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## Mountain Trails HOA *Phoenix, AZ*



Report #: 46796-0  
Beginning: January 1, 2024  
Expires: December 31, 2024

# RESERVE STUDY "Full"

May 12, 2023

# Welcome to your Reserve Study!

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

**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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Mountain Trails HOA

Phoenix, AZ

Level of Service: "Full"

Report #: 46796-0

# of Units: 161

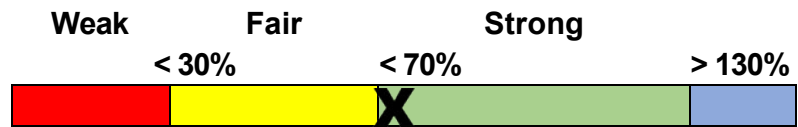
January 1, 2024 through December 31, 2024

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:

High Medium Low

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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1020	Pool Furniture - Replace	5	3	\$5,700
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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1032	Pool Fence - Repaint	5	0	\$2,000
1070	Pool Filter - Replace	15	9	\$2,700
1072	Pool Pumps - Replace	15	9	\$6,000
1100	Restrooms - Remodel	25	19	\$17,500
1130	Metal Roof - Replace	40	34	\$6,000
<b>74 Total Funded Components</b>				

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



## Introduction



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

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



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

## Methodology



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

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



## *Which Physical Assets are Funded by Reserves?*

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



RESERVE COMPONENT "FOUR-PART TEST"

Reserve 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 3/21/2023, I started by meeting with Board President, Valarie Flower. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and are planned in the near future. After the meeting, I visually inspected the common areas, including the pool areas, park areas, and entrances

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 \$489,142 as-of the start of your fiscal year on 1/1/2024. This is based on your actual balance of \$445,662 on 3/31/2023 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2024, your Fully Funded Balance is computed to be \$671,059. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 72.9 % Funded.

## **Recommended Funding Plan**

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$7,000 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





## Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024	01/01/2024	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max			Current Fund Balance	Fully Funded Balance		
GROUNDS	5	30	0	23	\$98,300	\$8,300	\$29,500	\$35,333	\$68,800	\$4,568
EAST ENTRANCE	15	30	8	22	\$65,800	\$0	\$24,147	\$24,147	\$41,653	\$2,565
EAST GROUNDS	4	35	0	27	\$563,500	\$38,900	\$146,975	\$191,165	\$416,525	\$22,627
EAST PARK AREA	5	25	3	18	\$159,400	\$0	\$64,260	\$64,260	\$95,140	\$7,425
EAST POOL AREA	4	40	0	33	\$100,600	\$2,500	\$36,910	\$43,023	\$63,690	\$6,079
WEST ENTRANCE	15	30	9	24	\$65,500	\$0	\$14,000	\$20,033	\$51,500	\$2,558
WEST GROUNDS	4	35	0	28	\$640,100	\$39,800	\$89,637	\$204,083	\$550,463	\$25,441
WEST PARK AREA	5	25	3	19	\$144,900	\$0	\$52,973	\$52,973	\$91,927	\$7,021
WEST POOL AREA	4	40	0	34	\$102,300	\$5,700	\$30,740	\$36,040	\$71,560	\$5,717
					\$1,940,400	\$95,200	\$489,142	\$671,059	\$1,451,258	\$84,000

Percent Funded: 72.9%

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>GROUNDS</b>					
220	Concrete - Repair	Numerous Sq Ft	5	3	\$5,000
500	Block Walls - Repair	Approx 73,000 Sq Ft	25	17	\$60,000
660	Drywells - Inspect/Clean	Approx (11) Drywells	5	0	\$8,300
662	Drywells - Partial Replace	(1) of (11) Drywells	30	23	\$25,000
<b>EAST ENTRANCE</b>					
100	Monuments - Refurbish	(2) Monuments	20	13	\$6,000
110	Entry System - Replace	(1) DoorKing	15	8	\$6,500
114	Gate Operators - Replace	(4) HySecurity	15	8	\$24,000
120	Vehicle Gates Gates - Replace	(4) Vehicle, (2) Ped.	30	22	\$22,000
124	Metal Fence - Replace	Approx 155 LF	30	22	\$7,300
<b>EAST GROUNDS</b>					
200	Asphalt - Repave	Approx 87,900 Sq Ft	30	22	\$320,000
202	Asphalt - Seal/Repair	Approx 87,900 Sq Ft	4	3	\$13,200
204	Stamped Asphalt - Replace	Approx 1,400 Sq Ft	30	22	\$11,200
206	Stamped Asphalt - Recoat	Approx 1,400 Sq Ft	8	3	\$4,200
256	Landscape Lights - Replace	Approx (11) Lights	12	8	\$3,000
390	Bulletin Boards - Replace	(2) Bulletin Boards	20	12	\$4,000
400	Mailboxes - Replace	(6) Clusters	18	11	\$18,000
502	Block Walls - Repaint	Approx 28,400 Sq Ft	8	0	\$18,500
510	Metal Fence - Replace	Approx 1,210 LF	35	27	\$120,000
532	Metal Surfaces - Seal/Paint	Fence, Gates, Rails	5	0	\$20,400
610	Irrig. Controller - Replace	(1) Hunter I-Core	12	7	\$2,500
640	Granite - Replenish	Approx 60,000 Sq Ft	10	3	\$28,500
<b>EAST PARK AREA</b>					
900	Park Furniture - Replace	(12) Pieces	15	8	\$14,200
902	BBQ Grills - Replace	(2) Turbo BBQ Galore	12	5	\$4,000
910	Playground Equip - Replace	(1) Play Structure	20	13	\$90,000
916	Playground Turf - Replace	Approx 170 Sq Ft	10	3	\$6,000
922	Shade Screens - Replace	(3) Screens, ~1,320 Sq Ft	10	3	\$13,200
924	Shade Structure - Repaint	Approx 380 sq Ft	5	8	\$2,000
930	Bollard Lights - Replace	(9) Lights	18	11	\$18,000
952	Metal Fence - Replace	Approx 120 LF	25	18	\$12,000
<b>EAST POOL AREA</b>					
1000	Pool Deck - Resurface	Approx 2,200 Sq Ft	16	9	\$17,600
1002	Pool Deck - Seal/Repair	Approx 2,200 Sq Ft	4	1	\$5,000
1010	Pool - Resurface	(1) Pool, ~ 130 LF	12	5	\$24,000
1020	Pool Furniture - Replace	Approx (23) Pieces	5	3	\$5,700
1030	Pool Fence - Replace	Approx 260 LF	30	23	\$23,500
1032	Pool Fence - Repaint	Fence and Trim	5	0	\$2,500
1070	Pool Filter - Replace	(1) Hayward	15	9	\$2,700
1072	Pool Pumps - Replace	(2) Hayward	15	8	\$6,000
1100	Restroom - Remodel	(1) Restroom	25	18	\$10,000
1130	Metal Roof - Replace	Approx 200 sq Ft	40	33	\$3,600

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>WEST ENTRANCE</b>					
100	Monuments - Refurbish	(2) Monuments	20	14	\$6,000
110	Entry System - Replace	(1) DoorKing	15	9	\$6,500
114	Gate Operators - Replace	(4) HySecurity	15	9	\$24,000
120	Vehicle Gates Gates - Replace	(4) Vehicle, (2) Ped.	30	24	\$22,000
124	Metal Fence - Replace	Approx 195 LF	30	23	\$7,000
<b>WEST GROUNDS</b>					
200	Asphalt - Repave	Approx 89,400 Sq Ft	30	23	\$325,000
202	Asphalt - Seal/Repair	Approx 89,400 Sq Ft	4	0	\$13,400
204	Stamped Asphalt - Replace	Approx 1,400 Sq Ft	30	23	\$11,200
206	Stamped Asphalt - Recoat	Approx 1,400 Sq Ft	8	0	\$4,200
256	Landscape Lights - Replace	Approx (10) Lights	12	8	\$2,800
390	Bulletin Boards - Replace	(2) Bulletin Boards	20	14	\$4,000
400	Mailboxes - Replace	(5) Clusters	18	11	\$15,000
502	Block Walls - Repaint	Approx 47,000 Sq Ft	8	2	\$30,600
510	Metal Fence - Replace	Approx 2,030 LF	35	28	\$180,000
532	Metal Surfaces - Seal/Paint	Fence, Gates, Rails	5	0	\$22,200
610	Irrig. Controllers - Replace	(4) Hunter I-Core	12	5	\$6,000
640	Granite - Replenish	Approx 54,000 Sq Ft	10	4	\$25,700
<b>WEST PARK AREA</b>					
900	Park Furniture - Replace	(10) Pieces	15	9	\$11,400
902	BBQ Grills - Replace	(2) Turbo BBQ Galore	12	6	\$4,000
910	Playground Equip - Replace	(1) Play Structure	20	14	\$90,000
916	Playground Turf - Replace	Approx 380 Sq Ft	10	4	\$13,300
922	Shade Screens - Replace	(2) Screens, ~1,020 Sq Ft	10	3	\$10,200
924	Shade Structure - Repaint	Approx 315 sq Ft	5	9	\$2,000
930	Bollard Lights - Replace	(5) Lights	18	12	\$10,000
952	Metal Fence - Replace	Approx 40 LF	25	19	\$4,000
<b>WEST POOL AREA</b>					
1000	Pool Deck - Resurface	Approx 1,650 Sq Ft	16	12	\$13,200
1002	Pool Deck - Seal/Repair	Approx 1,650 Sq Ft	4	0	\$3,700
1010	Pool - Resurface	(1) Pool, ~140 LF	12	6	\$23,800
1020	Pool Furniture - Replace	Approx (22) Pieces	5	3	\$5,400
1030	Pool Fence - Replace	Approx 220 LF	30	24	\$22,000
1032	Pool Fence - Repaint	Approx 220 LF	5	0	\$2,000
1070	Pool Filter - Replace	(1) Pentair	15	9	\$2,700
1072	Pool Pumps - Replace	(2) Pentair	15	9	\$6,000
1100	Restrooms - Remodel	(2) Restrooms	25	19	\$17,500
1130	Metal Roof - Replace	Approx 200 sq Ft	40	34	\$6,000
74	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>GROUNDS</b>								
220	Concrete - Repair	\$5,000	X	2	/	5	=	\$2,000
500	Block Walls - Repair	\$60,000	X	8	/	25	=	\$19,200
660	Drywells - Inspect/Clean	\$8,300	X	5	/	5	=	\$8,300
662	Drywells - Partial Replace	\$25,000	X	7	/	30	=	\$5,833
<b>EAST ENTRANCE</b>								
100	Monuments - Refurbish	\$6,000	X	7	/	20	=	\$2,100
110	Entry System - Replace	\$6,500	X	7	/	15	=	\$3,033
114	Gate Operators - Replace	\$24,000	X	7	/	15	=	\$11,200
120	Vehicle Gates Gates - Replace	\$22,000	X	8	/	30	=	\$5,867
124	Metal Fence - Replace	\$7,300	X	8	/	30	=	\$1,947
<b>EAST GROUNDS</b>								
200	Asphalt - Repave	\$320,000	X	8	/	30	=	\$85,333
202	Asphalt - Seal/Repair	\$13,200	X	1	/	4	=	\$3,300
204	Stamped Asphalt - Replace	\$11,200	X	8	/	30	=	\$2,987
206	Stamped Asphalt - Recoat	\$4,200	X	5	/	8	=	\$2,625
256	Landscape Lights - Replace	\$3,000	X	4	/	12	=	\$1,000
390	Bulletin Boards - Replace	\$4,000	X	8	/	20	=	\$1,600
400	Mailboxes - Replace	\$18,000	X	7	/	18	=	\$7,000
502	Block Walls - Repaint	\$18,500	X	8	/	8	=	\$18,500
510	Metal Fence - Replace	\$120,000	X	8	/	35	=	\$27,429
532	Metal Surfaces - Seal/Paint	\$20,400	X	5	/	5	=	\$20,400
610	Irrig. Controller - Replace	\$2,500	X	5	/	12	=	\$1,042
640	Granite - Replenish	\$28,500	X	7	/	10	=	\$19,950
<b>EAST PARK AREA</b>								
900	Park Furniture - Replace	\$14,200	X	7	/	15	=	\$6,627
902	BBQ Grills - Replace	\$4,000	X	7	/	12	=	\$2,333
910	Playground Equip - Replace	\$90,000	X	7	/	20	=	\$31,500
916	Playground Turf - Replace	\$6,000	X	7	/	10	=	\$4,200
922	Shade Screens - Replace	\$13,200	X	7	/	10	=	\$9,240
924	Shade Structure - Repaint	\$2,000	X	0	/	5	=	\$0
930	Bollard Lights - Replace	\$18,000	X	7	/	18	=	\$7,000
952	Metal Fence - Replace	\$12,000	X	7	/	25	=	\$3,360
<b>EAST POOL AREA</b>								
1000	Pool Deck - Resurface	\$17,600	X	7	/	16	=	\$7,700
1002	Pool Deck - Seal/Repair	\$5,000	X	3	/	4	=	\$3,750
1010	Pool - Resurface	\$24,000	X	7	/	12	=	\$14,000
1020	Pool Furniture - Replace	\$5,700	X	2	/	5	=	\$2,280
1030	Pool Fence - Replace	\$23,500	X	7	/	30	=	\$5,483
1032	Pool Fence - Repaint	\$2,500	X	5	/	5	=	\$2,500
1070	Pool Filter - Replace	\$2,700	X	6	/	15	=	\$1,080
1072	Pool Pumps - Replace	\$6,000	X	7	/	15	=	\$2,800
1100	Restroom - Remodel	\$10,000	X	7	/	25	=	\$2,800

