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## Belmont at Triple Crown Scottsdale, AZ



Report #: 47163-0  
Beginning: January 1, 2024  
Expires: December 31, 2024

# RESERVE STUDY "Full"

October 19, 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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**Belmont at Triple Crown**  
Scottsdale, AZ  
Level of Service: "Full"

Report #: **47163-0**  
# of Units: 177

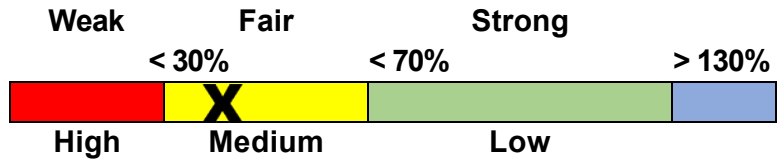
**January 1, 2024 through December 31, 2024**

**Findings & Recommendations**

**as of January 1, 2024**

Projected Starting Reserve Balance .....	\$339,979
Current Fully Funded Reserve Balance .....	\$833,300
Average Reserve Deficit (Surplus) Per Unit .....	\$2,787
Percent Funded .....	40.8 %
Current Monthly Reserve Contribution .....	\$2,833
Recommended 2024 Monthly Reserve Contribution .....	\$6,000

**Reserve Fund Strength: 40.8%**



**Risk of Special Assessment:**

**Economic Assumptions:**

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

This is a "Full" Reserve Study (original, created "from scratch") based on our site inspection on 4/14/2023.

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 40.8 % Funded. This means the Reserve Fund status is Fair, and the HOA's risk of special assessments & deferred maintenance is currently Medium.

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

Based on this starting point and anticipated future expenses, we recommend budgeting Monthly Reserve contributions of \$6,000 for the 2024 Fiscal Year. Annual increases are scheduled thereafter to help offset inflation and strengthen Reserves. Going forward, the contribution rate should be increased as illustrated on the 30-Year Summary Table.

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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>GROUNDS</b>				
103	Concrete - Repair	4	3	\$4,000
203	Asphalt - Repave (48th Place)	35	7	\$135,000
207	Asphalt - Repave (1/3)	50	14	\$240,000
207	Asphalt - Repave (2/3)	50	21	\$240,000
207	Asphalt - Repave (3/3)	50	28	\$240,000
212	Asphalt - Slurry Seal	8	6	\$115,000
218	Asphalt - Seal/Repair	4	0	\$40,000
250	Street Sign Posts - Replace	40	12	\$12,000
315	Community Lighting - Replace	15	14	\$12,000
380	Mailboxes - Replace	20	19	\$31,000
501	Stucco Walls - Repair	20	10	\$20,000
505	Stucco Walls - Repaint (Interior)	6	4	\$8,000
525	Metal Fence/Gates - Replace	35	7	\$4,000
540	Metal Surfaces - Repaint	6	4	\$3,000
701	Monument - Remodel	20	12	\$5,000
710	Entry System - Replace	15	8	\$5,500
720	Vehicle Gates - Replace	40	12	\$15,000
725	Gate Operators - Replace	20	13	\$18,000
825	Landscape Granite - Replenish	10	7	\$13,000
<b>POOL AREA</b>				
1102	Pool Fence - Replace	28	14	\$27,000
1105	Pool Fence - Repaint	6	4	\$3,000
1110	Storage Shed - Replace	25	20	\$5,000
1145	Doors + Windows - Replace	40	12	\$30,000
1150	Pool Building - Major Remodel	30	12	\$15,000
1152	Pool Building - Minor Remodel	10	2	\$5,000
1160	Pool Building - Repaint	12	4	\$5,000
1180	Pool Building Tile Roof - Refurbish	25	14	\$20,000
1190	HVAC Unit - Replace	15	10	\$9,500
1200	Pool Deck - Resurface	25	6	\$30,000
1202	Pool Deck - Seal/Repair	5	1	\$10,000
1206	Pool - Resurface	20	0	\$35,000
1210	Spa - Resurface	20	0	\$10,000
1220	Pool Furniture - Replace	12	2	\$15,000
1222	Pool Furniture - Refurbish	6	2	\$10,000
1250	Pool Filters - Replace	15	6	\$6,000
1255	Pool Pump - Replace (A)	12	6	\$3,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1255	Pool Pump - Replace (B)	12	11	\$3,000
1260	Pool Heater - Replace (A)	10	8	\$6,500
1260	Pool Heater - Replace (B)	10	3	\$6,500
1270	Spa Filter - Replace	15	0	\$2,600
1275	Spa Pump - Replace (2018)	12	6	\$2,000
1275	Spa Pumps - Replace	12	0	\$4,000
1280	Spa Heater - Replace	10	0	\$6,500

**43 Total Funded Components**

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

## Introduction



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

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



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

## Methodology



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

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



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

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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



## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we contribute?



