool Fence - Replace	30	\$12,000	\$400	0.23 %
1220 Pool Furniture - Replace (A)	6	\$13,000	\$2,167	1.26 %
1220 Pool Furniture - Replace (B)	12	\$1,200	\$100	0.06 %
1240 Pool Filter - Replace	15	\$2,500	\$167	0.10 %
1242 Pool Pumps - Replace	12	\$8,000	\$667	0.39 %
1250 Spa Filter - Replace	15	\$2,000	\$133	0.08 %
1252 Spa Pumps - Replace	12	\$4,000	\$333	0.19 %
1256 Spa Heater - Replace	8	\$4,000	\$500	0.29 %
<b>UNIT BUILDINGS (2007)</b>				
2000 Pavers - Refurbish	30	\$70,000	\$2,333	1.36 %
2100 Bollard Lights - Replace	20	\$28,000	\$1,400	0.82 %
2120 Bollard Lights - Repaint	5	\$2,800	\$560	0.33 %
2200 Exterior Lights - Replace	20	\$11,000	\$550	0.32 %
2300 Pedestrian Gates - Replace	30	\$18,000	\$600	0.35 %
2700 Fire Alarm Panels - Replace	18	\$27,000	\$1,500	0.88 %
2800 Building Signs - Replace	20	\$8,100	\$405	0.24 %
2850 Building Exteriors - Repaint	8	\$67,500	\$8,438	4.92 %
2900 Tile Roofs - Replace	25	\$205,000	\$8,200	4.79 %
<b>UNIT BUILDINGS (2017-2020)</b>				
2000 Pavers - Refurbish	30	\$270,000	\$9,000	5.25 %
2100 Bollard Lights - Replace	20	\$20,000	\$1,000	0.58 %
2120 Bollard Lights - Repaint	5	\$2,000	\$400	0.23 %
2200 Exterior Lights - Replace	20	\$64,000	\$3,200	1.87 %
2300 Pedestrian Gates - Replace	30	\$78,000	\$2,600	1.52 %
2700 Fire Alarm Panels - Replace	15	\$117,000	\$7,800	4.55 %
2800 Building Signs - Replace	20	\$35,100	\$1,755	1.02 %
2850 Building Exteriors - Repaint	8	\$290,000	\$36,250	21.16 %
2900 Tile Roofs - Replace	25	\$890,000	\$35,600	20.78 %
67 Total Funded Components			\$171,323	100.00 %

# 30-Year Reserve Plan Summary

Report # 40816-0  
With-Site-Visit

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2022	\$391,644	\$1,116,008	35.1 %	Medium	151.11 %	\$156,000	\$0	\$4,239	\$95,300
2023	\$456,584	\$1,227,792	37.2 %	Medium	11.50 %	\$173,940	\$0	\$4,932	\$105,266
2024	\$530,189	\$1,337,958	39.6 %	Medium	11.50 %	\$193,943	\$0	\$6,268	\$6,365
2025	\$724,035	\$1,558,750	46.4 %	Medium	11.50 %	\$216,247	\$0	\$6,175	\$434,905
2026	\$511,552	\$1,350,385	37.9 %	Medium	11.50 %	\$241,115	\$0	\$6,322	\$5,628
2027	\$753,361	\$1,583,710	47.6 %	Medium	11.50 %	\$268,843	\$0	\$8,206	\$141,895
2028	\$888,515	\$1,689,638	52.6 %	Medium	3.00 %	\$276,908	\$0	\$9,975	\$68,061
2029	\$1,107,338	\$1,880,929	58.9 %	Medium	3.00 %	\$285,216	\$0	\$12,316	\$47,965
2030	\$1,356,904	\$2,104,980	64.5 %	Medium	3.00 %	\$293,772	\$0	\$15,037	\$13,934
2031	\$1,651,779	\$2,377,314	69.5 %	Medium	3.00 %	\$302,585	\$0	\$18,094	\$3,914
2032	\$1,968,544	\$2,674,845	73.6 %	Low	3.00 %	\$311,663	\$0	\$19,048	\$456,663
2033	\$1,842,591	\$2,521,879	73.1 %	Low	3.00 %	\$321,013	\$0	\$17,400	\$542,066
2034	\$1,638,938	\$2,283,473	71.8 %	Low	3.00 %	\$330,643	\$0	\$16,835	\$256,922
2035	\$1,729,494	\$2,338,940	73.9 %	Low	3.00 %	\$340,562	\$0	\$18,809	\$54,923
2036	\$2,033,943	\$2,611,679	77.9 %	Low	3.00 %	\$350,779	\$0	\$22,195	\$0
2037	\$2,406,917	\$2,956,944	81.4 %	Low	3.00 %	\$361,303	\$0	\$24,419	\$313,619
2038	\$2,479,020	\$2,997,548	82.7 %	Low	3.00 %	\$372,142	\$0	\$24,001	\$552,019
2039	\$2,323,144	\$2,802,065	82.9 %	Low	3.00 %	\$383,306	\$0	\$24,225	\$206,771
2040	\$2,523,903	\$2,964,818	85.1 %	Low	3.00 %	\$394,805	\$0	\$27,218	\$23,834
2041	\$2,922,093	\$3,329,629	87.8 %	Low	3.00 %	\$406,649	\$0	\$27,910	\$694,388
2042	\$2,662,264	\$3,023,726	88.0 %	Low	3.00 %	\$418,849	\$0	\$28,742	\$21,312
2043	\$3,088,542	\$3,411,197	90.5 %	Low	3.00 %	\$431,414	\$0	\$32,652	\$107,897
2044	\$3,444,712	\$3,730,671	92.3 %	Low	3.00 %	\$444,357	\$0	\$28,185	\$1,722,577
2045	\$2,194,677	\$2,406,458	91.2 %	Low	3.00 %	\$457,687	\$0	\$24,064	\$56,247
2046	\$2,620,181	\$2,768,981	94.6 %	Low	3.00 %	\$471,418	\$0	\$28,129	\$111,804
2047	\$3,007,924	\$3,095,604	97.2 %	Low	3.00 %	\$485,561	\$0	\$31,009	\$327,886
2048	\$3,196,608	\$3,220,223	99.3 %	Low	3.00 %	\$500,127	\$0	\$34,115	\$101,575
2049	\$3,629,275	\$3,592,765	101.0 %	Low	3.00 %	\$515,131	\$0	\$29,639	\$1,872,991
2050	\$2,301,055	\$2,163,341	106.4 %	Low	3.00 %	\$530,585	\$0	\$25,687	\$18,761
2051	\$2,838,566	\$2,612,651	108.6 %	Low	3.00 %	\$546,503	\$0	\$31,261	\$0