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1130	Metal Roof - Replace	\$3,600	X	7	/	40	=	\$630
<b>WEST ENTRANCE</b>								
100	Monuments - Refurbish	\$6,000	X	6	/	20	=	\$1,800
110	Entry System - Replace	\$6,500	X	6	/	15	=	\$2,600
114	Gate Operators - Replace	\$24,000	X	6	/	15	=	\$9,600
120	Vehicle Gates - Replace	\$22,000	X	6	/	30	=	\$4,400
124	Metal Fence - Replace	\$7,000	X	7	/	30	=	\$1,633
<b>WEST GROUNDS</b>								
200	Asphalt - Repave	\$325,000	X	7	/	30	=	\$75,833
202	Asphalt - Seal/Repair	\$13,400	X	4	/	4	=	\$13,400
204	Stamped Asphalt - Replace	\$11,200	X	7	/	30	=	\$2,613
206	Stamped Asphalt - Recoat	\$4,200	X	8	/	8	=	\$4,200
256	Landscape Lights - Replace	\$2,800	X	4	/	12	=	\$933
390	Bulletin Boards - Replace	\$4,000	X	6	/	20	=	\$1,200
400	Mailboxes - Replace	\$15,000	X	7	/	18	=	\$5,833
502	Block Walls - Repaint	\$30,600	X	6	/	8	=	\$22,950
510	Metal Fence - Replace	\$180,000	X	7	/	35	=	\$36,000
532	Metal Surfaces - Seal/Paint	\$22,200	X	5	/	5	=	\$22,200
610	Irrig. Controllers - Replace	\$6,000	X	7	/	12	=	\$3,500
640	Granite - Replenish	\$25,700	X	6	/	10	=	\$15,420
<b>WEST PARK AREA</b>								
900	Park Furniture - Replace	\$11,400	X	6	/	15	=	\$4,560
902	BBQ Grills - Replace	\$4,000	X	6	/	12	=	\$2,000
910	Playground Equip - Replace	\$90,000	X	6	/	20	=	\$27,000
916	Playground Turf - Replace	\$13,300	X	6	/	10	=	\$7,980
922	Shade Screens - Replace	\$10,200	X	7	/	10	=	\$7,140
924	Shade Structure - Repaint	\$2,000	X	0	/	5	=	\$0
930	Bollard Lights - Replace	\$10,000	X	6	/	18	=	\$3,333
952	Metal Fence - Replace	\$4,000	X	6	/	25	=	\$960
<b>WEST POOL AREA</b>								
1000	Pool Deck - Resurface	\$13,200	X	4	/	16	=	\$3,300
1002	Pool Deck - Seal/Repair	\$3,700	X	4	/	4	=	\$3,700
1010	Pool - Resurface	\$23,800	X	6	/	12	=	\$11,900
1020	Pool Furniture - Replace	\$5,400	X	2	/	5	=	\$2,160
1030	Pool Fence - Replace	\$22,000	X	6	/	30	=	\$4,400
1032	Pool Fence - Repaint	\$2,000	X	5	/	5	=	\$2,000
1070	Pool Filter - Replace	\$2,700	X	6	/	15	=	\$1,080
1072	Pool Pumps - Replace	\$6,000	X	6	/	15	=	\$2,400
1100	Restrooms - Remodel	\$17,500	X	6	/	25	=	\$4,200
1130	Metal Roof - Replace	\$6,000	X	6	/	40	=	\$900
								\$671,059

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>GROUPS</b>					
<b>GROUPS</b>					
220	Concrete - Repair	5	\$5,000	\$1,000	0.92 %
500	Block Walls - Repair	25	\$60,000	\$2,400	2.21 %
660	Drywells - Inspect/Clean	5	\$8,300	\$1,660	1.53 %
662	Drywells - Partial Replace	30	\$25,000	\$833	0.77 %
<b>EAST ENTRANCE</b>					
<b>EAST ENTRANCE</b>					
100	Monuments - Refurbish	20	\$6,000	\$300	0.28 %
110	Entry System - Replace	15	\$6,500	\$433	0.40 %
114	Gate Operators - Replace	15	\$24,000	\$1,600	1.48 %
120	Vehicle Gates Gates - Replace	30	\$22,000	\$733	0.68 %
124	Metal Fence - Replace	30	\$7,300	\$243	0.22 %
<b>EAST GROUNDS</b>					
<b>EAST GROUNDS</b>					
200	Asphalt - Repave	30	\$320,000	\$10,667	9.84 %
202	Asphalt - Seal/Repair	4	\$13,200	\$3,300	3.04 %
204	Stamped Asphalt - Replace	30	\$11,200	\$373	0.34 %
206	Stamped Asphalt - Recoat	8	\$4,200	\$525	0.48 %
256	Landscape Lights - Replace	12	\$3,000	\$250	0.23 %
390	Bulletin Boards - Replace	20	\$4,000	\$200	0.18 %
400	Mailboxes - Replace	18	\$18,000	\$1,000	0.92 %
502	Block Walls - Repaint	8	\$18,500	\$2,313	2.13 %
510	Metal Fence - Replace	35	\$120,000	\$3,429	3.16 %
532	Metal Surfaces - Seal/Paint	5	\$20,400	\$4,080	3.76 %
610	Irrig. Controller - Replace	12	\$2,500	\$208	0.19 %
640	Granite - Replenish	10	\$28,500	\$2,850	2.63 %
<b>EAST PARK AREA</b>					
<b>EAST PARK AREA</b>					
900	Park Furniture - Replace	15	\$14,200	\$947	0.87 %
902	BBQ Grills - Replace	12	\$4,000	\$333	0.31 %
910	Playground Equip - Replace	20	\$90,000	\$4,500	4.15 %
916	Playground Turf - Replace	10	\$6,000	\$600	0.55 %
922	Shade Screens - Replace	10	\$13,200	\$1,320	1.22 %
924	Shade Structure - Repaint	5	\$2,000	\$400	0.37 %
930	Bollard Lights - Replace	18	\$18,000	\$1,000	0.92 %
952	Metal Fence - Replace	25	\$12,000	\$480	0.44 %
<b>EAST POOL AREA</b>					
<b>EAST POOL AREA</b>					
1000	Pool Deck - Resurface	16	\$17,600	\$1,100	1.01 %
1002	Pool Deck - Seal/Repair	4	\$5,000	\$1,250	1.15 %
1010	Pool - Resurface	12	\$24,000	\$2,000	1.85 %
1020	Pool Furniture - Replace	5	\$5,700	\$1,140	1.05 %
1030	Pool Fence - Replace	30	\$23,500	\$783	0.72 %
1032	Pool Fence - Repaint	5	\$2,500	\$500	0.46 %
1070	Pool Filter - Replace	15	\$2,700	\$180	0.17 %
1072	Pool Pumps - Replace	15	\$6,000	\$400	0.37 %
1100	Restroom - Remodel	25	\$10,000	\$400	0.37 %



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1130	Metal Roof - Replace	40	\$3,600	\$90	0.08 %
<b>WEST ENTRANCE</b>					
100	Monuments - Refurbish	20	\$6,000	\$300	0.28 %
110	Entry System - Replace	15	\$6,500	\$433	0.40 %
114	Gate Operators - Replace	15	\$24,000	\$1,600	1.48 %
120	Vehicle Gates Gates - Replace	30	\$22,000	\$733	0.68 %
124	Metal Fence - Replace	30	\$7,000	\$233	0.22 %
<b>WEST GROUNDS</b>					
200	Asphalt - Repave	30	\$325,000	\$10,833	10.00 %
202	Asphalt - Seal/Repair	4	\$13,400	\$3,350	3.09 %
204	Stamped Asphalt - Replace	30	\$11,200	\$373	0.34 %
206	Stamped Asphalt - Recoat	8	\$4,200	\$525	0.48 %
256	Landscape Lights - Replace	12	\$2,800	\$233	0.22 %
390	Bulletin Boards - Replace	20	\$4,000	\$200	0.18 %
400	Mailboxes - Replace	18	\$15,000	\$833	0.77 %
502	Block Walls - Repaint	8	\$30,600	\$3,825	3.53 %
510	Metal Fence - Replace	35	\$180,000	\$5,143	4.75 %
532	Metal Surfaces - Seal/Paint	5	\$22,200	\$4,440	4.10 %
610	Irrig. Controllers - Replace	12	\$6,000	\$500	0.46 %
640	Granite - Replenish	10	\$25,700	\$2,570	2.37 %
<b>WEST PARK AREA</b>					
900	Park Furniture - Replace	15	\$11,400	\$760	0.70 %
902	BBQ Grills - Replace	12	\$4,000	\$333	0.31 %
910	Playground Equip - Replace	20	\$90,000	\$4,500	4.15 %
916	Playground Turf - Replace	10	\$13,300	\$1,330	1.23 %
922	Shade Screens - Replace	10	\$10,200	\$1,020	0.94 %
924	Shade Structure - Repaint	5	\$2,000	\$400	0.37 %
930	Bollard Lights - Replace	18	\$10,000	\$556	0.51 %
952	Metal Fence - Replace	25	\$4,000	\$160	0.15 %
<b>WEST POOL AREA</b>					
1000	Pool Deck - Resurface	16	\$13,200	\$825	0.76 %
1002	Pool Deck - Seal/Repair	4	\$3,700	\$925	0.85 %
1010	Pool - Resurface	12	\$23,800	\$1,983	1.83 %
1020	Pool Furniture - Replace	5	\$5,400	\$1,080	1.00 %
1030	Pool Fence - Replace	30	\$22,000	\$733	0.68 %
1032	Pool Fence - Repaint	5	\$2,000	\$400	0.37 %
1070	Pool Filter - Replace	15	\$2,700	\$180	0.17 %
1072	Pool Pumps - Replace	15	\$6,000	\$400	0.37 %
1100	Restrooms - Remodel	25	\$17,500	\$700	0.65 %
1130	Metal Roof - Replace	40	\$6,000	\$150	0.14 %
74	Total Funded Components			\$108,383	100.00 %