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.*



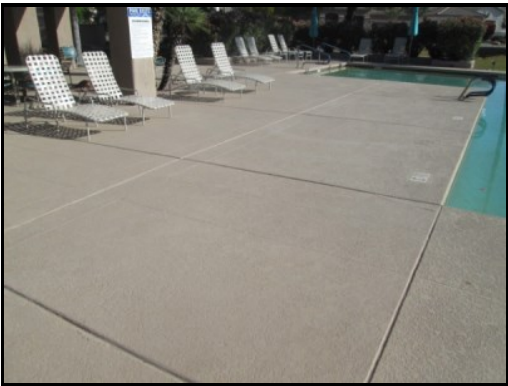
FUNDING OBJECTIVES

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 4/14/2023, we started by inspecting the pool area. Next, we inspected the gated community entrance. Finally, we inspected the private streets, common walls/fencing, and any remaining common areas.

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



## Projected Expenses

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

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

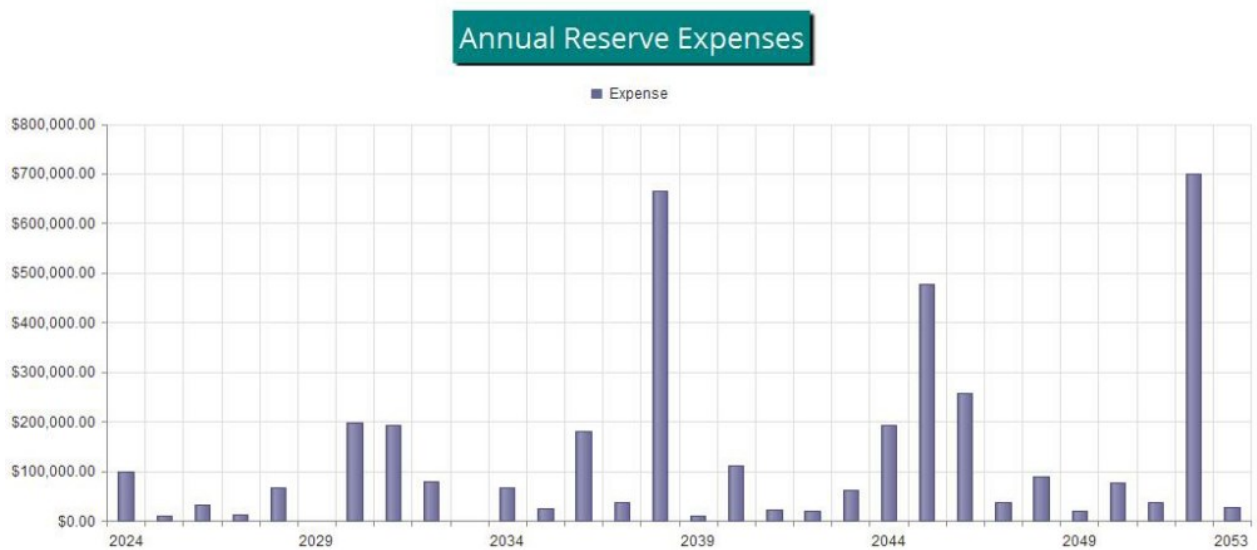


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$339,979 as-of the start of your fiscal year on 1/1/2024. This is based on your actual balance of \$359,024 on 3/31/2023 and anticipated Reserve contributions and expenses projected through the 2023 Fiscal Year. As of 1/1/2024, your Fully Funded Balance is computed to be \$833,300. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 40.8 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$6,000 for the 2024 Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