# 30-Year Income/Expense Detail

Report # 40816-0  
With-Site-Visit

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$391,644	\$456,584	\$530,189	\$724,035	\$511,552
Annual Reserve Contribution	\$156,000	\$173,940	\$193,943	\$216,247	\$241,115
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,239	\$4,932	\$6,268	\$6,175	\$6,322
<b>Total Income</b>	<b>\$551,884</b>	<b>\$635,455</b>	<b>\$730,401</b>	<b>\$946,457</b>	<b>\$758,989</b>
# Component					
<b>COMMUNITY ENTRY/EXITS</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace	\$2,500	\$0	\$0	\$0	\$0
103 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
106 Gate Operators - Replace	\$25,000	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
144 Landscape Lights - Replace	\$0	\$4,120	\$0	\$0	\$0
<b>GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal (HA5)	\$9,000	\$0	\$0	\$0	\$0
206 Asphalt - Crack Seal	\$3,000	\$0	\$0	\$3,278	\$0
210 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$4,244	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
416 Playground Wood - Replenish	\$0	\$0	\$0	\$2,185	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
432 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
500 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
516 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$20,600	\$0	\$0	\$0
610 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
630 Water Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>POOL BUILDING</b>					
900 Carpet Floor - Replace	\$4,000	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
930 Cardio Equip - Replace	\$0	\$30,900	\$0	\$0	\$0
935 Strength Equip - Replace	\$0	\$35,020	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
980 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$3,278	\$0
1010 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1020 Drinking Fountain - Replace	\$1,500	\$0	\$0	\$0	\$0
1070 HVAC Unit - Replace	\$6,000	\$0	\$0	\$0	\$0
1080 Pool Building - Repaint	\$0	\$0	\$0	\$6,010	\$0
1085 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
1090 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>POOL AREA</b>					
1200 Pool Deck - Resurface	\$16,000	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$5,000	\$0	\$0	\$0	\$5,628
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace (A)	\$0	\$13,390	\$0	\$0	\$0
1220 Pool Furniture - Replace (B)	\$0	\$1,236	\$0	\$0	\$0
1240 Pool Filter - Replace	\$2,500	\$0	\$0	\$0	\$0
1242 Pool Pumps - Replace	\$8,000	\$0	\$0	\$0	\$0
1250 Spa Filter - Replace	\$2,000	\$0	\$0	\$0	\$0
1252 Spa Pumps - Replace	\$4,000	\$0	\$0	\$0	\$0
1256 Spa Heater - Replace	\$4,000	\$0	\$0	\$0	\$0
<b>UNIT BUILDINGS (2007)</b>					
2000 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
2100 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2120 Bollard Lights - Repaint	\$2,800	\$0	\$0	\$0	\$0
2200 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2300 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$29,504	\$0
2800 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0
2850 Building Exteriors - Repaint	\$0	\$0	\$0	\$73,759	\$0
2900 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>UNIT BUILDINGS (2017-2020)</b>					
2000 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
2100 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2120 Bollard Lights - Repaint	\$0	\$0	\$2,122	\$0	\$0
2200 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2300 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
2800 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0
2850 Building Exteriors - Repaint	\$0	\$0	\$0	\$316,891	\$0
2900 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$95,300</b>	<b>\$105,266</b>	<b>\$6,365</b>	<b>\$434,905</b>	<b>\$5,628</b>
<b>Ending Reserve Balance</b>	<b>\$456,584</b>	<b>\$530,189</b>	<b>\$724,035</b>	<b>\$511,552</b>	<b>\$753,361</b>

<b>Fiscal Year</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
Starting Reserve Balance	\$753,361	\$888,515	\$1,107,338	\$1,356,904	\$1,651,779
Annual Reserve Contribution	\$268,843	\$276,908	\$285,216	\$293,772	\$302,585
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,206	\$9,975	\$12,316	\$15,037	\$18,094
<b>Total Income</b>	<b>\$1,030,410</b>	<b>\$1,175,399</b>	<b>\$1,404,869</b>	<b>\$1,665,713</b>	<b>\$1,972,458</b>
# Component					
<b>COMMUNITY ENTRY/EXITS</b>					
100 Monuments - Refurbish	\$17,389	\$0	\$0	\$0	\$0
101 Community Map - Replace	\$0	\$0	\$0	\$0	\$0
103 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
106 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
144 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal (HA5)	\$0	\$10,746	\$0	\$0	\$0
206 Asphalt - Crack Seal	\$0	\$3,582	\$0	\$0	\$3,914
210 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$4,919	\$0	\$0
380 Mailboxes - Replace	\$28,982	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
416 Playground Wood - Replenish	\$0	\$0	\$0	\$2,534	\$0
418 Shade Screens - Replace	\$2,319	\$0	\$0	\$0	\$0
432 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
500 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
516 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$24,597	\$0	\$0
610 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
630 Water Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$53,732	\$0	\$0	\$0
<b>POOL BUILDING</b>					
900 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$5,796	\$0	\$0	\$0	\$0
930 Cardio Equip - Replace	\$0	\$0	\$0	\$0	\$0
935 Strength Equip - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$25,504	\$0	\$0	\$0	\$0
980 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
1010 Exterior Lights - Replace	\$4,057	\$0	\$0	\$0	\$0
1020 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1070 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
1080 Pool Building - Repaint	\$0	\$0	\$0	\$0	\$0
1085 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
1090 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>POOL AREA</b>					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$6,334	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace (A)	\$0	\$0	\$15,988	\$0	\$0
1220 Pool Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1250 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1252 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1256 Spa Heater - Replace	\$0	\$0	\$0	\$5,067	\$0
<b>UNIT BUILDINGS (2007)</b>					
2000 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
2100 Bollard Lights - Replace	\$32,460	\$0	\$0	\$0	\$0
2120 Bollard Lights - Repaint	\$3,246	\$0	\$0	\$0	\$0
2200 Exterior Lights - Replace	\$12,752	\$0	\$0	\$0	\$0
2300 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
2800 Building Signs - Replace	\$9,390	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
2850 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
2900 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>UNIT BUILDINGS (2017-2020)</b>					
2000 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
2100 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2120 Bollard Lights - Repaint	\$0	\$0	\$2,460	\$0	\$0
2200 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2300 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
2800 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0
2850 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
2900 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$141,895	\$68,061	\$47,965	\$13,934	\$3,914
Ending Reserve Balance	\$888,515	\$1,107,338	\$1,356,904	\$1,651,779	\$1,968,544

<b>Fiscal Year</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
Starting Reserve Balance	\$1,968,544	\$1,842,591	\$1,638,938	\$1,729,494	\$2,033,943
Annual Reserve Contribution	\$311,663	\$321,013	\$330,643	\$340,562	\$350,779
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$19,048	\$17,400	\$16,835	\$18,809	\$22,195
<b>Total Income</b>	<b>\$2,299,254</b>	<b>\$2,181,004</b>	<b>\$1,986,417</b>	<b>\$2,088,866</b>	<b>\$2,406,917</b>
# Component					
<b>COMMUNITY ENTRY/EXITS</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace	\$0	\$0	\$0	\$0	\$0
103 Entry System - Replace	\$0	\$0	\$8,840	\$0	\$0
106 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
144 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal (HA5)	\$0	\$0	\$12,832	\$0	\$0
206 Asphalt - Crack Seal	\$0	\$0	\$4,277	\$0	\$0
210 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$5,703	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$1,762	\$0
410 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
416 Playground Wood - Replenish	\$0	\$0	\$0	\$2,937	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
432 Basketball Equip - Replace	\$0	\$2,907	\$0	\$0	\$0
500 Block/Stucco Walls - Repair	\$20,159	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
516 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$29,371	\$0
610 Irrig Controllers - Replace	\$4,032	\$0	\$0	\$0	\$0
630 Water Valves - Replace	\$147,831	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>POOL BUILDING</b>					
900 Carpet Floor - Replace	\$5,376	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
930 Cardio Equip - Replace	\$0	\$0	\$0	\$0	\$0
935 Strength Equip - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
980 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
1010 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1020 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1070 HVAC Unit - Replace	\$0	\$0	\$8,555	\$0	\$0
1080 Pool Building - Repaint	\$0	\$7,613	\$0	\$0	\$0
1085 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
1090 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>POOL AREA</b>					
1200 Pool Deck - Resurface	\$0	\$0	\$22,812	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$7,129	\$0	\$0
1210 Pool - Resurface	\$0	\$30,453	\$0	\$0	\$0
1212 Spa - Resurface	\$0	\$6,229	\$0	\$0	\$0
1215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace (A)	\$0	\$0	\$0	\$19,091	\$0
1220 Pool Furniture - Replace (B)	\$0	\$0	\$0	\$1,762	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pumps - Replace	\$0	\$0	\$11,406	\$0	\$0
1250 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1252 Spa Pumps - Replace	\$0	\$0	\$5,703	\$0	\$0
1256 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
<b>UNIT BUILDINGS (2007)</b>					
2000 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
2100 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2120 Bollard Lights - Repaint	\$3,763	\$0	\$0	\$0	\$0
2200 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2300 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
2800 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
2850 Building Exteriors - Repaint	\$0	\$93,436	\$0	\$0	\$0
2900 Tile Roofs - Replace	\$275,503	\$0	\$0	\$0	\$0
<b>UNIT BUILDINGS (2017-2020)</b>					
2000 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
2100 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2120 Bollard Lights - Repaint	\$0	\$0	\$2,852	\$0	\$0
2200 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2300 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$0	\$166,814	\$0	\$0
2800 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0
2850 Building Exteriors - Repaint	\$0	\$401,428	\$0	\$0	\$0
2900 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$456,663	\$542,066	\$256,922	\$54,923	\$0
Ending Reserve Balance	\$1,842,591	\$1,638,938	\$1,729,494	\$2,033,943	\$2,406,917