# 30-Year Reserve Plan Summary

Report # 46796-0  
Full

Fiscal Year Start: 2024

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding					
2024	\$489,142	\$671,059	72.9 %	Low	14.85 %	\$84,000	\$0	\$4,858	\$95,200		
2025	\$482,799	\$703,945	68.6 %	Medium	12.00 %	\$94,080	\$0	\$5,297	\$5,150		
2026	\$577,026	\$833,893	69.2 %	Medium	12.00 %	\$105,370	\$0	\$6,163	\$32,464		
2027	\$656,095	\$943,031	69.6 %	Medium	12.00 %	\$118,014	\$0	\$6,682	\$99,875		
2028	\$680,916	\$989,986	68.8 %	Medium	12.00 %	\$132,176	\$0	\$7,187	\$63,141		
2029	\$757,138	\$1,080,296	70.1 %	Low	12.00 %	\$148,037	\$0	\$7,800	\$109,435		
2030	\$803,539	\$1,129,401	71.1 %	Low	3.75 %	\$153,588	\$0	\$8,677	\$33,195		
2031	\$932,610	\$1,262,390	73.9 %	Low	3.75 %	\$159,348	\$0	\$10,072	\$19,309		
2032	\$1,082,721	\$1,417,669	76.4 %	Low	3.75 %	\$165,323	\$0	\$10,979	\$144,918		
2033	\$1,114,105	\$1,452,348	76.7 %	Low	3.75 %	\$171,523	\$0	\$11,543	\$101,642		
2034	\$1,195,529	\$1,536,885	77.8 %	Low	3.75 %	\$177,955	\$0	\$12,324	\$115,577		
2035	\$1,270,231	\$1,613,975	78.7 %	Low	3.75 %	\$184,628	\$0	\$13,212	\$94,682		
2036	\$1,373,390	\$1,719,400	79.9 %	Low	3.75 %	\$191,552	\$0	\$14,442	\$63,161		
2037	\$1,516,222	\$1,865,090	81.3 %	Low	3.75 %	\$198,735	\$0	\$14,925	\$259,930		
2038	\$1,469,951	\$1,817,253	80.9 %	Low	3.75 %	\$206,188	\$0	\$14,731	\$213,275		
2039	\$1,477,595	\$1,820,954	81.1 %	Low	3.75 %	\$213,920	\$0	\$15,382	\$106,877		
2040	\$1,600,019	\$1,939,422	82.5 %	Low	3.75 %	\$221,942	\$0	\$16,868	\$63,867		
2041	\$1,774,961	\$2,110,962	84.1 %	Low	3.75 %	\$230,264	\$0	\$18,166	\$163,632		
2042	\$1,859,760	\$2,190,264	84.9 %	Low	3.75 %	\$238,899	\$0	\$19,041	\$167,690		
2043	\$1,950,010	\$2,273,302	85.8 %	Low	3.75 %	\$247,858	\$0	\$20,452	\$76,102		
2044	\$2,142,218	\$2,458,867	87.1 %	Low	3.75 %	\$257,153	\$0	\$22,102	\$141,419		
2045	\$2,280,054	\$2,588,596	88.1 %	Low	3.75 %	\$266,796	\$0	\$24,199	\$9,301		
2046	\$2,561,747	\$2,864,346	89.4 %	Low	3.75 %	\$276,801	\$0	\$23,656	\$690,755		
2047	\$2,171,449	\$2,452,701	88.5 %	Low	3.75 %	\$287,181	\$0	\$17,987	\$1,049,159		
2048	\$1,427,458	\$1,665,969	85.7 %	Low	3.75 %	\$297,950	\$0	\$14,018	\$362,041		
2049	\$1,377,385	\$1,569,975	87.7 %	Low	3.75 %	\$309,123	\$0	\$14,570	\$163,315		
2050	\$1,537,764	\$1,682,598	91.4 %	Low	3.75 %	\$320,715	\$0	\$16,728	\$65,992		
2051	\$1,809,215	\$1,905,854	94.9 %	Low	3.75 %	\$332,742	\$0	\$18,314	\$305,205		
2052	\$1,855,065	\$1,896,640	97.8 %	Low	3.75 %	\$345,220	\$0	\$17,745	\$522,563		
2053	\$1,695,468	\$1,670,711	101.5 %	Low	3.75 %	\$358,166	\$0	\$17,743	\$216,804		

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$489,142	\$482,799	\$577,026	\$656,095	\$680,916
Annual Reserve Funding	\$84,000	\$94,080	\$105,370	\$118,014	\$132,176
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,858	\$5,297	\$6,163	\$6,682	\$7,187
<b>Total Income</b>	<b>\$577,999</b>	<b>\$582,176</b>	<b>\$688,559</b>	<b>\$780,791</b>	<b>\$820,279</b>
<b># Component</b>					
<b>GROUNDS</b>					
220 Concrete - Repair	\$0	\$0	\$0	\$5,464	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
660 Drywells - Inspect/Clean	\$8,300	\$0	\$0	\$0	\$0
662 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates Gates - Replace	\$0	\$0	\$0	\$0	\$0
124 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$14,424	\$0
204 Stamped Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
206 Stamped Asphalt - Recoat	\$0	\$0	\$0	\$4,589	\$0
256 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$18,500	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
532 Metal Surfaces - Seal/Paint	\$20,400	\$0	\$0	\$0	\$0
610 Irrig. Controller - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$31,143	\$0
<b>EAST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Turf - Replace	\$0	\$0	\$0	\$6,556	\$0
922 Shade Screens - Replace	\$0	\$0	\$0	\$14,424	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$0	\$0
930 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
952 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST POOL AREA</b>					
1000 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1002 Pool Deck - Seal/Repair	\$0	\$5,150	\$0	\$0	\$0
1010 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$6,229	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1032 Pool Fence - Repaint	\$2,500	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1100 Restroom - Remodel	\$0	\$0	\$0	\$0	\$0
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates Gates - Replace	\$0	\$0	\$0	\$0	\$0
124 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
202 Asphalt - Seal/Repair	\$13,400	\$0	\$0	\$0	\$15,082
204 Stamped Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
206 Stamped Asphalt - Recoat	\$4,200	\$0	\$0	\$0	\$0
256 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$0	\$32,464	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
532 Metal Surfaces - Seal/Paint	\$22,200	\$0	\$0	\$0	\$0
610 Irrig. Controllers - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$28,926
<b>WEST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$14,969
922 Shade Screens - Replace	\$0	\$0	\$0	\$11,146	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$0	\$0
930 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
952 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST POOL AREA</b>					
1000 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1002 Pool Deck - Seal/Repair	\$3,700	\$0	\$0	\$0	\$4,164
1010 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$5,901	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1032 Pool Fence - Repaint	\$2,000	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1100 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$95,200	\$5,150	\$32,464	\$99,875	\$63,141
Ending Reserve Balance	\$482,799	\$577,026	\$656,095	\$680,916	\$757,138

<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
Starting Reserve Balance	\$757,138	\$803,539	\$932,610	\$1,082,721	\$1,114,105
Annual Reserve Funding	\$148,037	\$153,588	\$159,348	\$165,323	\$171,523
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,800	\$8,677	\$10,072	\$10,979	\$11,543
<b>Total Income</b>	<b>\$912,975</b>	<b>\$965,804</b>	<b>\$1,102,030</b>	<b>\$1,259,023</b>	<b>\$1,297,171</b>
# Component					
<b>GROUNDS</b>					
220 Concrete - Repair	\$0	\$0	\$0	\$6,334	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
660 Drywells - Inspect/Clean	\$9,622	\$0	\$0	\$0	\$0
662 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$8,234	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$30,402	\$0
120 Vehicle Gates Gates - Replace	\$0	\$0	\$0	\$0	\$0
124 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$16,234	\$0	\$0
204 Stamped Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
206 Stamped Asphalt - Recoat	\$0	\$0	\$0	\$0	\$0
256 Landscape Lights - Replace	\$0	\$0	\$0	\$3,800	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$0	\$0	\$23,435	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
532 Metal Surfaces - Seal/Paint	\$23,649	\$0	\$0	\$0	\$0
610 Irrig. Controller - Replace	\$0	\$0	\$3,075	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>EAST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$17,988	\$0
902 BBQ Grills - Replace	\$4,637	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
922 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$2,534	\$0
930 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
952 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST POOL AREA</b>					
1000 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$22,964
1002 Pool Deck - Seal/Repair	\$5,796	\$0	\$0	\$0	\$6,524
1010 Pool - Resurface	\$27,823	\$0	\$0	\$0	\$0
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$7,221	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1032 Pool Fence - Repaint	\$2,898	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$3,523
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$7,601	\$0
1100 Restroom - Remodel	\$0	\$0	\$0	\$0	\$0
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$8,481
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$31,315
120 Vehicle Gates Gates - Replace	\$0	\$0	\$0	\$0	\$0
124 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$16,975	\$0
204 Stamped Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
206 Stamped Asphalt - Recoat	\$0	\$0	\$0	\$5,320	\$0
256 Landscape Lights - Replace	\$0	\$0	\$0	\$3,547	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
532 Metal Surfaces - Seal/Paint	\$25,736	\$0	\$0	\$0	\$0
610 Irrig. Controllers - Replace	\$6,956	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>WEST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$14,874
902 BBQ Grills - Replace	\$0	\$4,776	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
922 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$0	\$2,610
930 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
952 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST POOL AREA</b>					
1000 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1002 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$4,687	\$0
1010 Pool - Resurface	\$0	\$28,418	\$0	\$0	\$0
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$6,841	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1032 Pool Fence - Repaint	\$2,319	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$3,523
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$7,829
1100 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$109,435</b>	<b>\$33,195</b>	<b>\$19,309</b>	<b>\$144,918</b>	<b>\$101,642</b>
<b>Ending Reserve Balance</b>	<b>\$803,539</b>	<b>\$932,610</b>	<b>\$1,082,721</b>	<b>\$1,114,105</b>	<b>\$1,195,529</b>