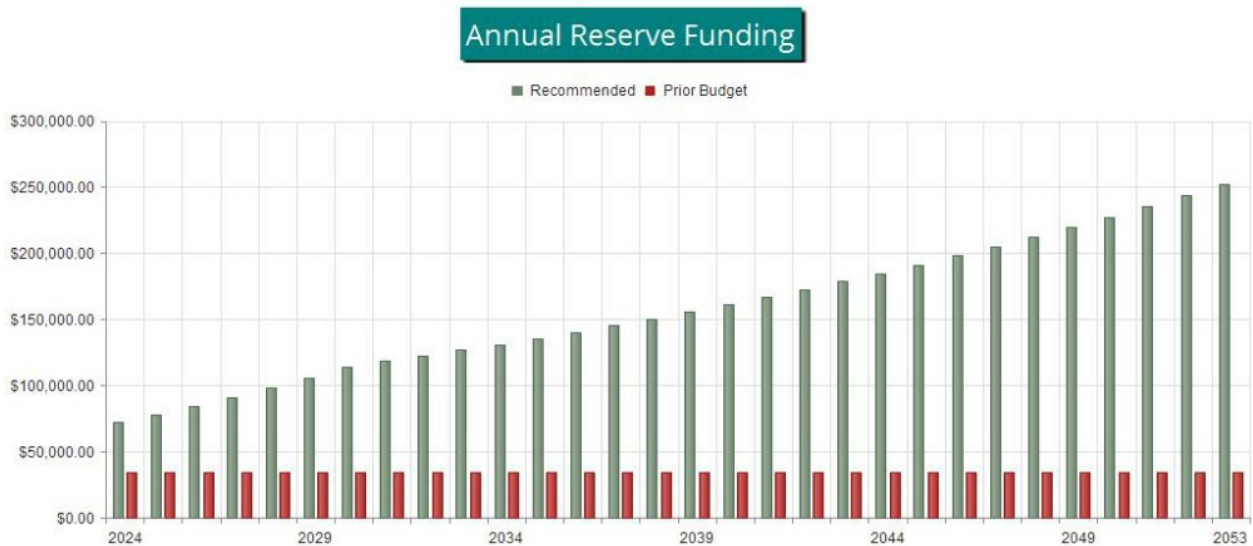


Figure 2

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

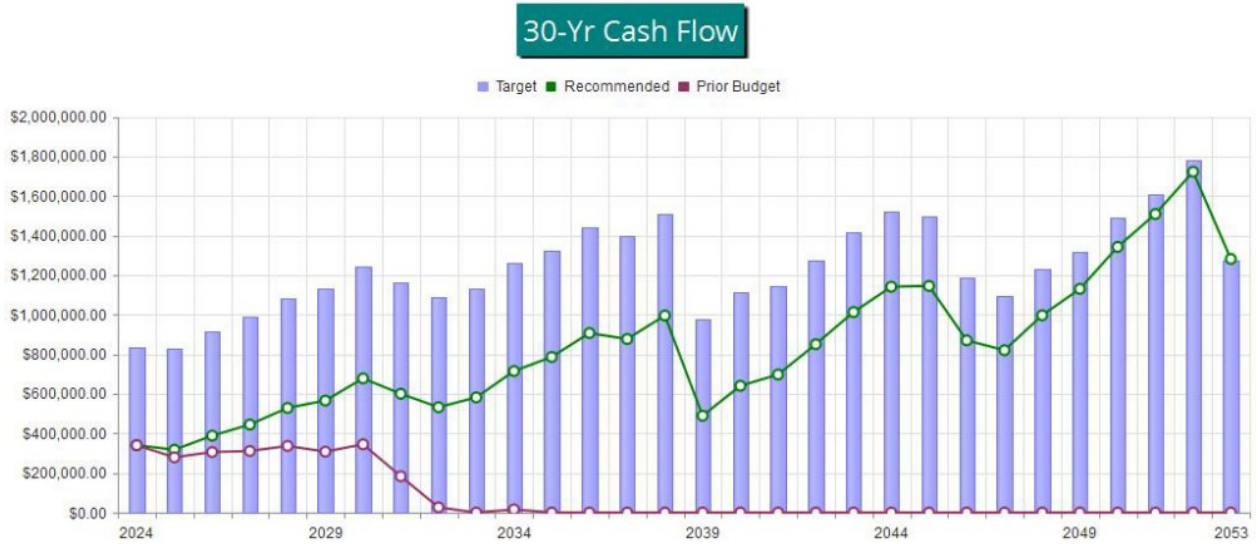


Figure 3

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

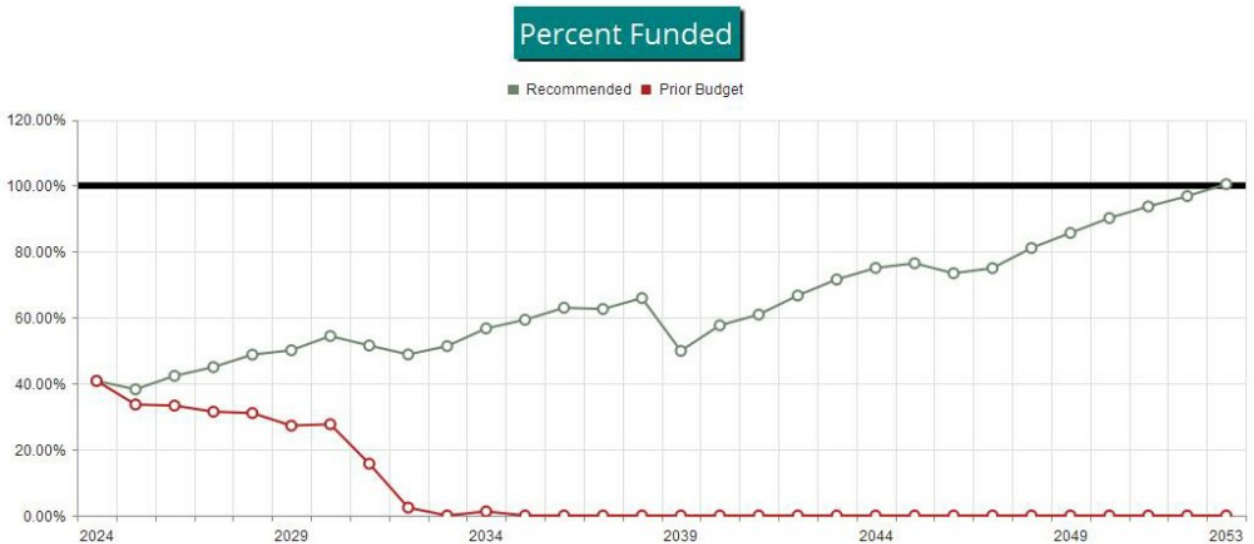


Figure 4





Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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