<b>Fiscal Year</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
Starting Reserve Balance	\$2,406,917	\$2,479,020	\$2,323,144	\$2,523,903	\$2,922,093
Annual Reserve Contribution	\$361,303	\$372,142	\$383,306	\$394,805	\$406,649
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,419	\$24,001	\$24,225	\$27,218	\$27,910
<b>Total Income</b>	<b>\$2,792,639</b>	<b>\$2,875,163</b>	<b>\$2,730,675</b>	<b>\$2,945,927</b>	<b>\$3,356,652</b>
<b># Component</b>					
<b>COMMUNITY ENTRY/EXITS</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace	\$3,895	\$0	\$0	\$0	\$0
103 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
106 Gate Operators - Replace	\$38,949	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$56,087	\$0	\$0	\$0	\$0
144 Landscape Lights - Replace	\$0	\$6,419	\$0	\$0	\$0
<b>GROUNDS</b>					
200 Asphalt - Repave	\$0	\$192,565	\$0	\$0	\$0
202 Asphalt - Seal (HA5)	\$0	\$0	\$0	\$15,322	\$0
206 Asphalt - Crack Seal	\$4,674	\$0	\$0	\$5,107	\$0
210 Pavers - Refurbish	\$0	\$38,513	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$6,611	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equip - Replace	\$85,688	\$0	\$0	\$0	\$0
416 Playground Wood - Replenish	\$0	\$0	\$0	\$3,405	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
432 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
500 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$3,116	\$0	\$0	\$0	\$0
512 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
516 Trash Gates - Replace	\$0	\$12,838	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$35,070
610 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
630 Water Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$72,212	\$0	\$0	\$0
<b>POOL BUILDING</b>					
900 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
930 Cardio Equip - Replace	\$0	\$48,141	\$0	\$0	\$0
935 Strength Equip - Replace	\$0	\$54,560	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
980 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
1010 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1020 Drinking Fountain - Replace	\$2,337	\$0	\$0	\$0	\$0
1070 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
1080 Pool Building - Repaint	\$0	\$0	\$0	\$0	\$9,644
1085 Doors & Windows - Replace	\$43,623	\$0	\$0	\$0	\$0
1090 Tile Roof - Replace	\$17,138	\$0	\$0	\$0	\$0
<b>POOL AREA</b>					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$8,024	\$0	\$0	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Pool Fence - Replace	\$18,696	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$22,796
1220 Pool Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$3,895	\$0	\$0	\$0	\$0
1242 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1250 Spa Filter - Replace	\$3,116	\$0	\$0	\$0	\$0
1252 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1256 Spa Heater - Replace	\$0	\$6,419	\$0	\$0	\$0
<b>UNIT BUILDINGS (2007)</b>					
2000 Pavers - Refurbish	\$0	\$112,329	\$0	\$0	\$0
2100 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2120 Bollard Lights - Repaint	\$4,362	\$0	\$0	\$0	\$0
2200 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2300 Pedestrian Gates - Replace	\$28,043	\$0	\$0	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
2800 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
2850 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$118,362
2900 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>UNIT BUILDINGS (2017-2020)</b>					
2000 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
2100 Bollard Lights - Replace	\$0	\$0	\$33,057	\$0	\$0
2120 Bollard Lights - Repaint	\$0	\$0	\$3,306	\$0	\$0
2200 Exterior Lights - Replace	\$0	\$0	\$105,782	\$0	\$0
2300 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
2800 Building Signs - Replace	\$0	\$0	\$58,015	\$0	\$0
2850 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$508,517
2900 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$313,619	\$552,019	\$206,771	\$23,834	\$694,388
Ending Reserve Balance	\$2,479,020	\$2,323,144	\$2,523,903	\$2,922,093	\$2,662,264

<b>Fiscal Year</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>
Starting Reserve Balance	\$2,662,264	\$3,088,542	\$3,444,712	\$2,194,677	\$2,620,181
Annual Reserve Contribution	\$418,849	\$431,414	\$444,357	\$457,687	\$471,418
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,742	\$32,652	\$28,185	\$24,064	\$28,129
<b>Total Income</b>	<b>\$3,109,854</b>	<b>\$3,552,609</b>	<b>\$3,917,254</b>	<b>\$2,676,428</b>	<b>\$3,119,727</b>
# Component					
<b>COMMUNITY ENTRY/EXITS</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace	\$0	\$0	\$0	\$0	\$0
103 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
106 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
144 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal (HA5)	\$0	\$0	\$0	\$0	\$18,295
206 Asphalt - Crack Seal	\$0	\$5,581	\$0	\$0	\$6,098
210 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$7,664	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
416 Playground Wood - Replenish	\$0	\$0	\$0	\$3,947	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
432 Basketball Equip - Replace	\$0	\$0	\$0	\$0	\$0
500 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 View Fence - Replace	\$0	\$46,507	\$0	\$0	\$0
516 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$0	\$0	\$0	\$0	\$0
610 Irrig Controllers - Replace	\$0	\$0	\$5,748	\$0	\$0
630 Water Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>POOL BUILDING</b>					
900 Carpet Floor - Replace	\$7,224	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
930 Cardio Equip - Replace	\$0	\$0	\$0	\$0	\$0
935 Strength Equip - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
980 Fire Alarm Panel - Replace	\$0	\$5,581	\$0	\$0	\$0
1010 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1020 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1070 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$12,197
1080 Pool Building - Repaint	\$0	\$0	\$0	\$0	\$0
1085 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
1090 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>POOL AREA</b>					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$32,525
1201 Pool Deck - Seal/Repair	\$9,031	\$0	\$0	\$0	\$10,164
1210 Pool - Resurface	\$0	\$0	\$0	\$43,419	\$0
1212 Spa - Resurface	\$0	\$0	\$0	\$8,881	\$0
1215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace (B)	\$0	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$16,262
1250 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1252 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$8,131
1256 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$8,131
<b>UNIT BUILDINGS (2007)</b>					
2000 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
2100 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2120 Bollard Lights - Repaint	\$5,057	\$0	\$0	\$0	\$0
2200 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2300 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$50,228	\$0	\$0	\$0
2800 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>
2850 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
2900 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>UNIT BUILDINGS (2017-2020)</b>					
2000 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
2100 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2120 Bollard Lights - Repaint	\$0	\$0	\$3,832	\$0	\$0
2200 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2300 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
2800 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0
2850 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
2900 Tile Roofs - Replace	\$0	\$0	\$1,705,332	\$0	\$0
Total Expenses	\$21,312	\$107,897	\$1,722,577	\$56,247	\$111,804
Ending Reserve Balance	\$3,088,542	\$3,444,712	\$2,194,677	\$2,620,181	\$3,007,924