<b>Fiscal Year</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
Starting Reserve Balance	\$1,195,529	\$1,270,231	\$1,373,390	\$1,516,222	\$1,469,951
Annual Reserve Funding	\$177,955	\$184,628	\$191,552	\$198,735	\$206,188
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,324	\$13,212	\$14,442	\$14,925	\$14,731
<b>Total Income</b>	<b>\$1,385,807</b>	<b>\$1,468,071</b>	<b>\$1,579,383</b>	<b>\$1,729,882</b>	<b>\$1,690,870</b>
# Component					
<b>GROUNDS</b>					
220 Concrete - Repair	\$0	\$0	\$0	\$7,343	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
660 Drywells - Inspect/Clean	\$11,155	\$0	\$0	\$0	\$0
662 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$8,811	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates Gates - Replace	\$0	\$0	\$0	\$0	\$0
124 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$18,272	\$0	\$0	\$0
204 Stamped Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
206 Stamped Asphalt - Recoat	\$0	\$5,814	\$0	\$0	\$0
256 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$5,703	\$0	\$0
400 Mailboxes - Replace	\$0	\$24,916	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
532 Metal Surfaces - Seal/Paint	\$27,416	\$0	\$0	\$0	\$0
610 Irrig. Controller - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$41,853	\$0
<b>EAST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$132,168	\$0
916 Playground Turf - Replace	\$0	\$0	\$0	\$8,811	\$0
922 Shade Screens - Replace	\$0	\$0	\$0	\$19,385	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$2,937	\$0
930 Bollard Lights - Replace	\$0	\$24,916	\$0	\$0	\$0
952 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST POOL AREA</b>					
1000 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1002 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$7,343	\$0
1010 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$8,371	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1032 Pool Fence - Repaint	\$3,360	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1100 Restroom - Remodel	\$0	\$0	\$0	\$0	\$0
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$9,076
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates Gates - Replace	\$0	\$0	\$0	\$0	\$0
124 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$19,105	\$0	\$0
204 Stamped Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
206 Stamped Asphalt - Recoat	\$0	\$0	\$0	\$0	\$0
256 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$6,050
400 Mailboxes - Replace	\$0	\$20,764	\$0	\$0	\$0
502 Block Walls - Repaint	\$41,124	\$0	\$0	\$0	\$0



<b>Fiscal Year</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
532 Metal Surfaces - Seal/Paint	\$29,835	\$0	\$0	\$0	\$0
610 Irrig. Controllers - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$38,874
<b>WEST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$136,133
916 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$20,117
922 Shade Screens - Replace	\$0	\$0	\$0	\$14,979	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$0	\$3,025
930 Bollard Lights - Replace	\$0	\$0	\$14,258	\$0	\$0
952 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST POOL AREA</b>					
1000 Pool Deck - Resurface	\$0	\$0	\$18,820	\$0	\$0
1002 Pool Deck - Seal/Repair	\$0	\$0	\$5,275	\$0	\$0
1010 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$7,930	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1032 Pool Fence - Repaint	\$2,688	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1100 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$115,577</b>	<b>\$94,682</b>	<b>\$63,161</b>	<b>\$259,930</b>	<b>\$213,275</b>
<b>Ending Reserve Balance</b>	<b>\$1,270,231</b>	<b>\$1,373,390</b>	<b>\$1,516,222</b>	<b>\$1,469,951</b>	<b>\$1,477,595</b>

<b>Fiscal Year</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
Starting Reserve Balance	\$1,477,595	\$1,600,019	\$1,774,961	\$1,859,760	\$1,950,010
Annual Reserve Funding	\$213,920	\$221,942	\$230,264	\$238,899	\$247,858
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,382	\$16,868	\$18,166	\$19,041	\$20,452
<b>Total Income</b>	<b>\$1,706,896</b>	<b>\$1,838,829</b>	<b>\$2,023,392</b>	<b>\$2,117,700</b>	<b>\$2,218,320</b>
# Component					
<b>GROUPS</b>					
220 Concrete - Repair	\$0	\$0	\$0	\$8,512	\$0
500 Block Walls - Repair	\$0	\$0	\$99,171	\$0	\$0
660 Drywells - Inspect/Clean	\$12,931	\$0	\$0	\$0	\$0
662 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates Gates - Replace	\$0	\$0	\$0	\$0	\$0
124 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$20,565	\$0	\$0	\$0	\$23,146
204 Stamped Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
206 Stamped Asphalt - Recoat	\$0	\$0	\$0	\$0	\$7,365
256 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$29,687	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
532 Metal Surfaces - Seal/Paint	\$31,783	\$0	\$0	\$0	\$0
610 Irrig. Controller - Replace	\$0	\$0	\$0	\$0	\$4,384
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>EAST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 BBQ Grills - Replace	\$0	\$0	\$6,611	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
922 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$3,405	\$0
930 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
952 Metal Fence - Replace	\$0	\$0	\$0	\$20,429	\$0
<b>EAST POOL AREA</b>					
1000 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1002 Pool Deck - Seal/Repair	\$0	\$0	\$8,264	\$0	\$0
1010 Pool - Resurface	\$0	\$0	\$39,668	\$0	\$0
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$9,704	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1032 Pool Fence - Repaint	\$3,895	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1100 Restroom - Remodel	\$0	\$0	\$0	\$17,024	\$0
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates Gates - Replace	\$0	\$0	\$0	\$0	\$0
124 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$21,503	\$0	\$0	\$0
204 Stamped Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
206 Stamped Asphalt - Recoat	\$0	\$6,740	\$0	\$0	\$0
256 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$0	\$0	\$52,094	\$0

<b>Fiscal Year</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
532 Metal Surfaces - Seal/Paint	\$34,587	\$0	\$0	\$0	\$0
610 Irrig. Controllers - Replace	\$0	\$0	\$9,917	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>WEST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 BBQ Grills - Replace	\$0	\$0	\$0	\$6,810	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
922 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$0	\$3,507
930 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
952 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$7,014
<b>WEST POOL AREA</b>					
1000 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1002 Pool Deck - Seal/Repair	\$0	\$5,937	\$0	\$0	\$0
1010 Pool - Resurface	\$0	\$0	\$0	\$40,518	\$0
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$9,193	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1032 Pool Fence - Repaint	\$3,116	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1100 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$30,686
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$106,877</b>	<b>\$63,867</b>	<b>\$163,632</b>	<b>\$167,690</b>	<b>\$76,102</b>
<b>Ending Reserve Balance</b>	<b>\$1,600,019</b>	<b>\$1,774,961</b>	<b>\$1,859,760</b>	<b>\$1,950,010</b>	<b>\$2,142,218</b>

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
Starting Reserve Balance	\$2,142,218	\$2,280,054	\$2,561,747	\$2,171,449	\$1,427,458
Annual Reserve Funding	\$257,153	\$266,796	\$276,801	\$287,181	\$297,950
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,102	\$24,199	\$23,656	\$17,987	\$14,018
<b>Total Income</b>	<b>\$2,421,473</b>	<b>\$2,571,049</b>	<b>\$2,862,204</b>	<b>\$2,476,616</b>	<b>\$1,739,426</b>
# Component					
<b>GROUNDS</b>					
220 Concrete - Repair	\$0	\$0	\$0	\$9,868	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
660 Drywells - Inspect/Clean	\$14,991	\$0	\$0	\$0	\$0
662 Drywells - Partial Replace	\$0	\$0	\$0	\$49,340	\$0
<b>EAST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$12,828	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$47,366	\$0
120 Vehicle Gates Gates - Replace	\$0	\$0	\$42,154	\$0	\$0
124 Metal Fence - Replace	\$0	\$0	\$13,988	\$0	\$0
<b>EAST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$613,153	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$26,051	\$0
204 Stamped Asphalt - Replace	\$0	\$0	\$21,460	\$0	\$0
206 Stamped Asphalt - Recoat	\$0	\$0	\$0	\$0	\$0
256 Landscape Lights - Replace	\$5,418	\$0	\$0	\$0	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$37,607
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
532 Metal Surfaces - Seal/Paint	\$36,845	\$0	\$0	\$0	\$0
610 Irrig. Controller - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$56,247	\$0
<b>EAST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$28,025	\$0
902 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Turf - Replace	\$0	\$0	\$0	\$11,842	\$0
922 Shade Screens - Replace	\$0	\$0	\$0	\$26,051	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$3,947	\$0
930 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
952 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST POOL AREA</b>					
1000 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1002 Pool Deck - Seal/Repair	\$0	\$9,301	\$0	\$0	\$0
1010 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$11,249	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$46,379	\$0
1032 Pool Fence - Repaint	\$4,515	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$5,489
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$11,842	\$0
1100 Restroom - Remodel	\$0	\$0	\$0	\$0	\$0
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$13,213
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$48,787
120 Vehicle Gates Gates - Replace	\$0	\$0	\$0	\$0	\$44,721
124 Metal Fence - Replace	\$0	\$0	\$0	\$13,815	\$0
<b>WEST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$641,416	\$0
202 Asphalt - Seal/Repair	\$24,202	\$0	\$0	\$0	\$27,239
204 Stamped Asphalt - Replace	\$0	\$0	\$0	\$22,104	\$0
206 Stamped Asphalt - Recoat	\$0	\$0	\$0	\$0	\$8,538
256 Landscape Lights - Replace	\$5,057	\$0	\$0	\$0	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
502 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
510 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
532 Metal Surfaces - Seal/Paint	\$40,096	\$0	\$0	\$0	\$0
610 Irrig. Controllers - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$52,243
<b>WEST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$23,174
902 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$27,036
922 Shade Screens - Replace	\$0	\$0	\$0	\$20,131	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$0	\$4,066
930 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
952 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST POOL AREA</b>					
1000 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1002 Pool Deck - Seal/Repair	\$6,683	\$0	\$0	\$0	\$7,521
1010 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$10,657	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$44,721
1032 Pool Fence - Repaint	\$3,612	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$5,489
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$12,197
1100 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$141,419</b>	<b>\$9,301</b>	<b>\$690,755</b>	<b>\$1,049,159</b>	<b>\$362,041</b>
<b>Ending Reserve Balance</b>	<b>\$2,280,054</b>	<b>\$2,561,747</b>	<b>\$2,171,449</b>	<b>\$1,427,458</b>	<b>\$1,377,385</b>