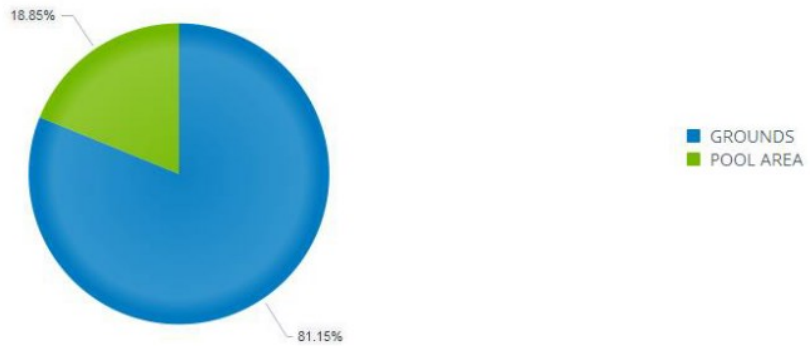


	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max						
GROUNDS	4	50	0	28	\$1,160,500	\$40,000	\$203,083	\$648,233	\$957,417	\$54,248
POOL AREA	5	40	0	20	\$269,600	\$58,100	\$136,896	\$185,067	\$132,704	\$17,752
					<b>\$1,430,100</b>	<b>\$98,100</b>	<b>\$339,979</b>	<b>\$833,300</b>	<b>\$1,090,121</b>	<b>\$72,000</b>

Percent Funded: 40.8%

### Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>GROUNDS</b>					
103	Concrete - Repair	Numerous Sq Ft	4	3	\$4,000
203	Asphalt - Repave (48th Place)	Approx 36,500 Sq Ft	35	7	\$135,000
207	Asphalt - Repave (1/3)	~33.33% of 196,500 Sq Ft	50	14	\$240,000
207	Asphalt - Repave (2/3)	~33.33% of 196,500 Sq Ft	50	21	\$240,000
207	Asphalt - Repave (3/3)	~33.33% of 196,500 Sq Ft	50	28	\$240,000
212	Asphalt - Slurry Seal	Approx 233,000 Sq Ft	8	6	\$115,000
218	Asphalt - Seal/Repair	Approx 233,000 Sq Ft	4	0	\$40,000
250	Street Sign Posts - Replace	Approx (15) Posts	40	12	\$12,000
315	Community Lighting - Replace	(36) Fixtures	15	14	\$12,000
380	Mailboxes - Replace	(12) Clusters	20	19	\$31,000
501	Stucco Walls - Repair	Approx 28,000 Sq Ft	20	10	\$20,000
505	Stucco Walls - Repaint (Interior)	Approx 17,000 Sq Ft	6	4	\$8,000
525	Metal Fence/Gates - Replace	Approx 25 LF	35	7	\$4,000
540	Metal Surfaces - Repaint	Numerous Sq Ft	6	4	\$3,000
701	Monument - Remodel	(1) Monument	20	12	\$5,000
710	Entry System - Replace	(1) DoorKing	15	8	\$5,500
720	Vehicle Gates - Replace	(3) Vehicle, (2) Ped.	40	12	\$15,000
725	Gate Operators - Replace	(3) Max Controls	20	13	\$18,000
825	Landscape Granite - Replenish	Approx 26,000 Sq Ft	10	7	\$13,000
<b>POOL AREA</b>					
1102	Pool Fence - Replace	Approx 300 LF	28	14	\$27,000
1105	Pool Fence - Repaint	Approx 300 LF	6	4	\$3,000
1110	Storage Shed - Replace	(1) Tuff Shed	25	20	\$5,000
1145	Doors + Windows - Replace	(4) Doors, (22) Windows	40	12	\$30,000
1150	Pool Building - Major Remodel	(1) Pool Building	30	12	\$15,000
1152	Pool Building - Minor Remodel	(1) Pool Building	10	2	\$5,000
1160	Pool Building - Repaint	Approx 8,000 Sq Ft	12	4	\$5,000
1180	Pool Building Tile Roof - Refurbish	Approx 2,600 Sq Ft	25	14	\$20,000
1190	HVAC Unit - Replace	(1) Trane 3.5-Ton	15	10	\$9,500
1200	Pool Deck - Resurface	Approx 5,000 Sq Ft	25	6	\$30,000
1202	Pool Deck - Seal/Repair	Approx 5,000 Sq Ft	5	1	\$10,000
1206	Pool - Resurface	(1) Pool: ~190 LF	20	0	\$35,000
1210	Spa - Resurface	(1) Spa: ~50 LF	20	0	\$10,000
1220	Pool Furniture - Replace	(74) Assorted Pieces	12	2	\$15,000
1222	Pool Furniture - Refurbish	(74) Assorted Pieces	6	2	\$10,000
1250	Pool Filters - Replace	(2) TR140	15	6	\$6,000
1255	Pool Pump - Replace (A)	(1) IntelliFlo	12	6	\$3,000
1255	Pool Pump - Replace (B)	(1) IntelliFlo	12	11	\$3,000
1260	Pool Heater - Replace (A)	(1) Raypak 400,000 BTU	10	8	\$6,500
1260	Pool Heater - Replace (B)	(1) Raypak 400,000 BTU	10	3	\$6,500
1270	Spa Filter - Replace	(1) TR100	15	0	\$2,600
1275	Spa Pump - Replace (2018)	(1) IntelliFlo	12	6	\$2,000
1275	Spa Pumps - Replace	(2) Pumps	12	0	\$4,000
1280	Spa Heater - Replace	(1) Raypak 400,000 BTU	10	0	\$6,500



