



**Mountain Trails HOA**

Phoenix, AZ

Level of Service: "Full"

Report #: 46796-0

# of Units: 161

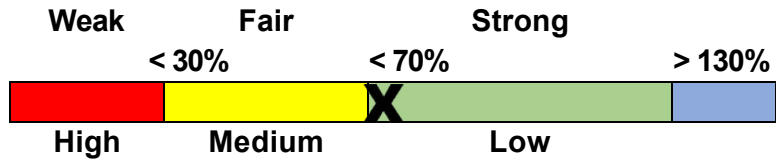
January 1, 2024 through December 31, 2024

**Findings & Recommendations**

as of January 1, 2024

Projected Starting Reserve Balance .....	\$489,142
Current Fully Funded Reserve Balance .....	\$671,059
Average Reserve Deficit (Surplus) Per Unit .....	\$1,130
Percent Funded .....	72.9 %
Current Monthly Reserve Contribution .....	\$6,095
Recommended 2024 Monthly Reserve Contribution .....	\$7,000

**Reserve Fund Strength: 72.9%**



**Risk of Special Assessment:**

**Economic Assumptions:**

Net Annual "After Tax" Interest Earnings Accruing to Reserves ..... 1.00 %

Annual Inflation Rate ..... 3.00 %

This is a "Full" Reserve Study (original, created "from scratch") based on our site inspection on 3/21/2023.

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

Your Reserve Fund is 72.9 % Funded. This means the Reserve Fund status is Strong, and the HOA's risk of special assessments & deferred maintenance is currently Low.

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

Based on this starting point and anticipated future expenses, we recommend budgeting Monthly Reserve contributions of \$7,000 for the 2024 Fiscal Year. Annual increases are scheduled to help offset inflation. Going forward, the contribution rate should be increased as illustrated on the 30-Year Summary Table.

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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>GROUNDS</b>				
220	Concrete - Repair	5	3	\$5,000
500	Block Walls - Repair	25	17	\$60,000
660	Drywells - Inspect/Clean	5	0	\$8,300
662	Drywells - Partial Replace	30	23	\$25,000
<b>EAST ENTRANCE</b>				
100	Monuments - Refurbish	20	13	\$6,000
110	Entry System - Replace	15	8	\$6,500
114	Gate Operators - Replace	15	8	\$24,000
120	Vehicle Gates Gates - Replace	30	22	\$22,000
124	Metal Fence - Replace	30	22	\$7,300
<b>EAST GROUNDS</b>				
200	Asphalt - Repave	30	22	\$320,000
202	Asphalt - Seal/Repair	4	3	\$13,200
204	Stamped Asphalt - Replace	30	22	\$11,200
206	Stamped Asphalt - Recoat	8	3	\$4,200
256	Landscape Lights - Replace	12	8	\$3,000
390	Bulletin Boards - Replace	20	12	\$4,000
400	Mailboxes - Replace	18	11	\$18,000
502	Block Walls - Repaint	8	0	\$18,500
510	Metal Fence - Replace	35	27	\$120,000
532	Metal Surfaces - Seal/Paint	5	0	\$20,400
610	Irrig. Controller - Replace	12	7	\$2,500
640	Granite - Replenish	10	3	\$28,500
<b>EAST PARK AREA</b>				
900	Park Furniture - Replace	15	8	\$14,200
902	BBQ Grills - Replace	12	5	\$4,000
910	Playground Equip - Replace	20	13	\$90,000
916	Playground Turf - Replace	10	3	\$6,000
922	Shade Screens - Replace	10	3	\$13,200
924	Shade Structure - Repaint	5	8	\$2,000
930	Bollard Lights - Replace	18	11	\$18,000
952	Metal Fence - Replace	25	18	\$12,000
<b>EAST POOL AREA</b>				
1000	Pool Deck - Resurface	16	9	\$17,600
1002	Pool Deck - Seal/Repair	4	1	\$5,000
1010	Pool - Resurface	12	5	\$24,000
1020	Pool Furniture - Replace	5	3	\$5,700

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1030	Pool Fence - Replace	30	23	\$23,500
1032	Pool Fence - Repaint	5	0	\$2,500
1070	Pool Filter - Replace	15	9	\$2,700
1072	Pool Pumps - Replace	15	8	\$6,000
1100	Restroom - Remodel	25	18	\$10,000
1130	Metal Roof - Replace	40	33	\$3,600
<b>WEST ENTRANCE</b>				
100	Monuments - Refurbish	20	14	\$6,000
110	Entry System - Replace	15	9	\$6,500
114	Gate Operators - Replace	15	9	\$24,000
120	Vehicle Gates Gates - Replace	30	24	\$22,000
124	Metal Fence - Replace	30	23	\$7,000
<b>WEST GROUNDS</b>				
200	Asphalt - Repave	30	23	\$325,000
202	Asphalt - Seal/Repair	4	0	\$13,400
204	Stamped Asphalt - Replace	30	23	\$11,200
206	Stamped Asphalt - Recoat	8	0	\$4,200
256	Landscape Lights - Replace	12	8	\$2,800
390	Bulletin Boards - Replace	20	14	\$4,000
400	Mailboxes - Replace	18	11	\$15,000
502	Block Walls - Repaint	8	2	\$30,600
510	Metal Fence - Replace	35	28	\$180,000
532	Metal Surfaces - Seal/Paint	5	0	\$22,200
610	Irrig. Controllers - Replace	12	5	\$6,000
640	Granite - Replenish	10	4	\$25,700
<b>WEST PARK AREA</b>				
900	Park Furniture - Replace	15	9	\$11,400
902	BBQ Grills - Replace	12	6	\$4,000
910	Playground Equip - Replace	20	14	\$90,000
916	Playground Turf - Replace	10	4	\$13,300
922	Shade Screens - Replace	10	3	\$10,200
924	Shade Structure - Repaint	5	9	\$2,000
930	Bollard Lights - Replace	18	12	\$10,000
952	Metal Fence - Replace	25	19	\$4,000
<b>WEST POOL AREA</b>				
1000	Pool Deck - Resurface	16	12	\$13,200
1002	Pool Deck - Seal/Repair	4	0	\$3,700
1010	Pool - Resurface	12	6	\$23,800
1020	Pool Furniture - Replace	5	3	\$5,400
1030	Pool Fence - Replace	30	24	\$22,000
1032	Pool Fence - Repaint	5	0	\$2,000
1070	Pool Filter - Replace	15	9	\$2,700

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1072	Pool Pumps - Replace	15	9	\$6,000
1100	Restrooms - Remodel	25	19	\$17,500
1130	Metal Roof - Replace	40	34	\$6,000

**74 Total Funded Components**

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