<b>Fiscal Year</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
Starting Reserve Balance	\$1,377,385	\$1,537,764	\$1,809,215	\$1,855,065	\$1,695,468
Annual Reserve Funding	\$309,123	\$320,715	\$332,742	\$345,220	\$358,166
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,570	\$16,728	\$18,314	\$17,745	\$17,743
<b>Total Income</b>	<b>\$1,701,078</b>	<b>\$1,875,207</b>	<b>\$2,160,271</b>	<b>\$2,218,030</b>	<b>\$2,071,376</b>
# Component					
<b>GROUPS</b>					
<b>GROUNDS</b>					
220 Concrete - Repair	\$0	\$0	\$0	\$11,440	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
660 Drywells - Inspect/Clean	\$17,378	\$0	\$0	\$0	\$0
662 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates Gates - Replace	\$0	\$0	\$0	\$0	\$0
124 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$29,321	\$0	\$0
204 Stamped Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
206 Stamped Asphalt - Recoat	\$0	\$0	\$9,329	\$0	\$0
256 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$42,418
502 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$0
510 Metal Fence - Replace	\$0	\$0	\$266,555	\$0	\$0
532 Metal Surfaces - Seal/Paint	\$42,713	\$0	\$0	\$0	\$0
610 Irrig. Controller - Replace	\$0	\$0	\$0	\$0	\$0
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>EAST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$9,426
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
922 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$4,576	\$0
930 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$42,418
952 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>EAST POOL AREA</b>					
1000 Pool Deck - Resurface	\$36,850	\$0	\$0	\$0	\$0
1002 Pool Deck - Seal/Repair	\$10,469	\$0	\$0	\$0	\$11,783
1010 Pool - Resurface	\$0	\$0	\$0	\$0	\$56,558
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$13,041	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1032 Pool Fence - Repaint	\$5,234	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1100 Restroom - Remodel	\$0	\$0	\$0	\$0	\$0
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST ENTRANCE</b>					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates Gates - Replace	\$0	\$0	\$0	\$0	\$0
124 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST GROUNDS</b>					
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$30,658	\$0
204 Stamped Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
206 Stamped Asphalt - Recoat	\$0	\$0	\$0	\$0	\$0
256 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
390 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
400 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$35,348
502 Block Walls - Repaint	\$0	\$65,992	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
510 Metal Fence - Replace	\$0	\$0	\$0	\$411,827	\$0
532 Metal Surfaces - Seal/Paint	\$46,482	\$0	\$0	\$0	\$0
610 Irrig. Controllers - Replace	\$0	\$0	\$0	\$0	\$14,139
640 Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>WEST PARK AREA</b>					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
902 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
922 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
924 Shade Structure - Repaint	\$0	\$0	\$0	\$0	\$4,713
930 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
952 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
<b>WEST POOL AREA</b>					
1000 Pool Deck - Resurface	\$0	\$0	\$0	\$30,201	\$0
1002 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$8,465	\$0
1010 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1020 Pool Furniture - Replace	\$0	\$0	\$0	\$12,355	\$0
1030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1032 Pool Fence - Repaint	\$4,188	\$0	\$0	\$0	\$0
1070 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1072 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1100 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1130 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$163,315</b>	<b>\$65,992</b>	<b>\$305,205</b>	<b>\$522,563</b>	<b>\$216,804</b>
<b>Ending Reserve Balance</b>	<b>\$1,537,764</b>	<b>\$1,809,215</b>	<b>\$1,855,065</b>	<b>\$1,695,468</b>	<b>\$1,854,572</b>



## 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.

## GROUNDS

**Comp #: 220 Concrete - Repair****Quantity: Numerous Sq Ft**

Location: Walkways, curbs &amp; gutters throughout the community

Funded?: Yes.

History: Installed in 2016.

Comments: There is no expectancy to completely replace the concrete. No major cracking or trip hazards noted. This component funds an allowance for periodic repairs and partial replacements as needed.

Useful Life:  
5 yearsRemaining Life:  
3 years

Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Allowance

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**Comp #: 250 Street Lights - Replace****Quantity: Numerous Lights**

Location: Bordering streets throughout the community

Funded?: No. Street lights are owned by SRP, not the HOA, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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

**Quantity: Approx 73,000 Sq Ft**

Location: Bordering common areas throughout the community, Community Entrances, Park Areas, and Pool Areas  
Funded?: Yes.

History: Installed in 2016.

Comments: Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and partial replacement due to excessive settling or other sources of damage. The accumulated funds should be used as needed, and the percentage budgeted for replacement should be adjusted over time as conditions dictate.

Useful Life:  
25 years

Remaining Life:  
17 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: AR Cost Allowance

**Comp #: 600 Irrig. System - Replace**

**Quantity: Lines, Valves, Heads**

Location: Common areas throughout the 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 #: 620 Backflow Valves - Replace**

**Quantity: (6) Febco**

Location: Common areas throughout the community.

Funded?: No. Backflow valves typically last a long time. They can often be repaired and rebuilt rather than replaced.

Recommend repairing or replacing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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

**Quantity: Numerous Trees**

Location: Common areas throughout the 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: This component funds the occasional replacement and maintenance of trees in the community.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



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

**Quantity: Approx (11) Drywells**

Location: Common areas throughout the community

Funded?: Yes.

History: Installed in 2016 & 2018.

Comments: Drywells need to be inspected and cleaned out periodically to ensure proper operation and to prevent failure. Not all of the drywells will require clean-out at the same time, so this component funds for a portion of them at the scheduled interval.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 8,300

Worst Case: \$ 8,300

Cost Source: AR Cost Allowance

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

**Quantity: (1) of (11) Drywells**

Location: Common areas throughout the community

Funded?: Yes.

History: Installed in 2016 & 2017.

Comments: There is no expectancy to replace all drywells under normal circumstances. Replacement is usually the result of improper installation or neglect. This component funds a long-term allowance for partial replacement in the event one does fail.

Useful Life:  
30 years

Remaining Life:  
23 years



Best Case: \$ 25,000

Worst Case: \$ 25,000

Cost Source: AR Cost Allowance

## EAST ENTRANCE

**Comp #: 100 Monuments - Refurbish****Quantity: (2) Monuments**

Location: East Community Entrance

Funded?: Yes.

History: Installed around 2017.

Comments: There is (1) monument with metal letters and (2) lights mounted to a block wall and (1) 1.5' x 2.5' metal sign. Letters read "Mountain Trails." Monuments are still attractive and intact. This component funds an allowance to refurbish/remodel the monuments and replace the lights.

Useful Life:  
20 yearsRemaining Life:  
13 years

Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Allowance

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**Comp #: 110 Entry System - Replace****Quantity: (1) DoorKing**

Location: East Community Entrance

Funded?: Yes.

History: Installed around 2017.

Comments: This component funds replacement of the entry system. It is functional with no physical damage.

Useful Life:  
15 yearsRemaining Life:  
8 years

Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: AR Cost Database

**Comp #: 114 Gate Operators - Replace**

**Quantity: (4) HySecurity**

Location: East Community Entrance

Funded?: Yes.

History: Installed in 2017.

Comments: This component funds replacement of the gate operators.

\*Model: SwingSmart DC 20, mfg date 7/2016

Useful Life:  
15 years

Remaining Life:  
8 years



Best Case: \$ 24,000

Worst Case: \$ 24,000

Cost Source: AR Cost Database

**Comp #: 118 Strobe Detectors - Replace**

**Quantity: (2) Tomar**

Location: East Community Entrance

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



**Comp #: 120 Vehicle Gates - Replace**

**Quantity: (4) Vehicle, (2) Ped.**

Location: East Community Entrance

Funded?: Yes.

History: Installed in 2016.

Comments: Quantity includes (4) ~12 LF vehicle gates and (2) ~4 LF pedestrian gates. Gates can often be repaired or rebuilt as needed. Replacement resulting from vehicle damage should be addressed as an insurance issue. We recommend planning replacement to restore and modernize the gates. Funding to replace the pedestrian gates is included.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

**Comp #: 124 Metal Fence - Replace**

**Quantity: Approx 155 LF**

Location: East Community Entrance and East Park Area

Funded?: Yes.

History: Installed in 2016.

Comments: Quantity includes approximately 15 LF of 8' tall fence, 10 LF of 6' tall fence, 25 LF of 4' tall fence, and 105 LF of 1' tall fence. Fencing is all secure and in good condition. All fence has a rust finish which stains the surrounding areas. Funding to seal the fence is included under the Metal Surfaces - Paint/Seal component in the East Grounds chapter.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 7,300

Worst Case: \$ 7,300

Cost Source: AR Cost Database

## EAST GROUNDS

### Comp #: 200 Asphalt - Repave

Quantity: Approx 87,900 Sq Ft

Location: Streets & parking areas throughout the East Parcel

Funded?: Yes.

History: Installed in 2016.

Comments: Asphalt is still smooth, but several large cracks were noted. At the time of inspection, the asphalt had never been sealed. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 320,000

Worst Case: \$ 320,000

Cost Source: AR Cost Database

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### Comp #: 202 Asphalt - Seal/Repair

Quantity: Approx 87,900 Sq Ft

Location: Streets & parking areas throughout the East Parcel

Funded?: Yes.

History: Sealed 3/2023 for \$11,330.

Comments: The asphalt had never been sealed at the time of inspection but was planned shortly after. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:  
4 years

Remaining Life:  
3 years



Best Case: \$ 13,200

Worst Case: \$ 13,200

Cost Source: Client Cost History

---

**Comp #: 204 Stamped Asphalt - Replace**

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

Location: East Community Entrance

Funded?: Yes.

History: Installed in 2016.

Comments: This component funds replace the stamped asphalt. Some cracking noted. Life span is based on periodically recoating as scheduled.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 11,200

Worst Case: \$ 11,200

Cost Source: AR Cost Database

**Comp #: 206 Stamped Asphalt - Recoat**

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

Location: East Community Entrance

Funded?: Yes.

History:

Comments: It is unknown if the stamped asphalt was recoated when the asphalt was sealed. Recommend planning to recoat with the next asphalt seal coat project. Periodic recoating should be planned to protect the pavement and maintain the decorative appearance.

Useful Life:  
8 years

Remaining Life:  
3 years



Best Case: \$ 4,200

Worst Case: \$ 4,200

Cost Source: AR Cost Database

**Comp #: 256 Landscape Lights - Replace**

**Quantity: Approx (11) Lights**

Location: At the East Monument, East Community Entrance, and East Park Area  
Funded?: Yes.

History: Installed in 2017.

Comments: Quantity includes a combination of (4) spotlights and (7) well lights. Funding also includes the replacement of (1) transformer. Treat repairs and individual replacements as a maintenance expense. Expect to periodically replace all of the fixtures to update and restore the lighting.

Useful Life:  
12 years

Remaining Life:  
8 years

Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

---

**Comp #: 390 Bulletin Boards - Replace**

**Quantity: (2) Bulletin Boards**

Location: Mounted at the corners of Fawn Dr & 24th Way and Beverly Rd & 24th Way  
Funded?: Yes.

History: Installed in 2016.

Comments: These bulletin boards are mounted next to the mailboxes. They are constructed of a plastic material. They are still in good condition. Replacement should be anticipated.

Useful Life:  
20 years

Remaining Life:  
12 years

Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

---

**Comp #: 400 Mailboxes - Replace**

**Quantity: (6) Clusters**

Location: Mounted at the corners of Fawn Dr & 24th Way and Beverly Rd & 24th Way  
Funded?: Yes.

History: Installed in 2016.

Comments: Quantity includes (1) 12-box cluster and (5) 16-box clusters. Some fading and weathering noted. Replacement should be anticipated.