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>GROUNDS</b>								
103	Concrete - Repair	\$4,000	X	1	/	4	=	\$1,000
203	Asphalt - Repave (48th Place)	\$135,000	X	28	/	35	=	\$108,000
207	Asphalt - Repave (1/3)	\$240,000	X	36	/	50	=	\$172,800
207	Asphalt - Repave (2/3)	\$240,000	X	29	/	50	=	\$139,200
207	Asphalt - Repave (3/3)	\$240,000	X	22	/	50	=	\$105,600
212	Asphalt - Slurry Seal	\$115,000	X	2	/	8	=	\$28,750
218	Asphalt - Seal/Repair	\$40,000	X	4	/	4	=	\$40,000
250	Street Sign Posts - Replace	\$12,000	X	28	/	40	=	\$8,400
315	Community Lighting - Replace	\$12,000	X	1	/	15	=	\$800
380	Mailboxes - Replace	\$31,000	X	1	/	20	=	\$1,550
501	Stucco Walls - Repair	\$20,000	X	10	/	20	=	\$10,000
505	Stucco Walls - Repaint (Interior)	\$8,000	X	2	/	6	=	\$2,667
525	Metal Fence/Gates - Replace	\$4,000	X	28	/	35	=	\$3,200
540	Metal Surfaces - Repaint	\$3,000	X	2	/	6	=	\$1,000
701	Monument - Remodel	\$5,000	X	8	/	20	=	\$2,000
710	Entry System - Replace	\$5,500	X	7	/	15	=	\$2,567
720	Vehicle Gates - Replace	\$15,000	X	28	/	40	=	\$10,500
725	Gate Operators - Replace	\$18,000	X	7	/	20	=	\$6,300
825	Landscape Granite - Replenish	\$13,000	X	3	/	10	=	\$3,900
<b>POOL AREA</b>								
1102	Pool Fence - Replace	\$27,000	X	14	/	28	=	\$13,500
1105	Pool Fence - Repaint	\$3,000	X	2	/	6	=	\$1,000
1110	Storage Shed - Replace	\$5,000	X	5	/	25	=	\$1,000
1145	Doors + Windows - Replace	\$30,000	X	28	/	40	=	\$21,000
1150	Pool Building - Major Remodel	\$15,000	X	18	/	30	=	\$9,000
1152	Pool Building - Minor Remodel	\$5,000	X	8	/	10	=	\$4,000
1160	Pool Building - Repaint	\$5,000	X	8	/	12	=	\$3,333
1180	Pool Building Tile Roof - Refurbish	\$20,000	X	11	/	25	=	\$8,800
1190	HVAC Unit - Replace	\$9,500	X	5	/	15	=	\$3,167
1200	Pool Deck - Resurface	\$30,000	X	19	/	25	=	\$22,800
1202	Pool Deck - Seal/Repair	\$10,000	X	4	/	5	=	\$8,000
1206	Pool - Resurface	\$35,000	X	20	/	20	=	\$35,000
1210	Spa - Resurface	\$10,000	X	20	/	20	=	\$10,000
1220	Pool Furniture - Replace	\$15,000	X	10	/	12	=	\$12,500
1222	Pool Furniture - Refurbish	\$10,000	X	4	/	6	=	\$6,667
1250	Pool Filters - Replace	\$6,000	X	9	/	15	=	\$3,600
1255	Pool Pump - Replace (A)	\$3,000	X	6	/	12	=	\$1,500
1255	Pool Pump - Replace (B)	\$3,000	X	1	/	12	=	\$250
1260	Pool Heater - Replace (A)	\$6,500	X	2	/	10	=	\$1,300
1260	Pool Heater - Replace (B)	\$6,500	X	7	/	10	=	\$4,550
1270	Spa Filter - Replace	\$2,600	X	15	/	15	=	\$2,600
1275	Spa Pump - Replace (2018)	\$2,000	X	6	/	12	=	\$1,000
1275	Spa Pumps - Replace	\$4,000	X	12	/	12	=	\$4,000
1280	Spa Heater - Replace	\$6,500	X	10	/	10	=	\$6,500