<b>Fiscal Year</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>
Starting Reserve Balance	\$3,007,924	\$3,196,608	\$3,629,275	\$2,301,055	\$2,838,566
Annual Reserve Contribution	\$485,561	\$500,127	\$515,131	\$530,585	\$546,503
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$31,009	\$34,115	\$29,639	\$25,687	\$31,261
<b>Total Income</b>	<b>\$3,524,494</b>	<b>\$3,730,851</b>	<b>\$4,174,045</b>	<b>\$2,857,327</b>	<b>\$3,416,330</b>
# Component					
<b>COMMUNITY ENTRY/EXITS</b>					
100 Monuments - Refurbish	\$31,407	\$0	\$0	\$0	\$0
101 Community Map - Replace	\$0	\$0	\$0	\$0	\$0
103 Entry System - Replace	\$0	\$0	\$13,772	\$0	\$0
106 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
144 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal (HA5)	\$0	\$0	\$0	\$0	\$0
206 Asphalt - Crack Seal	\$0	\$0	\$6,664	\$0	\$0
210 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$8,885	\$0	\$0
380 Mailboxes - Replace	\$52,344	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$2,746	\$0
410 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
416 Playground Wood - Replenish	\$0	\$0	\$0	\$4,576	\$0
418 Shade Screens - Replace	\$4,188	\$0	\$0	\$0	\$0
432 Basketball Equip - Replace	\$0	\$4,529	\$0	\$0	\$0
500 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
516 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
520 Walls & Fence - Repaint	\$41,876	\$0	\$0	\$0	\$0
610 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
630 Water Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$97,047	\$0	\$0	\$0
<b>POOL BUILDING</b>					
900 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$10,469	\$0	\$0	\$0	\$0
930 Cardio Equip - Replace	\$0	\$0	\$0	\$0	\$0
935 Strength Equip - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$46,063	\$0	\$0	\$0	\$0
980 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
1010 Exterior Lights - Replace	\$7,328	\$0	\$0	\$0	\$0
1020 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1070 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
1080 Pool Building - Repaint	\$0	\$0	\$12,217	\$0	\$0
1085 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
1090 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>POOL AREA</b>					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$11,440	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace (A)	\$27,219	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace (B)	\$2,513	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1250 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1252 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1256 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
<b>UNIT BUILDINGS (2007)</b>					
2000 Pavers - Refurbish	\$0	\$0	\$0	\$0	\$0
2100 Bollard Lights - Replace	\$58,626	\$0	\$0	\$0	\$0
2120 Bollard Lights - Repaint	\$5,863	\$0	\$0	\$0	\$0
2200 Exterior Lights - Replace	\$23,032	\$0	\$0	\$0	\$0
2300 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
2800 Building Signs - Replace	\$16,960	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>
2850 Building Exteriors - Repaint	\$0	\$0	\$149,937	\$0	\$0
2900 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>UNIT BUILDINGS (2017-2020)</b>					
2000 Pavers - Refurbish	\$0	\$0	\$599,748	\$0	\$0
2100 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2120 Bollard Lights - Repaint	\$0	\$0	\$4,443	\$0	\$0
2200 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2300 Pedestrian Gates - Replace	\$0	\$0	\$173,261	\$0	\$0
2700 Fire Alarm Panels - Replace	\$0	\$0	\$259,891	\$0	\$0
2800 Building Signs - Replace	\$0	\$0	\$0	\$0	\$0
2850 Building Exteriors - Repaint	\$0	\$0	\$644,174	\$0	\$0
2900 Tile Roofs - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$327,886	\$101,575	\$1,872,991	\$18,761	\$0
Ending Reserve Balance	\$3,196,608	\$3,629,275	\$2,301,055	\$2,838,566	\$3,416,330



## 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

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	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.

## COMMUNITY ENTRY/EXITS

### Comp #: 100 Monuments - Refurbish

Quantity: (2) Monuments

Location: Community entrance on Encanto Blvd

Funded?: Yes.

History: Installed in 2007.

Comments: Observed to be intact, modern and attractive. This component funds an allowance to refurbish the monuments.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: AR Cost Allowance

---

### Comp #: 101 Community Map - Replace

Quantity: (1) Map

Location: Community entrance on Encanto Blvd

Funded?: Yes.

History:

Comments: Observed to be weathered and worn.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 2,500

Worst Case: \$ 2,500

Cost Source: AR Cost Database

---

**Comp #: 103 Entry System - Replace**

**Quantity: (1) DoorKing System**

Location: Community entrance on Encanto Blvd

Funded?: Yes.

History: Replaced in 2019 for \$5,641.

Comments: Observed to be functional and in good shape.

Useful Life:  
15 years

Remaining Life:  
12 years



Best Case: \$ 6,200

Worst Case: \$ 6,200

Cost Source: Client Cost History

**Comp #: 106 Gate Operators - Replace**

**Quantity: (6) Operators**

Location: Community entry/exits along Encanto Blvd

Funded?: Yes.

History: Installed in 2007.

Comments: There are (4) Viking operators at the main entry/exit and (2) Byan hydraulic operators at the exit. Appear to be functional with no issues reported. Based on age, replacement should be expected soon.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 25,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

**Comp #: 110 Vehicle Gates - Replace**

**Quantity: (6) Vehicle, (3) Ped.**

Location: Community entry/exits along Encanto Blvd

Funded?: Yes.

History: Installed in 2007.

Comments: Vehicle gates can often be repaired or rebuilt as needed. Replacement resulting from vehicle damage should be addressed as an insurance issue. We recommend planning eventual replacement to restore and modernize the gates.

Useful Life:  
30 years

Remaining Life:  
15 years



Best Case: \$ 36,000

Worst Case: \$ 36,000

Cost Source: AR Cost Database

**Comp #: 114 Strobe Detectors - Replace**

**Quantity: (2) Detectors**

Location: Community entry/exits along Encanto Blvd

Funded?: No. These switches detect strobe signals from emergency vehicles and automatically open gate systems. Individual costs are below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 144 Landscape Lights - Replace**

**Quantity: Lights & Transformer**

Location: Community entrance on Encanto Blvd

Funded?: Yes.

History: Installed in 2007.

Comments: There are approximately (4) monument lights, (14) landscape lights and (1) low-voltage transformer. Appear to be functional with no issues reported. Based on age, replacement should be expected in the near future.

Useful Life:  
15 years

Remaining Life:  
1 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

---

## GROUNDS

**Comp #: 200 Asphalt - Repave****Quantity: Approx 47,400 Sq Ft**

Location: Streets &amp; parking areas throughout community

Funded?: Yes.

History: Installed in 2007.

Comments: Observed to be generally intact and smooth. Some cracking and alligating evident in areas. Overall, the asphalt appears to be in fair shape. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:  
30 yearsRemaining Life:  
16 years

Best Case: \$ 120,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

---

**Comp #: 202 Asphalt - Seal (HA5)****Quantity: Approx 47,400 Sq Ft**

Location: Streets &amp; parking areas throughout community

Funded?: Yes.

History: Sealed with HA5 in 2017 for \$9,954 (cost included crack seal).

Comments: Seal coat appears to be wearing off. Surface likely wore off faster than normal due to the heavy traffic constructing the remaining (39) unit buildings during 2017-2020. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration. This component funds to periodically seal the asphalt with HA5.

Useful Life:  
6 yearsRemaining Life:  
0 years

Best Case: \$ 9,000

Worst Case: \$ 9,000

Cost Source: Client Cost History

**Comp #: 206 Asphalt - Crack Seal**

**Quantity: Approx 47,400 Sq Ft**

Location: Streets & parking areas throughout community

Funded?: Yes.

History: Crack sealed in 2017 with seal coat.

Comments: This component funds an allowance to seal cracks in conjunction with surface sealing and once between surface sealing intervals.

Useful Life:  
3 years

Remaining Life:  
0 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Allowance

---

**Comp #: 210 Pavers - Refurbish**

**Quantity: Approx 4,400 Sq Ft**

Location: Community entrance on Encanto Blvd

Funded?: Yes.

History: Installed in 2007.

Comments: Complete replacement of the pavers is not anticipated. This component funds to remove pavers and rehab or re-level the sand base, then re-install existing pavers.