\*mfg date 2016

Useful Life:  
18 years

Remaining Life:  
11 years

Best Case: \$ 18,000

Worst Case: \$ 18,000

Cost Source: AR Cost Database

---

**Comp #: 502 Block Walls - Repaint**

**Quantity: Approx 28,400 Sq Ft**

Location: Bordering common areas throughout the East Parcel, East Community Entrance, East Park Area and East Pool Area  
Funded?: Yes.

History: Installed in 2016.

Comments: Surfaces are faded, weathered, and discolored throughout. Repaint periodically to maintain the appearance and protect against water intrusion.

Useful Life:  
8 years

Remaining Life:  
0 years

Best Case: \$ 18,500

Worst Case: \$ 18,500

Cost Source: AR Cost Database

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

**Quantity: Approx 1,210 LF**

Location: At the corner of 24th Place & Fawn Dr and along the southern perimeter  
Funded?: Yes.

History: Installed in 2016.

Comments: Quantity includes approximately 30 LF of 8.5' tall fence and 1,180 LF of 6' tall fence. It is still securely mounted and there is no significant rust. Fencing has minimal irrigation exposure. Long life component under normal circumstances. Replacement should be anticipated.

Useful Life:  
35 years

Remaining Life:  
27 years

Best Case: \$ 120,000

Worst Case: \$ 120,000

Cost Source: AR Cost Database

**Comp #: 522 Culvert Rails - Replace**

**Quantity: (16) Rails, ~330 LF**

Location: Common areas throughout the East Parcel - includes railings at Pool Area  
Funded?: No. This component has an extended life span with no expectancy to replace in the foreseeable future. Inspections and repairs should be addressed as a maintenance expense when needed. Funding to repaint the rails is included under the Metal Surfaces - Repaint component.

History: Original from 2016.

Comments: This component has an extended life span with no expectancy to replace in the foreseeable future. Inspections and repairs should be addressed as a maintenance expense when needed. Funding to repaint the rails is included under the Metal Surfaces - Repaint component.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 532 Metal Surfaces - Seal/Paint**

**Quantity: Fence, Gates, Rails**

Location: Common areas throughout the East Parcel  
Funded?: Yes.

History: Painted/sealed around 2016.

Comments: This component funds to seal/paint approximately 56 LF of gates, 30 LF of 8.5' tall fence, 15 LF of 8' tall fence, 1,310 LF of 6' tall fence, 25 LF of 4' tall fence, 105 LF of 1' tall fence, and 330 LF of culvert rails. Rust finish surfaces are staining surrounding items and painted surfaces are weathered and oxidized. Recommend sealing and repainting periodically to maintain the appearance and inhibit rusting and staining.

Useful Life:  
5 years

Remaining Life:  
0 years

Best Case: \$ 20,400

Worst Case: \$ 20,400

Cost Source: AR Cost Database

**Comp #: 610 Irrig. Controller - Replace**

**Quantity: (1) Hunter I-Core**

Location: Adjacent to East Community Entrance - near Lot 88  
Funded?: Yes.

History: Replaced in 2019. Previous age unknown.

Comments: This is a 42-station expandable controller. Replacement should be anticipated.

\*Model: IC-600-M, mfg date 7/2019

Useful Life:  
12 years

Remaining Life:  
7 years

Best Case: \$ 2,500

Worst Case: \$ 2,500

Cost Source: AR Cost Database

**Comp #: 640 Granite - Replenish**

**Quantity: Approx 60,000 Sq Ft**

Location: Common areas throughout the East Parcel  
Funded?: Yes.

History: Installed in 2017.

Comments: Coverage is depleting, and there are some bare spots. 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.

Useful Life:  
10 years

Remaining Life:  
3 years

Best Case: \$ 28,500

Worst Case: \$ 28,500

Cost Source: AR Cost Allowance

**Comp #: 645 Wash Area - Clean**

**Quantity: Numerous Sq Ft**

Location: Drainage area on the south perimeter

Funded?: No. The HOA plans to manage the vegetation in this area through operating, so no Reserve funding has been allocated.

History: Cleaned in 2022 (cost unknown).

Comments: Wash area is clean with minimal vegetation.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

## EAST PARK AREA

**Comp #: 900 Park Furniture - Replace****Quantity: (12) Pieces**

Location: East Park Area

Funded?: Yes.

History: Installed in 2017.

Comments: Quantity includes (4) 8' benches, (1) 8' picnic tables, (3) trash cans, and (4) corn hole boards. Park benches and picnic tables have metal frames with wooden slats. The wood is showing signs of weathering, but it is generally in fair condition. Complete replacement should be anticipated.

Useful Life:  
15 yearsRemaining Life:  
8 years

Best Case: \$ 14,200

Worst Case: \$ 14,200

Cost Source: AR Cost Database

---

**Comp #: 902 BBQ Grills - Replace****Quantity: (2) Turbo BBQ Galore**

Location: East Park Area

Funded?: Yes.

History: Installed in 2017.

Comments: These are stainless steel, 4-burner grills, propane grills. They are mounted in an unpainted, cement counter. One grill was vanadized, but the other still is in good shape. Recommend repairing as an operating expense. This component funds for complete replacement.

Useful Life:  
12 yearsRemaining Life:  
5 years

Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database



**Comp #: 910 Playground Equip - Replace**

**Quantity: (1) Play Structure**

Location: East Park Area

Funded?: Yes.

History: Installed in 2017.

Comments: This is a treehouse-style play structure manufactured by Landscape Structures. It is in good condition with no excessive wear or damage. Replacement should be expected to update and modernize the equipment.

Useful Life:  
20 years

Remaining Life:  
13 years

Best Case: \$ 90,000

Worst Case: \$ 90,000

Cost Source: AR Cost Database

**Comp #: 914 Playground Sand - Replenish**

**Quantity: Approx 1,100 Sq Ft**

Location: East Park Area

Funded?: No. There is no expectation to completely replace the sand. It was reported that the HOA plans to replenish the sand as an Operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 916 Playground Turf - Replace**

**Quantity: Approx 170 Sq Ft**

Location: East Park Area

Funded?: Yes.

History: Installed in 2017.

Comments: This is a poured-in-place rubberized surface. Life span will vary depending on the level of use and maintenance. Turf is still reasonably soft. There is no cracking and it is tight to the curb.

Useful Life:  
10 years

Remaining Life:  
3 years

Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

**Comp #: 922 Shade Screens - Replace**

**Quantity: (3) Screens, ~1,320 Sq Ft**

Location: East Park Area

Funded?: Yes.

History: Installed in 2017.

Comments: This component funds periodic replacement of shade screen material. The material has some small holes. Shade screen structures have a long and unpredictable life span, so replacement funding has not been included.

Useful Life:

10 years

Remaining Life:

3 years

Best Case: \$ 13,200

Worst Case: \$ 13,200

Cost Source: 2022 Estimate from HOA Playground Services

**Comp #: 924 Shade Structure - Repaint**

**Quantity: Approx 380 sq Ft**

Location: East Park Area

Funded?: Yes.

History: Painted in 2017.

Comments: Shade structure support posts have a powder coat finish. This original coating should last a long time, but at some point, the posts will need to be painted periodically. The remaining useful life is greater than the useful life to reflect the original coating lasting a long time.

Useful Life:

5 years

Remaining Life:

8 years

Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

**Comp #: 930 Bollard Lights - Replace**

**Quantity: (9) Lights**

Location: East Park Area

Funded?: Yes.

History: Installed in 2017.

Comments: These are decorative, metal bollard lights. They are in good condition. Long life component under normal circumstances. Replacement should be anticipated.

Useful Life:

18 years

Remaining Life:

11 years

Best Case: \$ 18,000

Worst Case: \$ 18,000

Cost Source: AR Cost Database

**Comp #: 940 Park Light - Replace**

**Quantity: (1) Light**

Location: East Park Area - Mounted to shade structure

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 #: 950 Metal Fence - Replace**

**Quantity: Approx 25 LF**

Location: East Park Area

Funded?: No. Funding to replace this fence is included under the Metal Fence - Replace component in the East Entrance chapter.

History: Installed in 2016.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 952 Metal Fence - Replace**

**Quantity: Approx 120 LF**

Location: East Park Area

Funded?: Yes.

History: Installed around 2017.

Comments: These sections of fence are designed to be a supporting structure for vining plants. They are approximately 6' tall. Fence sections are securely mounted and in good condition. Replacement should be anticipated. Repainting is included in the Metal Surfaces - Seal/Paint component in the East Grounds chapter.

Useful Life:

25 years

Remaining Life:

18 years

Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

## EAST POOL AREA

**Comp #: 1000 Pool Deck - Resurface****Quantity: Approx 2,200 Sq Ft**

Location: East Pool Area

Funded?: Yes.

History: Installed in 2017.

Comments: This is an acrylic coating applied to an underlying concrete deck. It is still in fair condition. Some staining and cracks noted. This component funds to periodically grind off the existing deck coating and re-apply a new surface. Combined cost with the paint/seal component accounts for the total estimated resurface budget.

Useful Life:  
16 yearsRemaining Life:  
9 years

Best Case: \$ 17,600

Worst Case: \$ 17,600

Cost Source: AR Cost Database

---

**Comp #: 1002 Pool Deck - Seal/Repair****Quantity: Approx 2,200 Sq Ft**

Location: East Pool Area

Funded?: Yes.

History: Age is unknown.

Comments: There is evidence of past repairs, but the deck does not look like it has ever been sealed. This component funds to periodically patch cracks and seal/repair the deck to cover stains and restore the appearance.

Useful Life:  
4 yearsRemaining Life:  
1 years

Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

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**Comp #: 1010 Pool - Resurface****Quantity: (1) Pool, ~ 130 LF**

Location: East Pool Area

Funded?: Yes.

History: Installed in 2017.

Comments: The pool has a plaster surface with blue waterline tile. There is some staining and discoloration, but there is no major chipping or cracking. This component funds to resurface the pool with paster and replace the tiles.

Useful Life:  
12 yearsRemaining Life:  
5 years

Best Case: \$ 24,000

Worst Case: \$ 24,000

Cost Source: AR Cost Database

**Comp #: 1020 Pool Furniture - Replace****Quantity: Approx (23) Pieces**

Location: East Pool Area

Funded?: Yes.

History: Age is unknown.

Comments: Quantity includes (9) lounges, (6) chairs, (1) dining tables, (3) side tables, (3) umbrellas, and (1) trash can. There are varying styles, ages, and conditions. This component funds an allowance to periodically replace ~50% of the furniture.

Useful Life:

5 years

Remaining Life:

3 years

Best Case: \$ 5,700

Worst Case: \$ 5,700

Cost Source: AR Cost Allowance

**Comp #: 1030 Pool Fence - Replace****Quantity: Approx 260 LF**

Location: East Pool Area - Perimeter

Funded?: Yes.

History: Installed in 2017.

Comments: This is a 5' tall metal fence surrounding the pool. It is securely mounted, and there is no significant rust issues. Long life component under normal circumstances. Replacement should be anticipated.

Useful Life:

30 years

Remaining Life:

23 years

Best Case: \$ 23,500

Worst Case: \$ 23,500

Cost Source: AR Cost Database

**Comp #: 1032 Pool Fence - Repaint****Quantity: Fence and Trim**

Location: East Pool Area - Perimeter and Pool Building

Funded?: Yes.