# Component	Current Cost Estimate	x	Effective Age	/	Useful Life	=	Fully Funded Balance
							\$833,300

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>GROUNDS</b>				
103 Concrete - Repair	4	\$4,000	\$1,000	1.44 %
203 Asphalt - Repave (48th Place)	35	\$135,000	\$3,857	5.54 %
207 Asphalt - Repave (1/3)	50	\$240,000	\$4,800	6.90 %
207 Asphalt - Repave (2/3)	50	\$240,000	\$4,800	6.90 %
207 Asphalt - Repave (3/3)	50	\$240,000	\$4,800	6.90 %
212 Asphalt - Slurry Seal	8	\$115,000	\$14,375	20.66 %
218 Asphalt - Seal/Repair	4	\$40,000	\$10,000	14.37 %
250 Street Sign Posts - Replace	40	\$12,000	\$300	0.43 %
315 Community Lighting - Replace	15	\$12,000	\$800	1.15 %
380 Mailboxes - Replace	20	\$31,000	\$1,550	2.23 %
501 Stucco Walls - Repair	20	\$20,000	\$1,000	1.44 %
505 Stucco Walls - Repaint (Interior)	6	\$8,000	\$1,333	1.92 %
525 Metal Fence/Gates - Replace	35	\$4,000	\$114	0.16 %
540 Metal Surfaces - Repaint	6	\$3,000	\$500	0.72 %
701 Monument - Remodel	20	\$5,000	\$250	0.36 %
710 Entry System - Replace	15	\$5,500	\$367	0.53 %
720 Vehicle Gates - Replace	40	\$15,000	\$375	0.54 %
725 Gate Operators - Replace	20	\$18,000	\$900	1.29 %
825 Landscape Granite - Replenish	10	\$13,000	\$1,300	1.87 %
<b>POOL AREA</b>				
1102 Pool Fence - Replace	28	\$27,000	\$964	1.39 %
1105 Pool Fence - Repaint	6	\$3,000	\$500	0.72 %
1110 Storage Shed - Replace	25	\$5,000	\$200	0.29 %
1145 Doors + Windows - Replace	40	\$30,000	\$750	1.08 %
1150 Pool Building - Major Remodel	30	\$15,000	\$500	0.72 %
1152 Pool Building - Minor Remodel	10	\$5,000	\$500	0.72 %
1160 Pool Building - Repaint	12	\$5,000	\$417	0.60 %
1180 Pool Building Tile Roof - Refurbish	25	\$20,000	\$800	1.15 %
1190 HVAC Unit - Replace	15	\$9,500	\$633	0.91 %
1200 Pool Deck - Resurface	25	\$30,000	\$1,200	1.72 %
1202 Pool Deck - Seal/Repair	5	\$10,000	\$2,000	2.87 %
1206 Pool - Resurface	20	\$35,000	\$1,750	2.52 %
1210 Spa - Resurface	20	\$10,000	\$500	0.72 %
1220 Pool Furniture - Replace	12	\$15,000	\$1,250	1.80 %
1222 Pool Furniture - Refurbish	6	\$10,000	\$1,667	2.40 %
1250 Pool Filters - Replace	15	\$6,000	\$400	0.57 %
1255 Pool Pump - Replace (A)	12	\$3,000	\$250	0.36 %
1255 Pool Pump - Replace (B)	12	\$3,000	\$250	0.36 %
1260 Pool Heater - Replace (A)	10	\$6,500	\$650	0.93 %
1260 Pool Heater - Replace (B)	10	\$6,500	\$650	0.93 %
1270 Spa Filter - Replace	15	\$2,600	\$173	0.25 %
1275 Spa Pump - Replace (2018)	12	\$2,000	\$167	0.24 %
1275 Spa Pumps - Replace	12	\$4,000	\$333	0.48 %
1280 Spa Heater - Replace	10	\$6,500	\$650	0.93 %