Useful Life:  
30 years

Remaining Life:  
16 years



Best Case: \$ 24,000

Worst Case: \$ 24,000

Cost Source: AR Cost Database

---

**Comp #: 220 Concrete - Repair**

**Quantity: Numerous Sq Ft**

Location: Walkways, curbs & gutters throughout community

Funded?: Yes.

History:

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

Useful Life:  
5 years

Remaining Life:  
2 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Allowance

**Comp #: 320 Street Lights - Replace**

**Quantity: Approx (17) Street Lights**

Location: Mounted adjacent to streets throughout community

Funded?: No. Street lights are owned and maintained by APS, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 380 Mailboxes - Replace**

**Quantity: (10) Clusters**

Location: Bordering streets throughout the community

Funded?: Yes.

History: Installed in 2007.

Comments: Mailboxes include (2) 12-box and (8) 16-box clusters. Observed to be older with some wear and weathering evident. Future replacement should be anticipated.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 25,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

**Comp #: 405 Park Furniture - Replace**

**Quantity: (1) Trash Can**

Location: Center playground

Funded?: Yes.

History: Installed in 2020 for \$1,089.

Comments: Observed to be intact and in good shape.

Useful Life:  
15 years

Remaining Life:  
13 years



Best Case: \$ 1,200

Worst Case: \$ 1,200

Cost Source: Client Cost History

**Comp #: 410 Playground Equip - Replace**

**Quantity: (2) Pieces**

Location: Center playground

Funded?: Yes.

History: Replaced in 2017 for \$40,460.

Comments: Pieces include (1) play structure and (1) single-seat swing-set. Normal wear and weathering evident. Long life expectancy under normal circumstances. Replacement should be expected to update and modernize the equipment.

Useful Life:  
20 years

Remaining Life:  
15 years



Best Case: \$ 55,000

Worst Case: \$ 55,000

Cost Source: Client Cost History

**Comp #: 416 Playground Wood - Replenish**

**Quantity: Approx 1,400 Sq Ft**

Location: Center playground

Funded?: Yes.

History: Replenished in 2020 for \$1,735.

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 years

Remaining Life:  
3 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: Client Cost History

**Comp #: 418 Shade Screens - Replace**

**Quantity: (4) Screens: ~200 Sq Ft**

Location: Center playground

Funded?: Yes.

History: Installed in 2017.

Comments: Observed to be intact with no holes or tears. This component funds to replace the shade screens between play structure replacement intervals.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

**Comp #: 430 Basketball Court - Resurface**

**Quantity: (1) Half Court**

Location: South of the pool area

Funded?: No. The basketball court is bare concrete with no playing surface.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 432 Basketball Equip - Replace**

**Quantity: (1) Backboard & Goal**

Location: South of the pool area

Funded?: Yes.

History: Replaced in late 2017 for \$1,838. Previously original from 2007.

Comments: Observed to be intact, functional and in fair shape. This component funds to replace the basketball court backboard, rim and net.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 2,100

Worst Case: \$ 2,100

Cost Source: Client Cost History

---

**Comp #: 500 Block/Stucco Walls - Repair**

**Quantity: Approx 22,000 Sq Ft**

Location: Bordering common areas throughout community

Funded?: Yes.

History: Installed in 2007.

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:  
10 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: AR Cost Allowance

---

**Comp #: 510 Metal Fence - Replace**

**Quantity: Approx 40 LF**

Location: Center playground

Funded?: Yes.

History: Installed in 2007.

Comments: Observed to be intact, secure and in fair shape. Future replacement should be anticipated.

Useful Life:  
30 years

Remaining Life:  
15 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

**Comp #: 512 View Fence - Replace**

**Quantity: Approx 720 LF**

Location: Mounted on perimeter block walls along Encanto Blvd & along the Northwest greenbelt

Funded?: Yes.

History: Installed in 2007.

Comments: There is approximately 625 LF of 2.5' tall fence and 95 LF of 4' tall fence. Observed to be intact, secure and in fair shape. Future replacement should be anticipated.

Useful Life:  
36 years

Remaining Life:  
21 years



Best Case: \$ 25,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

**Comp #: 514 Culvert Rails - Replace**

**Quantity: Approx 35 LF**

Location: Common areas throughout community

Funded?: No. These are iron pipe rails mounted on top of concrete culverts. They have an extended life span with no expectancy to replace in the foreseeable future. Repairs should be addressed as a maintenance expense when needed.

History: Installed in 2007.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: AR Cost Database

**Comp #: 516 Trash Gates - Replace**

**Quantity: (10) Gates**

Location: Mounted to trash enclosures throughout community

Funded?: Yes.

History: Reportedly replaced in late 2017 for ~\$6,900. Previously original from 2007.

Comments: Observed to be intact, functional and in good to fair shape.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: Client Cost History

**Comp #: 520 Walls & Fence - Repaint**

**Quantity: Walls & Fence**

Location: Common areas throughout community

Funded?: Yes.

History: Repainted in 2017 for \$16,306.

Comments: Overall, surfaces are still generally uniform and in decent shape. Some chipping and weathering noted. This component funds to periodically repaint the common area block/stucco walls and metal fencing. This includes approximately 22,000 Sq Ft of block/stucco walls, 625 LF of 2.5' perimeter fence, 95 LF of 4' perimeter fence, 40 LF of 2.5' playground fence, 135 LF of 2.5' pool fence, 55 LF of 6' pool fence, (3) pool gates, (6) vehicle gates and (3) pedestrian gates.

Useful Life:  
6 years

Remaining Life:  
1 years



Best Case: \$ 20,000

Worst Case: \$ 20,000

Cost Source: Client Cost History

**Comp #: 600 Irrigation System - Replace**

**Quantity: Lines, Valves, Heads**

Location: Common areas throughout community

Funded?: No. It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. Funding can be added for future replacement at the client's request, but we need to be provided with cost and life expectancy estimates.

Repairs and partial replacements should be included in the annual landscape maintenance budget.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 610 Irrig Controllers - Replace**

**Quantity: Approx (3) Hunter**

Location: Mounted in the Northwest greenbelt & adjacent to the pool area

Funded?: Yes.

History: Replaced in 2020. Previously original from 2007.

Comments: Appear to be functional and in good shape.

\*Model: XCH-1200-SS, Mfg. Year: 2020

Useful Life:  
12 years

Remaining Life:  
10 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

**Comp #: 630 Water Valves - Replace**

**Quantity: Approx (18) Valves**

Location: Common areas throughout community

Funded?: Yes.

History: Installed in 2007.

Comments: We located (1) 1.5" backflow valve and (2) 2" backflow valves. There are also approximately (15) large valves that service the unit buildings. Long life expectancy under normal circumstances.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 110,000

Worst Case: \$ 110,000

Cost Source: AR Cost Database

**Comp #: 640 Granite - Replenish**

**Quantity: Approx 112,000 Sq Ft**

Location: Common areas throughout community

Funded?: Yes.

History:

Comments: Complete replacement of the landscape granite is not anticipated. Coverage will deplete over time, so this component funds an allowance to top dress the existing granite with a new 1" layer, which is approximately 560-tons.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 45,000

Worst Case: \$ 45,000

Cost Source: AR Cost Database

**Comp #: 650 Trees - Trim/Replace**

**Quantity: Numerous Trees**

Location: Common areas throughout community

Funded?: No. Trees should be trimmed and maintained annually. Partial replacement should be anticipated annually as well due to storm damage and disease. These expenses should be funded as an Operating expense through the Landscape Maintenance Budget.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 660 Drywells - Inspect/Clean**

**Quantity: Approx (3) Drywells**

Location: Common areas throughout community

Funded?: No. Cost is below the Reserve expense threshold. Recommend cleaning as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 662 Drywells - Partial Replace**

**Quantity: Approx (3) Drywells**

Location: Common areas throughout community

Funded?: No. Due to the small number of drywells/catch basins, we are not budgeting replacement. The probability of failure is quite low.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

## POOL BUILDING

### Comp #: 900 Carpet Floor - Replace

Quantity: Approx 76 Sq Yds

Location: Pool building interior - Fitness Center

Funded?: Yes.