History: Painted in 2017.

Comments: This component funds to repaint ~260 LF of pool fence and ~160 sq ft of metal trim on the pool building. Surfaces are weathered, oxidized, and in poor condition. Repaint periodically to restore the appearance and inhibit rust.

Useful Life:

5 years

Remaining Life:

0 years

Best Case: \$ 2,500

Worst Case: \$ 2,500

Cost Source: AR Cost Database

**Comp #: 1040 Bike Rack - Replace**

**Quantity: (1) Rack**

Location: East Pool Area - east of the Pool Building

Funded?: No. Replacement cost is expected to be under the Reserve expense threshold. Replace as needed as an Operating expense or combining with other park furniture.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1070 Pool Filter - Replace**

**Quantity: (1) Hayward**

Location: East Pool Area - Equipment Enclosure

Funded?: Yes.

History: Replaced in 2018.

Comments: Replacement should be anticipated.

\*Model: HCF236, Serial #2112805005642001, mfg date 5/2018

Useful Life:

15 years

Remaining Life:

9 years

Best Case: \$ 2,700

Worst Case: \$ 2,700

Cost Source: AR Cost Database

**Comp #: 1072 Pool Pumps - Replace**

**Quantity: (2) Hayward**

Location: East Pool Area - Equipment Enclosure

Funded?: Yes.

History: Installed in 2017.

Comments: Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pumps and motor assembly.

\*Model: SP3205EE, Serial #21111612050662001, mfg date 12/2016

Useful Life:

15 years

Remaining Life:

8 years

Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

**Comp #: 1100 Restroom - Remodel**

**Quantity: (1) Restroom**

Location: East Pool Area - Pool Building

Funded?: Yes.

History: Installed in 2017.

Comments: This component funds an allowance to update and modernize the restroom by replacing the wall tile, flooring, light fixture, sink, toilet, and doors. This is a relatively simple restroom. It is still attractive and in good condition.

Useful Life:  
25 years

Remaining Life:  
18 years

Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

**Comp #: 1112 Exterior Lights - Replace**

**Quantity: (2) Lights**

Location: East Pool Area - Pool Building Exterior

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:  
20 years

Remaining Life:

Best Case:

Worst Case:

Cost Source: AR Cost Database

**Comp #: 1130 Metal Roof - Replace**

**Quantity: Approx 200 sq Ft**

Location: East Pool Area - Pool Building Roof

Funded?: Yes.

History: Installed in 2017.

Comments: This is a corrugated metal roof. Long life component under normal circumstances. Replacement should be anticipated.

Useful Life:  
40 years

Remaining Life:  
33 years

Best Case: \$ 3,600

Worst Case: \$ 3,600

Cost Source: AR Cost Database

## WEST ENTRANCE

**Comp #: 100 Monuments - Refurbish****Quantity: (2) Monuments**

Location: West Community Entrance

Funded?: Yes.

History: Installed in 2018.

Comments: There is (1) monument with metal letters and (1) light mounted to a block wall and (1) 1.5' x 2.5' metal sign. Letters read "Mountain Trails." Monuments are still attractive and intact. This component funds an allowance to refurbish/remodel the monuments and replace the light.

Useful Life:  
20 yearsRemaining Life:  
14 years

Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Allowance

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**Comp #: 110 Entry System - Replace****Quantity: (1) DoorKing**

Location: West Community Entrance

Funded?: Yes.

History: Installed in 2018.

Comments: This component funds replacement of the entry system. It is functional with no physical damage.

Useful Life:  
15 yearsRemaining Life:  
9 years

Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: AR Cost Database

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**Comp #: 114 Gate Operators - Replace****Quantity: (4) HySecurity**

Location: West Community Entrance

Funded?: Yes.

History: Installed in 2018.

Comments: This component funds replacement of the gate operators.

\*Model: SwingSmart DC 20, mfg date 7/2017

Useful Life:  
15 yearsRemaining Life:  
9 years

Best Case: \$ 24,000

Worst Case: \$ 24,000

Cost Source: AR Cost Database



**Comp #: 118 Strobe Detectors - Replace**

**Quantity: (2) Tomar**

Location: West Community Entrance

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 120 Vehicle Gates Gates - Replace**

**Quantity: (4) Vehicle, (2) Ped.**

Location: West Community Entrance

Funded?: Yes.

History: Installed in 2018.

Comments: Quantity includes (4) ~12 LF vehicle gates and (2) ~4 LF pedestrian gates. Gates can often be repaired or rebuilt as needed. Replacement resulting from vehicle damage should be addressed as an insurance issue. We recommend planning replacement to restore and modernize the gates. Funding to replace the pedestrian gates is included.

Useful Life:

30 years

Remaining Life:

24 years

Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

**Comp #: 124 Metal Fence - Replace**

**Quantity: Approx 195 LF**

Location: West Community Entrance and West Park Area

Funded?: Yes.

History: Installed in 2017.

Comments: Quantity includes approximately 15 LF of 8' tall fence, 10 LF of 6' tall fence, and 170 LF of 1' tall fence. Fencing is all secure and in good condition. All fence has a rust finish which stains the surrounding areas. Funding to seal the fence is included under the Metal Surfaces - Paint/Seal component in the West Grounds chapter.

Useful Life:

30 years

Remaining Life:

23 years

Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: AR Cost Database

## WEST GROUNDS

**Comp #: 200 Asphalt - Repave****Quantity: Approx 89,400 Sq Ft**

Location: Streets &amp; parking areas throughout the West Parcel

Funded?: Yes.

History: Installed in 2017.

Comments: Asphalt is still smooth, and there was no significant cracking. The asphalt has never been sealed. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:

30 years

Remaining Life:

23 years

Best Case: \$ 325,000

Worst Case: \$ 325,000

Cost Source: AR Cost Database

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**Comp #: 202 Asphalt - Seal/Repair****Quantity: Approx 89,400 Sq Ft**

Location: Streets &amp; parking areas throughout the West Parcel

Funded?: Yes.

History:

Comments: The asphalt has never been sealed. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:

4 years

Remaining Life:

0 years

Best Case: \$ 13,400

Worst Case: \$ 13,400

Cost Source: Client Cost History (East Parcel)

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**Comp #: 204 Stamped Asphalt - Replace****Quantity: Approx 1,400 Sq Ft**

Location: West Community Entrance

Funded?: Yes.

History: Installed in 2017.

Comments: This component funds replace the stamped asphalt. No cracking noted. Life span is based on periodically recoating as scheduled.

Useful Life:

30 years

Remaining Life:

23 years

Best Case: \$ 11,200

Worst Case: \$ 11,200

Cost Source: AR Cost Database

**Comp #: 206 Stamped Asphalt - Recoat**

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

Location: West Community Entrance

Funded?: Yes.

History:

Comments: Recommend planning to recoat with the next asphalt seal coat project. Periodic reocating should be planned to protect the pavement and maintain the decorative appearance.

Useful Life:

8 years

Remaining Life:

0 years

Best Case: \$ 4,200

Worst Case: \$ 4,200

Cost Source: AR Cost Database

**Comp #: 256 Landscape Lights - Replace**

**Quantity: Approx (10) Lights**

Location: At the West Monument, West Community Entrance, and West Park Area

Funded?: Yes.

History: Installed in 2018.

Comments: Quantity includes a combination of (7) spotlights and (3) well lights. Funding also includes the replacement of (1) transformer. Treat repairs and individual replacements as a maintenance expense. Expect to periodically replace all of the fixtures to update and restore the lighting.

Useful Life:

12 years

Remaining Life:

8 years

Best Case: \$ 2,800

Worst Case: \$ 2,800

Cost Source: AR Cost Database

**Comp #: 390 Bulletin Boards - Replace**

**Quantity: (2) Bulletin Boards**

Location: Mounted at the corners of 23rd Pl & Branham Ln and 23rd Pl & Harwell Rd

Funded?: Yes.

History: Installed in 2018.

Comments: These bulletin boards are mounted next to the mailboxes. They are constructed of a plastic material. They are still in good condition. Replacement should be anticipated.

Useful Life:

20 years

Remaining Life:

14 years

Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source:

**Comp #: 400 Mailboxes - Replace**

**Quantity: (5) Clusters**

Location: Mounted at the corners of 23rd Pl & Branham Ln and 23rd Pl & Harwell Rd

Funded?: Yes.

History: Installed in 2018.

Comments: These are 16-box clusters. Some fading and weathering noted. Replacement should be anticipated.

\*mfg date 2017

Useful Life:

18 years

Remaining Life:

11 years

Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: AR Cost Database

**Comp #: 502 Block Walls - Repaint**

**Quantity: Approx 47,000 Sq Ft**

Location: Bordering common areas throughout the West Parcel, West Community Entrance, West Park Area and West Pool Area

Funded?: Yes.

History: Painted in 2018.

Comments: Surfaces exhibit some weathering and discoloration, but they are generally in fair condition. Repaint periodically to maintain the appearance and protect against water intrusion.

Useful Life:

8 years

Remaining Life:

2 years

Best Case: \$ 30,600

Worst Case: \$ 30,600

Cost Source: AR Cost Database

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

**Quantity: Approx 2,030 LF**

Location: Mounted at the northwest corner and south perimeter of the West Parcel

Funded?: Yes.

History: Installed in 2017.

Comments: Quantity includes approximately 1,630 LF of 6' tall fence and 400 LF of 2' tall view fence. It is still securely mounted and there is no significant rust. Fencing has minimal irrigation exposure. Long life component under normal circumstances. Replacement should be anticipated.

Useful Life:

35 years

Remaining Life:

28 years

Best Case: \$ 180,000

Worst Case: \$ 180,000

Cost Source: AR Cost Database

**Comp #: 522 Culvert Rails - Replace**

**Quantity: (3) Rails, ~50 LF**

Location: Common areas throughout the West Parcel

Funded?: No. This component has an extended life span with no expectancy to replace in the foreseeable future. Inspections and repairs should be addressed as a maintenance expense when needed. Funding to repaint the rails is included under the Metal Surfaces - Repaint component.

History: Installed in 2017.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 532 Metal Surfaces - Seal/Paint**

**Quantity: Fence, Gates, Rails**

Location: Common areas throughout the East Parcel

Funded?: Yes.

History: Painted/sealed around 2017.

Comments: This component funds to seal/paint approximately 56 LF of gates, 15 LF of 8' tall fence, 1,675 LF of 6' tall fence, 170 LF of 1' tall fence, and 50LF of culvert rails. Rust finish surfaces are staining surrounding items and painted surfaces are weathered and oxidized. Recommend sealing and repainting periodically to maintain the appearance and inhibit rusting and staining.

Useful Life:  
5 years

Remaining Life:  
0 years

Best Case: \$ 22,200

Worst Case: \$ 22,200

Cost Source: AR Cost Database

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

**Quantity: (4) Hunter I-Core**

Location: Common areas throughout the West Parcel

Funded?: Yes.

History: Primarily installed in 2017.

Comments: Quantity includes (2) 24-station controllers, (1) 18-station controller, and (1) 6-station controller. Replacement should be anticipated.