43 Total Funded Components

\$69,576

100.00 %



# 30-Year Reserve Plan Summary

Report # 47163-0  
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		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$339,979	\$833,300	40.8 %	Medium	111.79 %	\$72,000	\$0	\$3,284	\$98,100
2025	\$317,163	\$828,919	38.3 %	Medium	8.00 %	\$77,760	\$0	\$3,525	\$10,300
2026	\$388,148	\$916,990	42.3 %	Medium	8.00 %	\$83,981	\$0	\$4,161	\$31,827
2027	\$444,463	\$987,746	45.0 %	Medium	8.00 %	\$90,699	\$0	\$4,863	\$11,474
2028	\$528,552	\$1,083,868	48.8 %	Medium	8.00 %	\$97,955	\$0	\$5,468	\$66,405
2029	\$565,571	\$1,128,644	50.1 %	Medium	8.00 %	\$105,792	\$0	\$6,213	\$0
2030	\$677,575	\$1,245,581	54.4 %	Medium	8.00 %	\$114,255	\$0	\$6,385	\$198,213
2031	\$600,003	\$1,164,358	51.5 %	Medium	3.50 %	\$118,254	\$0	\$5,658	\$191,860
2032	\$532,054	\$1,089,810	48.8 %	Medium	3.50 %	\$122,393	\$0	\$5,565	\$78,540
2033	\$581,472	\$1,132,388	51.3 %	Medium	3.50 %	\$126,677	\$0	\$6,478	\$0
2034	\$714,627	\$1,259,864	56.7 %	Medium	3.50 %	\$131,110	\$0	\$7,500	\$67,196
2035	\$786,041	\$1,324,757	59.3 %	Medium	3.50 %	\$135,699	\$0	\$8,460	\$23,532
2036	\$906,668	\$1,439,460	63.0 %	Medium	3.50 %	\$140,449	\$0	\$8,911	\$179,646
2037	\$876,382	\$1,399,783	62.6 %	Medium	3.50 %	\$145,364	\$0	\$9,354	\$35,979
2038	\$995,121	\$1,509,958	65.9 %	Medium	3.50 %	\$150,452	\$0	\$7,417	\$664,027
2039	\$488,963	\$979,706	49.9 %	Medium	3.50 %	\$155,718	\$0	\$5,643	\$10,283
2040	\$640,041	\$1,110,154	57.7 %	Medium	3.50 %	\$161,168	\$0	\$6,683	\$110,725
2041	\$697,168	\$1,144,410	60.9 %	Medium	3.50 %	\$166,809	\$0	\$7,734	\$21,487
2042	\$850,223	\$1,275,059	66.7 %	Medium	3.50 %	\$172,647	\$0	\$9,310	\$19,578
2043	\$1,012,602	\$1,415,147	71.6 %	Low	3.50 %	\$178,690	\$0	\$10,762	\$61,373
2044	\$1,140,681	\$1,520,049	75.0 %	Low	3.50 %	\$184,944	\$0	\$11,422	\$192,351
2045	\$1,144,696	\$1,496,960	76.5 %	Low	3.50 %	\$191,417	\$0	\$10,069	\$476,235
2046	\$869,947	\$1,184,661	73.4 %	Low	3.50 %	\$198,116	\$0	\$8,445	\$256,758
2047	\$819,750	\$1,093,054	75.0 %	Low	3.50 %	\$205,051	\$0	\$9,077	\$37,498
2048	\$996,379	\$1,228,656	81.1 %	Low	3.50 %	\$212,227	\$0	\$10,626	\$89,443
2049	\$1,129,790	\$1,319,065	85.7 %	Low	3.50 %	\$219,655	\$0	\$12,353	\$19,891
2050	\$1,341,908	\$1,488,196	90.2 %	Low	3.50 %	\$227,343	\$0	\$14,244	\$75,481
2051	\$1,508,014	\$1,609,644	93.7 %	Low	3.50 %	\$235,300	\$0	\$16,142	\$37,762
2052	\$1,721,694	\$1,778,223	96.8 %	Low	3.50 %	\$243,536	\$0	\$15,008	\$698,962
2053	\$1,281,276	\$1,275,599	100.4 %	Low	3.50 %	\$252,060	\$0	\$13,996	\$28,279

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$339,979	\$317,163	\$388,148	\$444,463	\$528,552
Annual Reserve Funding	\$72,000	\$77,760	\$83,981	\$90,699	\$97,955
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,284	\$3,525	\$4,161	\$4,863	\$5,468
<b>Total Income</b>	<b>\$415,263</b>	<b>\$398,448</b>	<b>\$476,290</b>	<b>\$540,026</b>	<b>\$631,976</b>
<b># Component</b>					
<b>GROUNDS</b>					
103 Concrete - Repair	\$0	\$0	\$0	\$4,371	\$0
203 Asphalt - Repave (48th Place)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (1/3)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (2/3)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (3/3)	\$0	\$0	\$0	\$0	\$0
212 Asphalt - Slurry Seal	\$0	\$0	\$0	\$0	\$0
218 Asphalt - Seal/Repair	\$40,000	\$0	\$0	\$0	\$45,020
250 Street Sign Posts - Replace	\$0	\$0	\$0	\$0	\$0
315 Community Lighting - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
505 Stucco Walls - Repaint (Interior)	\$0	\$0	\$0	\$0	\$9,004
525 Metal Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
540 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$3,377
701 Monument - Remodel	\$0	\$0	\$0	\$0	\$0
710 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
720 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
725 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
825 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>POOL AREA</b>					
1102 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1105 Pool Fence - Repaint	\$0	\$0	\$0	\$0	\$3,377
1110 Storage Shed - Replace	\$0	\$0	\$0	\$0	\$0
1145 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1150 Pool Building - Major Remodel	\$0	\$0	\$0	\$0	\$0
1152 Pool Building - Minor Remodel	\$0	\$0	\$5,305	\$0	\$0
1160 Pool Building - Repaint	\$0	\$0	\$0	\$0	\$5,628
1180 Pool Building Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
1190 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool Deck - Seal/Repair	\$0	\$10,300	\$0	\$0	\$0
1206 Pool - Resurface	\$35,000	\$0	\$0	\$0	\$0
1210 Spa - Resurface	\$10,000	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$15,914	\$0	\$0
1222 Pool Furniture - Refurbish	\$0	\$0	\$10,609	\$0	\$0
1250 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1255 Pool Pump - Replace (A)	\$0	\$0	\$0	\$0	\$0
1255 Pool Pump - Replace (B)	\$0	\$0	\$0	\$0	\$0
1260 Pool Heater - Replace (A)	\$0	\$0	\$0	\$0	\$0
1260 Pool Heater - Replace (B)	\$0	\$0	\$0	\$7,103	\$0
1270 Spa Filter - Replace	\$2,600	\$0	\$0	\$0	\$0
1275 Spa Pump - Replace (2018)	\$0	\$0	\$0	\$0	\$0
1275 Spa Pumps - Replace	\$4,000	\$0	\$0	\$0	\$0
1280 Spa Heater - Replace	\$6,500	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$98,100</b>	<b>\$10,300</b>	<b>\$31,827</b>	<b>\$11,474</b>	<b>\$66,405</b>
Ending Reserve Balance	\$317,163	\$388,148	\$444,463	\$528,552	\$565,571