History:

Comments: The carpet floor is reportedly original. Observed to be older with wear and staining evident. Based on age, replacement should be expected soon.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: Client Cost History

---

### Comp #: 910 Interior Lights - Replace

Quantity: (22) Fixtures

Location: Pool building interior - Fitness Center (excludes restrooms)

Funded?: Yes.

History: Installed in 2007.

Comments: Fixtures include (19) recessed can lights and (3) ceiling fans. Treat repairs and individual replacements as a maintenance expense. Expect to eventually replace all of the fixtures to update and modernize the lighting while also restoring the appearance.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

---

**Comp #: 920 Television - Replace**

**Quantity: (1) Sharp**

Location: Pool building interior - Fitness Center

Funded?: No. Cost is below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 930 Cardio Equip - Replace**

**Quantity: (6) Pieces**

Location: Pool building interior - Fitness Center

Funded?: Yes.

History: Installed in 2007.

Comments: Pieces include (2) 93T treadmills, (2) 91X ellipticals and (2) 90R recumbent bikes. Manufactured by Life Fitness. Appear to be functional and in decent shape. Based on age, replacement should be anticipated in the near future.

Useful Life:  
15 years

Remaining Life:  
1 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

**Comp #: 935 Strength Equip - Replace**

**Quantity: (9) Pieces & Weights**

Location: Pool building interior - Fitness Center

Funded?: Yes.

History: Installed in 2007.

Comments: Pieces include (1) leg press/calf raise, (1) lat/row, (1) pec fly/rear deltoid, (1) multi-press, (1) leg curl/extension, (1) abdominal/back, (1) Weider 200 workout power tower, (2) benches and a dumbbell set + rack. Manufactured by Life Fitness. Observed to be functional and in decent shape. Based on age, replacement should be anticipated in the near future.

Useful Life:  
15 years

Remaining Life:  
1 years



Best Case: \$ 34,000

Worst Case: \$ 34,000

Cost Source: AR Cost Database

---

**Comp #: 950 Restrooms - Remodel**

**Quantity: (2) Restrooms**

Location: Pool building interior - Men & women's restrooms

Funded?: Yes.

History: Installed in 2017.

Comments: Observed to be intact and in fair shape. This component funds to remodel the pool building restrooms, which includes replacement of the lighting, mirrors, sinks, counters, toilets, tile surfaces, paint, etc.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

---

**Comp #: 952 Instant Water Heaters - Replace**

**Quantity: (2) Chronomite**

Location: Pool building interior - Men & women's restrooms

Funded?: No. Cost is below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 980 Fire Alarm Panel - Replace**

**Quantity: (1) Mirtone Panel**

Location: Pool building interior - Fitness Center

Funded?: Yes.

History: Installed in 2007.

Comments: We are not authorized to test or inspect the fire alarm panel. It should be professionally inspected as required by local fire codes. Assumed to be functional with no issues reported.

Useful Life:  
18 years

Remaining Life:  
3 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

**Comp #: 982 Fire Riser - Replace**

**Quantity: (1) Riser**

Location: Pool building interior - Fitness Center

Funded?: No. Expected to last indefinitely under normal circumstances.

History: Installed in 2007.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1000 Tile Floor - Replace**

**Quantity: Approx 170 Sq Ft**

Location: Pool building exterior - Entrance area between Fitness Center & restrooms

Funded?: No. Funding to replace the pool building exterior tile floor is included with restroom remodel projects.

History: Installed in 2007.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1010 Exterior Lights - Replace**

**Quantity: (13) Fixtures**

Location: Pool building exterior

Funded?: Yes.

History: Installed in 2007.

Comments: Fixtures include (7) recessed can lights and (6) wall lights. Treat repairs and individual replacements as a maintenance expense. Expect to eventually replace all of the fixtures to update and modernize the lighting while also restoring the appearance.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: AR Cost Database

**Comp #: 1020 Drinking Fountain - Replace**

**Quantity: (1) Sunroc Fountain**

Location: Pool building exterior

Funded?: Yes.

History: Installed in 2007.

Comments: Appears to be older, worn and weathered. Based on age, replacement should be expected soon.

\*Model: ADA-8-002, Serial #032500834

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 1,500

Worst Case: \$ 1,500

Cost Source: AR Cost Database

**Comp #: 1070 HVAC Unit - Replace**

**Quantity: (1) Carrier, 3-Ton**

Location: Pool building exterior

Funded?: Yes.

History: Installed in 2007.

Comments: Appears to be older and weathered. Based on age, replacement should be expected soon. This component funds to replace the condenser and air handler together.

Useful Life:  
12 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

**Comp #: 1080 Pool Building - Repaint**

**Quantity: Approx 5,100 Sq Ft**

Location: Pool building exterior & interior

Funded?: Yes.

History: Repainted exterior in 2017 for \$1,579.

Comments: Surfaces appear to be generally uniform and in fair shape. This component funds to repaint the pool building, which includes approximately 2,500 Sq Ft of exterior surfaces and 2,600 Sq Ft of interior surfaces.

Useful Life:  
8 years

Remaining Life:  
3 years



Best Case: \$ 5,500

Worst Case: \$ 5,500

Cost Source: AR Cost Database

**Comp #: 1085 Doors & Windows - Replace**

**Quantity: (4) Doors, (28) Windows**

Location: Pool building exterior

Funded?: Yes.

History: Installed in 2007.

Comments: There are (3) exterior doors and (1) interior door. There are also (28) windows totalling approximately 290 Sq Ft. Long life expectancy, but replacement should be planned eventually.

Useful Life:  
30 years

Remaining Life:  
15 years



Best Case: \$ 28,000

Worst Case: \$ 28,000

Cost Source: AR Cost Database

**Comp #: 1090 Tile Roof - Replace**

**Quantity: Approx 1,800 Sq Ft**

Location: Pool building exterior

Funded?: Yes.

History: Installed in 2007.

Comments: This is a concrete tile roof system. Underlayment is the true waterproofing component of this roof. Although it is not visible to inspect, replacement will be needed eventually. Tiles have a longer life span than the underlayment, but roofers recommend replacing them anyway with the underlayment. There are multiple reasons supporting complete replacement, and the cost differential is not that high. Life span will vary depending on the quality of underlayment installed as well as regular roof maintenance.

Useful Life:  
30 years

Remaining Life:  
15 years



Best Case: \$ 11,000

Worst Case: \$ 11,000

Cost Source: AR Cost Database

## POOL AREA

### Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 3,200 Sq Ft

Location: Pool area

Funded?: Yes.

History: Installed in 2007.

Comments: Surface appears to be worn with cracking throughout. This component funds to periodically grind off the existing deck coating and re-apply a new surface. Combined cost with the seal/repair component accounts for the total estimated resurface budget.

Useful Life:  
12 years

Remaining Life:  
0 years



Best Case: \$ 16,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

---

### Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 3,200 Sq Ft

Location: Pool area

Funded?: Yes.

History:

Comments: This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance.

Useful Life:  
4 years

Remaining Life:  
0 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

---

**Comp #: 1210 Pool - Resurface**

**Quantity: (1) Pool: ~175 LF**

Location: Pool area

Funded?: Yes.

History: Resurfaced in late 2020 for \$9,474. Previously original from 2007.

Comments: The 2020 cost appears to be quite low, so the budgeted cost reflects a more typical price for this scope of work. Pool surface was observed to be intact and in good shape.

Useful Life:  
12 years

Remaining Life:  
11 years



Association's paid invoices  
from Arizona Pool Wizard  
total amount \$27,157.92

Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

**Comp #: 1212 Spa - Resurface**

**Quantity: (1) Spa: ~35 LF**

Location: Pool area

Funded?: Yes.

History: Resurfaced in late 2020 for \$4,105.