\*Model: IC-600-M, mfg date 4/2017 & 9/2021

Useful Life:  
12 years

Remaining Life:  
5 years

Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

**Comp #: 640 Granite - Replenish**

**Quantity: Approx 54,000 Sq Ft**

Location: Common areas throughout the West Parcel

Funded?: Yes.

History: Installed in 2018.

Comments: Coverage is generally full and in fair condition. 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.

Useful Life:  
10 years

Remaining Life:  
4 years

Best Case: \$ 25,700

Worst Case: \$ 25,700

Cost Source: AR Cost Allowance

**Comp #: 645 Wash Areas - Clean**

**Quantity: Numerous Sq Ft**

Location: Drainage area on the south and west perimeter

Funded?: No. After the 2023 cleanout, the HOA plans to manage the vegetation in this area through operating, so no Reserve funding has been allocated.

History: Cleanout planned in 2023 for \$11,375.

Comments: Wash areas are overgrown.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

## WEST PARK AREA

**Comp #: 900 Park Furniture - Replace****Quantity: (10) Pieces**

Location: West Park Area and (1) at the corner of 23rd St &amp; Harwell Rd

Funded?: Yes.

History: Installed in 2018.

Comments: Quantity includes (2) 8' benches, (1) 8' picnic tables, (2) trash cans, (4) corn hole boards, and (1) plastic bench along Harwell Rd. Park benches and picnic tables have metal frames with wooden slats. The wood is showing signs of weathering, but it is generally in fair condition. Complete replacement should be anticipated.

Useful Life:  
15 yearsRemaining Life:  
9 years

Best Case: \$ 11,400

Worst Case: \$ 11,400

Cost Source: AR Cost Database

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**Comp #: 902 BBQ Grills - Replace****Quantity: (2) Turbo BBQ Galore**

Location: West Park Area

Funded?: Yes.

History: Installed in 2018.

Comments: These are stainless steel, 4-burner grills, propane grills. They are mounted in an unpainted, cement counter. They are in good condition. Recommend repairing as an operating expense. This component funds for complete replacement.

Useful Life:  
12 yearsRemaining Life:  
6 years

Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

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**Comp #: 910 Playground Equip - Replace****Quantity: (1) Play Structure**

Location: West Park Area

Funded?: Yes.

History: Installed in 2018.

Comments: This is a treehouse-style play structure manufactured by Landscape Structures. It is in good condition with no excessive wear or damage. Replacement should be expected to update and modernize the equipment.

Useful Life:  
20 yearsRemaining Life:  
14 years

Best Case: \$ 90,000

Worst Case: \$ 90,000

Cost Source: AR Cost Database

**Comp #: 914 Playground Sand - Replenish**

**Quantity: Approx 900 Sq Ft**

Location: West Park Area

Funded?: No. There is no expectation to completely replace the sand. It was reported that the HOA plans to replenish the sand as an Operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 916 Playground Turf - Replace**

**Quantity: Approx 380 Sq Ft**

Location: West Park Area

Funded?: Yes.

History: Installed in 2018.

Comments: This is a poured-in-place rubberized surface. Life span will vary depending on the level of use and maintenance. Turf is still reasonably soft. There is no cracking and it is tight to the curb.

Useful Life:

10 years

Remaining Life:

4 years

Best Case: \$ 13,300

Worst Case: \$ 13,300

Cost Source: AR Cost Database

**Comp #: 922 Shade Screens - Replace**

**Quantity: (2) Screens, ~1,020 Sq Ft**

Location: West Park Area

Funded?: Yes.

History: (1) Repaired in 2023 for \$2,932. Previously installed in 2018.

Comments: This component funds periodic replacement of shade screen material. Only (1) screen was installed at the time of inspection, and it was in fair condition. The repair in 2023 was due to the screen rubbing against the play structure. The problem has been resolved, so there is no expectation for ongoing repairs. Shade screen structures have a long and unpredictable life span, so replacement funding has not been included.

Useful Life:

10 years

Remaining Life:

3 years

Best Case: \$ 10,200

Worst Case: \$ 10,200

Cost Source: 2022 Estimate from HOA Playground Services



**Comp #: 924 Shade Structure - Repaint**

**Quantity: Approx 315 sq Ft**

Location: West Park Area

Funded?: Yes.

History: Installed in 2018.

Comments: Shade structure support posts have a powder coat finish. This original coating should last a long time, but at some point, the posts will need to be painted periodically. The remaining useful life is greater than the useful life to reflect the original coating lasting a long time.

Useful Life:  
5 years

Remaining Life:  
9 years

Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

**Comp #: 930 Bollard Lights - Replace**

**Quantity: (5) Lights**

Location: West Park Area

Funded?: Yes.

History: Installed in 2018.

Comments: These are decorative, metal bollard lights. They are in good condition. Long life component under normal circumstances. Replacement should be anticipated.

Useful Life:  
18 years

Remaining Life:  
12 years

Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

**Comp #: 940 Park Light - Replace**

**Quantity: (1) Light**

Location: West Park Area - Mounted to shade structure

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 #: 952 Metal Fence - Replace**

**Quantity: Approx 40 LF**

Location: West Park Area

Funded?: Yes.

History: Installed around 2018.

Comments: These sections of fence are designed to be a supporting structure for vining plants. They are approximately 6' tall. Fence sections are securely mounted and in good condition. Replacement should be anticipated. Repainting is included in the Metal Surfaces - Seal/Paint component in the East Grounds chapter.

Useful Life:

25 years

Remaining Life:

19 years

Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

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## WEST POOL AREA

**Comp #: 1000 Pool Deck - Resurface****Quantity: Approx 1,650 Sq Ft**

Location: West Pool Area

Funded?: Yes.

History: Installed in 2018.

Comments: This is an acrylic coating applied to an underlying concrete deck. It is still in fair condition. Some staining and cracks noted. This component funds to periodically grind off the existing deck coating and re-apply a new surface. Combined cost with the paint/seal component accounts for the total estimated resurface budget.

Useful Life:  
16 yearsRemaining Life:  
12 years

Best Case: \$ 13,200

Worst Case: \$ 13,200

Cost Source: AR Cost Database

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**Comp #: 1002 Pool Deck - Seal/Repair****Quantity: Approx 1,650 Sq Ft**

Location: West Pool Area

Funded?: Yes.

History: Age is unknown.

Comments: The deck does not look like it has ever been sealed. This component funds to periodically patch cracks and seal/repair the deck to cover stains and restore the appearance.

Useful Life:  
4 yearsRemaining Life:  
0 years

Best Case: \$ 3,700

Worst Case: \$ 3,700

Cost Source: AR Cost Database

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**Comp #: 1010 Pool - Resurface****Quantity: (1) Pool, ~140 LF**

Location: West Pool Area

Funded?: Yes.

History: Installed in 2018.

Comments: The pool has a plaster surface with blue waterline tile. Surfaces are still in good condition. This component funds to resurface the pool with paster and replace the tiles.

Useful Life:  
12 yearsRemaining Life:  
6 years

Best Case: \$ 23,800

Worst Case: \$ 23,800

Cost Source: AR Cost Database

**Comp #: 1020 Pool Furniture - Replace**

**Quantity: Approx (22) Pieces**

Location: West Pool Area

Funded?: Yes.

History: Installed in 2018.

Comments: Quantity includes (6) lounges, (6) chairs, (2) dining tables, (3) side tables, (4) umbrellas, and (1) trash can. There are varying styles, ages, and conditions. This component funds an allowance to periodically replace ~50% of the furniture.

Useful Life:  
5 years

Remaining Life:  
3 years

Best Case: \$ 5,400

Worst Case: \$ 5,400

Cost Source: AR Cost Allowance

**Comp #: 1030 Pool Fence - Replace**

**Quantity: Approx 220 LF**

Location: West Pool Area - Perimeter

Funded?: Yes.

History: Installed in 2018.

Comments: This is a 6' tall metal fence surrounding the pool. There are several sections that have rusted through and are not secure. Recommend repairing as an Operating expense. Long life component under normal circumstances. Replacement should be anticipated.

Useful Life:  
30 years

Remaining Life:  
24 years

Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

**Comp #: 1032 Pool Fence - Repaint**

**Quantity: Approx 220 LF**

Location: West Pool Area - Perimeter and Pool Building

Funded?: Yes.

History: Installed in 2018.

Comments: This component funds to repaint the pool fence. Surfaces are weathered, oxidized, and in poor condition. Repaint periodically to restore the appearance and inhibit rust.

Useful Life:  
5 years

Remaining Life:  
0 years

Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

**Comp #: 1040 Bike Rack - Replace**

**Quantity: (1) Rack**

Location: West Pool Area - outside of fence

Funded?: No. Replacement cost is expected to be under the Reserve expense threshold. Replace as needed as an Operating expense or combining with other park furniture.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1070 Pool Filter - Replace**

**Quantity: (1) Pentair**

Location: West Pool Area - Equipment Enclosure

Funded?: Yes.

History: Installed in 2018.

Comments: Replacement should be anticipated.

\*Model: TR100, Serial #0101040180049V, mfg date 2/2018

Useful Life:

15 years

Remaining Life:

9 years

Best Case: \$ 2,700

Worst Case: \$ 2,700

Cost Source: AR Cost Database

**Comp #: 1072 Pool Pumps - Replace**

**Quantity: (2) Pentair**

Location: West Pool Area - Equipment Enclosure

Funded?: Yes.

History: Installed in 2018.

Comments: Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pumps and motor assembly.

\*Model: WhisperFlow, mfg date 2018

Useful Life:

15 years

Remaining Life:

9 years

Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

**Comp #: 1100 Restrooms - Remodel**

**Quantity: (2) Restrooms**

Location: West Pool Area - Pool Building

Funded?: Yes.

History: Installed in 2018.

Comments: This component funds an allowance to update and modernize the restroom by replacing the wall tile, flooring, light fixtures, sinks, toilets, mirrors and doors. Restrooms are still attractive and in good condition.

Useful Life:  
25 years

Remaining Life:  
19 years

Best Case: \$ 17,500

Worst Case: \$ 17,500

Cost Source: AR Cost Database

**Comp #: 1112 Exterior Lights - Replace**

**Quantity: (2) Lights**

Location: West Pool Area - Pool Building Exterior

Funded?: No. Cost is below the Reserve expense threshold, so no Reserve funding has been allocated.

History: Installed in 2018.

Comments:

Useful Life:  
20 years

Remaining Life:

Best Case:

Worst Case:

Cost Source: AR Cost Database

**Comp #: 1120 Pool Building - Repaint**

**Quantity: Approx 1,150 Sq Ft**

Location: West Pool Area - Pool Building, Equipment Enclosure and retaining wall

Funded?: No. Painting is included under the Block Walls - Repaint component under the West Grounds chapter.

History: Painted in 2018.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1130 Metal Roof - Replace**

**Quantity: Approx 200 sq Ft**

Location: West Pool Area - Pool Building Roof

Funded?: Yes.

History: Installed in 2018.

Comments: This is a corrugated metal roof. Long life component under normal circumstances. Replacement should be anticipated.

Useful Life:

40 years

Remaining Life:

34 years

Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

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