Comments: Pool surface was observed to be intact and in good shape.

Useful Life:  
12 years

Remaining Life:  
11 years



Best Case: \$ 4,500

Worst Case: \$ 4,500

Cost Source: Client Cost History

**Comp #: 1215 Pool Fence - Replace**

**Quantity: Approx 190 LF**

Location: Pool area (includes pool/ spa equipment gate)

Funded?: Yes.

History: Installed in 2007.

Comments: There is approximately 135 LF of 2.5' tall fence and 55 LF of 6' fence. There are also (3) pedestrian gates, including the pool/spa equipment gate. Observed to be intact, secure and in fair shape.

Useful Life:  
30 years

Remaining Life:  
15 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

**Comp #: 1220 Pool Furniture - Replace (A)**

**Quantity: (27) Pieces**

Location: Pool area

Funded?: Yes.

History: Purchased in 2017 for \$10,936.

Comments: Quantity includes (8) lounges, (10) chairs, (2) dining tables, (5) side tables and (2) umbrellas. Overall, the pool furniture appears to be intact, functional and in decent shape. Wear and weathering was noted, especially on the slings.

Useful Life:  
6 years

Remaining Life:  
1 years



Best Case: \$ 13,000

Worst Case: \$ 13,000

Cost Source: Client Cost History

**Comp #: 1220 Pool Furniture - Replace (B)**

**Quantity: (1) Trash Can**

Location: Pool area

Funded?: Yes.

History:

Comments: Appears to be older with wear and weathering evident.

Useful Life:  
12 years

Remaining Life:  
1 years



Best Case: \$ 1,200

Worst Case: \$ 1,200

Cost Source: Client Cost History at Playground

**Comp #: 1240 Pool Filter - Replace**

**Quantity: (1) Pentair, TR-140**

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed in 2007.

Comments: Appears to be older, worn and weathered. Based on age, replacement should be expected soon.

\*Serial #0101237060074J

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 2,500

Worst Case: \$ 2,500

Cost Source: AR Cost Database

**Comp #: 1242 Pool Pumps - Replace**

**Quantity: (4) Pentair**

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed in 2007.

Comments: Observed to be older, worn and weathered. Based on age, replacement should be expected soon. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

Useful Life:  
12 years

Remaining Life:  
0 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

**Comp #: 1250 Spa Filter - Replace**

**Quantity: (1) Pentair, TR-100**

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed in 2007.

Comments: Appears to be older, worn and weathered. Based on age, replacement should be expected soon.

\*Serial #0101272000119Z

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

**Comp #: 1252 Spa Pumps - Replace**

**Quantity: (2) Pentair**

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed in 2007.

Comments: Observed to be older, worn and weathered. Based on age, replacement should be expected soon. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

Useful Life:  
12 years

Remaining Life:  
0 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

**Comp #: 1256 Spa Heater - Replace**

**Quantity: (1) Raypak, 266,000 BTU**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced around 2012, based on serial number.

Comments: Appears to be older, worn and weathered. Based on age, replacement should be expected soon.

\*Model: C-R266-EN-C, Serial #1201334537

Useful Life:  
8 years

Remaining Life:  
0 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

## UNIT BUILDINGS (2007)

**Comp #: 2000 Pavers - Refurbish**

**Quantity: Approx 13,000 Sq Ft**

Location: Buildings 11-14, 15-18 & 37

Funded?: Yes.

History: Installed around 2007.

Comments: Complete replacement of the pavers is not anticipated. This component funds to remove pavers and rehab or re-level the sand base, then re-install existing pavers.

Useful Life:  
30 years

Remaining Life:  
16 years



Best Case: \$ 70,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

---

**Comp #: 2100 Bollard Lights - Replace**

**Quantity: (35) Lights**

Location: Buildings 11-14, 15-18 & 37

Funded?: Yes.

History: Installed around 2007.

Comments: These are 3' tall metal bollard lights. Appear to be older but functional. These bollard lights need to be repainted.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 28,000

Worst Case: \$ 28,000

Cost Source: AR Cost Database

---

**Comp #: 2120 Bollard Lights - Repaint**

**Quantity: (35) Lights**

Location: Buildings 11-14, 15-18 & 37

Funded?: Yes.

History:

Comments: Surfaces were observed to be heavily worn, faded and oxidized.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 2,800

Worst Case: \$ 2,800

Cost Source: AR Cost Database

**Comp #: 2200 Exterior Lights - Replace**

**Quantity: (45) Fixtures**

Location: Buildings 11-14, 15-18 & 37 (excludes balcony & patio lights)

Funded?: Yes.

History: Installed around 2007.

Comments: Fixtures include (27) recessed can lights and (18) coach lights. Treat repairs and individual replacements as a maintenance expense. Expect to eventually replace all of the fixtures to update and modernize the lighting while also restoring the appearance.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 11,000

Worst Case: \$ 11,000

Cost Source: AR Cost Database

**Comp #: 2300 Pedestrian Gates - Replace**

**Quantity: (36) Gates**

Location: Buildings 11-14, 15-18 & 37

Funded?: Yes.

History: Installed around 2007.

Comments: Appear to be intact, functional and in good shape. Future replacement should be anticipated.

Useful Life:  
30 years

Remaining Life:  
15 years



Best Case: \$ 18,000

Worst Case: \$ 18,000

Cost Source: AR Cost Database

**Comp #: 2350 Garage Doors - Replace**

**Quantity: (18) Dual, (9) Single**

Location: Buildings 11-14, 15-18 & 37

Funded?: No. We assume replacement of garage doors is each owner's responsibility, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 2600 Balcony Decks - Maintain**

**Quantity: (9) Decks: ~225 Sq Ft**

Location: Buildings 11-14, 15-18 & 37

Funded?: No. Per the CC&R's (Article 11, Section 1), each owner is responsible to repair, replace and restore their balconies, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 2640 Balcony Rails - Replace**

**Quantity: Approx 80 LF**

Location: Buildings 11-14, 15-18 & 37

Funded?: No. Per the CC&R's (Article 11, Section 1), each owner is responsible to repair, replace and restore their balconies, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 2700 Fire Alarm Panels - Replace**

**Quantity: (9) Panels**

Location: Buildings 11-14, 15-18 & 37

Funded?: Yes.

History: Installed around 2007.

Comments: We are not authorized to test or inspect fire alarm panels. It should be professionally inspected as required by local fire codes. Assumed to be functional with no issues reported.

Useful Life:  
18 years

Remaining Life:  
3 years



Best Case: \$ 27,000

Worst Case: \$ 27,000

Cost Source: AR Cost Database

**Comp #: 2750 Fire Risers - Replace**

**Quantity: (9) Risers**

Location: Buildings 11-14, 15-18 & 37

Funded?: No. Expected to last indefinitely under normal circumstances. No Reserve funding has been allocated for replacement.

History: Installed around 2007.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 2800 Building Signs - Replace**

**Quantity: (63) Signs**

Location: Buildings 11-14, 15-18 & 37

Funded?: Yes.

History: Installed around 2007.

Comments: There are (7) tile signs per building. (1) sign is the building number, while the remaining (6) are the unit numbers. Appear to be intact and in fair shape. Some weathering noted.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 8,100

Worst Case: \$ 8,100

Cost Source: AR Cost Database

**Comp #: 2850 Building Exteriors - Repaint**

**Quantity: (9) Bldgs: ~49,500 Sq Ft**

Location: Buildings 11-14, 15-18 & 37

Funded?: Yes.

History: Repainted in 2017 for \$34,425. Previously original from around 2007.

Comments: Surfaces appear to be generally uniform and in fair shape.

Useful Life:  
8 years

Remaining Life:  
3 years



Best Case: \$ 67,500

Worst Case: \$ 67,500

Cost Source: AR Cost Database

**Comp #: 2900 Tile Roofs - Replace**

**Quantity: (9) Roofs: ~34,200 Sq Ft**

Location: Buildings 11-14, 15-18 & 37

Funded?: Yes.

History: Installed around 2007.

Comments: This is a concrete tile roof system. Underlayment is the true waterproofing component of this roof. Although it is not visible to inspect, replacement will be needed eventually. Tiles have a longer life span than the underlayment, but roofers recommend replacing them anyway with the underlayment. There are multiple reasons supporting complete replacement, and the cost differential is not that high. Life span will vary depending on the quality of underlayment installed as well as regular roof maintenance.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 205,000

Worst Case: \$ 205,000

Cost Source: AR Cost Database

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## UNIT BUILDINGS (2017-2020)

**Comp #: 2000 Pavers - Refurbish**

**Quantity: Approx 50,000 Sq Ft**

Location: Buildings 1-2, 3-6, 7-10, 19-22, 23-26, 27-30, 31-34, 35-36, 38, 39-40, 42-43, 44-47 & 48-49

Funded?: Yes.

History: Installed during 2017-2020.

Comments: Complete replacement of the pavers is not anticipated. This component funds to remove pavers and rehab or re-level the sand base, then re-install existing pavers.

Useful Life:  
30 years

Remaining Life:  
27 years



Best Case: \$ 270,000

Worst Case: \$ 270,000

Cost Source: AR Cost Database

---

**Comp #: 2100 Bollard Lights - Replace**

**Quantity: Approx (25) Lights**

Location: Buildings 1-2, 3-6, 7-10, 19-22, 23-26, 27-30, 31-34, 35-36, 38, 39-40, 42-43, 44-47 & 48-49

Funded?: Yes.

History: Installed during 2017-2020.

Comments: These are 3' tall metal bollard lights. Appear to be intact, functional and in good shape.

Useful Life:  
20 years

Remaining Life:  
17 years



Best Case: \$ 20,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

---

**Comp #: 2120 Bollard Lights - Repaint**

**Quantity: Approx (25) Lights**

Location: Buildings 1-2, 3-6, 7-10, 19-22, 23-26, 27-30, 31-34, 35-36, 38, 39-40, 42-43, 44-47 & 48-49

Funded?: Yes.

History:

Comments: Surfaces were observed to be heavily worn, faded and oxidized.

Useful Life:  
5 years

Remaining Life:  
2 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

**Comp #: 2200 Exterior Lights - Replace**

**Quantity: (234) Fixtures**

Location: Buildings 1-2, 3-6, 7-10, 19-22, 23-26, 27-30, 31-34, 35-36, 38, 39-40, 42-43, 44-47 & 48-49

Funded?: Yes.

History: Installed during 2017-2020.

Comments: Fixtures include (117) recessed can lights and (117) coach lights. Treat repairs and individual replacements as a maintenance expense. Expect to eventually replace all of the fixtures to update and modernize the lighting while also restoring the appearance.

Useful Life:  
20 years

Remaining Life:  
17 years



Best Case: \$ 64,000

Worst Case: \$ 64,000

Cost Source: AR Cost Database

**Comp #: 2300 Pedestrian Gates - Replace**

**Quantity: (156) Gates**

Location: Buildings 1-2, 3-6, 7-10, 19-22, 23-26, 27-30, 31-34, 35-36, 38, 39-40, 42-43, 44-47 & 48-49

Funded?: Yes.

History: Installed during 2017-2020.

Comments: Appear to be intact, functional and in good shape. Future replacement should be anticipated.

Useful Life:  
30 years

Remaining Life:  
27 years



Best Case: \$ 78,000

Worst Case: \$ 78,000

Cost Source: AR Cost Database

**Comp #: 2350 Garage Doors - Replace**

**Quantity: (78) Dual, (39) Single**

Location: Buildings 1-2, 3-6, 7-10, 19-22, 23-26, 27-30, 31-34, 35-36, 38, 39-40, 42-43, 44-47 & 48-49

Funded?: No. We assume replacement of garage doors is each owner's responsibility, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 2700 Fire Alarm Panels - Replace**

**Quantity: (39) Panels**

Location: Buildings 1-2, 3-6, 7-10, 19-22, 23-26, 27-30, 31-34, 35-36, 38, 39-40, 42-43, 44-47 & 48-49

Funded?: Yes.

History: Installed during 2017-2020.

Comments: We are not authorized to test or inspect fire alarm panels. It should be professionally inspected as required by local fire codes. Assumed to be functional with no issues reported.

Useful Life:  
15 years

Remaining Life:  
12 years



Best Case: \$ 117,000

Worst Case: \$ 117,000

Cost Source: AR Cost Database

**Comp #: 2750 Fire Risers - Replace**

**Quantity: (39) Risers**

Location: Buildings 1-2, 3-6, 7-10, 19-22, 23-26, 27-30, 31-34, 35-36, 38, 39-40, 42-43, 44-47 & 48-49

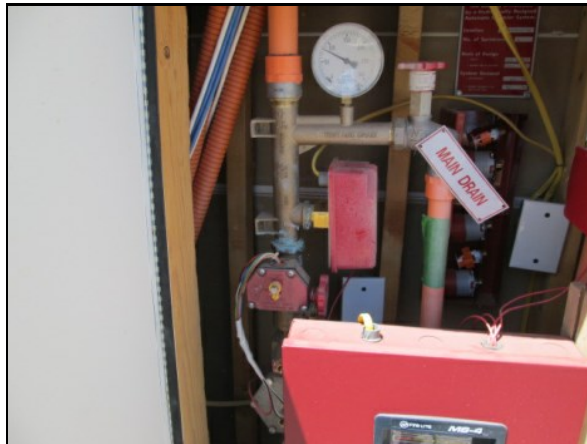
Funded?: No.

History: Installed during 2017-2020.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 2800 Building Signs - Replace**

**Quantity: (273) Signs**

Location: Buildings 1-2, 3-6, 7-10, 19-22, 23-26, 27-30, 31-34, 35-36, 38, 39-40, 42-43, 44-47 & 48-49

Funded?: Yes.

History: Installed during 2017-2020.

Comments: There are (7) tile signs per building. (1) sign is the building number, while the remaining (6) are the unit numbers. Appear to be intact and in good shape.

Useful Life:  
20 years

Remaining Life:  
17 years



Best Case: \$ 35,100

Worst Case: \$ 35,100

Cost Source: AR Cost Database

**Comp #: 2850 Building Exteriors - Repaint**

**Quantity: (39) Bldgs: 215,000 Sq Ft**

Location: Buildings 1-2, 3-6, 7-10, 19-22, 23-26, 27-30, 31-34, 35-36, 38, 39-40, 42-43, 44-47 & 48-49

Funded?: Yes.

History: Painted during 2017-2020.

Comments: Surfaces appear to be uniform and in good shape. Remaining life has been adjusted to coincide with other repaint projects.

Useful Life:  
8 years

Remaining Life:  
3 years



Best Case: \$ 290,000

Worst Case: \$ 290,000

Cost Source: AR Cost Database

**Comp #: 2900 Tile Roofs - Replace**

**Quantity: (39) Roofs: 148,200 Sq Ft**

Location: Buildings 1-2, 3-6, 7-10, 19-22, 23-26, 27-30, 31-34, 35-36, 38, 39-40, 42-43, 44-47 & 48-49

Funded?: Yes.

History: Installed during 2017-2020.

Comments: This is a concrete tile roof system. Underlayment is the true waterproofing component of this roof. Although it is not visible to inspect, replacement will be needed eventually. Tiles have a longer life span than the underlayment, but roofers recommend replacing them anyway with the underlayment. There are multiple reasons supporting complete replacement, and the cost differential is not that high. Life span will vary depending on the quality of underlayment installed as well as regular roof maintenance.

Useful Life:  
25 years

Remaining Life:  
22 years



Best Case: \$ 890,000

Worst Case: \$ 890,000

Cost Source: AR Cost Database

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