<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
Starting Reserve Balance	\$565,571	\$677,575	\$600,003	\$532,054	\$581,472
Annual Reserve Funding	\$105,792	\$114,255	\$118,254	\$122,393	\$126,677
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,213	\$6,385	\$5,658	\$5,565	\$6,478
<b>Total Income</b>	<b>\$677,575</b>	<b>\$798,215</b>	<b>\$723,914</b>	<b>\$660,012</b>	<b>\$714,627</b>
<b># Component</b>					
<b>GROUNDS</b>					
103 Concrete - Repair	\$0	\$0	\$4,919	\$0	\$0
203 Asphalt - Repave (48th Place)	\$0	\$0	\$166,033	\$0	\$0
207 Asphalt - Repave (1/3)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (2/3)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (3/3)	\$0	\$0	\$0	\$0	\$0
212 Asphalt - Slurry Seal	\$0	\$137,316	\$0	\$0	\$0
218 Asphalt - Seal/Repair	\$0	\$0	\$0	\$50,671	\$0
250 Street Sign Posts - Replace	\$0	\$0	\$0	\$0	\$0
315 Community Lighting - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
505 Stucco Walls - Repaint (Interior)	\$0	\$0	\$0	\$0	\$0
525 Metal Fence/Gates - Replace	\$0	\$0	\$4,919	\$0	\$0
540 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
701 Monument - Remodel	\$0	\$0	\$0	\$0	\$0
710 Entry System - Replace	\$0	\$0	\$0	\$6,967	\$0
720 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
725 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
825 Landscape Granite - Replenish	\$0	\$0	\$15,988	\$0	\$0
<b>POOL AREA</b>					
1102 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1105 Pool Fence - Repaint	\$0	\$0	\$0	\$0	\$0
1110 Storage Shed - Replace	\$0	\$0	\$0	\$0	\$0
1145 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1150 Pool Building - Major Remodel	\$0	\$0	\$0	\$0	\$0
1152 Pool Building - Minor Remodel	\$0	\$0	\$0	\$0	\$0
1160 Pool Building - Repaint	\$0	\$0	\$0	\$0	\$0
1180 Pool Building Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
1190 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$35,822	\$0	\$0	\$0
1202 Pool Deck - Seal/Repair	\$0	\$11,941	\$0	\$0	\$0
1206 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Furniture - Refurbish	\$0	\$0	\$0	\$12,668	\$0
1250 Pool Filters - Replace	\$0	\$7,164	\$0	\$0	\$0
1255 Pool Pump - Replace (A)	\$0	\$3,582	\$0	\$0	\$0
1255 Pool Pump - Replace (B)	\$0	\$0	\$0	\$0	\$0
1260 Pool Heater - Replace (A)	\$0	\$0	\$0	\$8,234	\$0
1260 Pool Heater - Replace (B)	\$0	\$0	\$0	\$0	\$0
1270 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1275 Spa Pump - Replace (2018)	\$0	\$2,388	\$0	\$0	\$0
1275 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1280 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$0</b>	<b>\$198,213</b>	<b>\$191,860</b>	<b>\$78,540</b>	<b>\$0</b>
Ending Reserve Balance	\$677,575	\$600,003	\$532,054	\$581,472	\$714,627

<b>Fiscal Year</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
Starting Reserve Balance	\$714,627	\$786,041	\$906,668	\$876,382	\$995,121
Annual Reserve Funding	\$131,110	\$135,699	\$140,449	\$145,364	\$150,452
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,500	\$8,460	\$8,911	\$9,354	\$7,417
<b>Total Income</b>	<b>\$853,237</b>	<b>\$930,200</b>	<b>\$1,056,028</b>	<b>\$1,031,100</b>	<b>\$1,152,990</b>
<b># Component</b>					
<b>GROUND</b>					
103 Concrete - Repair	\$0	\$5,537	\$0	\$0	\$0
203 Asphalt - Repave (48th Place)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (1/3)	\$0	\$0	\$0	\$0	\$363,022
207 Asphalt - Repave (2/3)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (3/3)	\$0	\$0	\$0	\$0	\$0
212 Asphalt - Slurry Seal	\$0	\$0	\$0	\$0	\$173,948
218 Asphalt - Seal/Repair	\$0	\$0	\$57,030	\$0	\$0
250 Street Sign Posts - Replace	\$0	\$0	\$17,109	\$0	\$0
315 Community Lighting - Replace	\$0	\$0	\$0	\$0	\$18,151
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls - Repair	\$26,878	\$0	\$0	\$0	\$0
505 Stucco Walls - Repaint (Interior)	\$10,751	\$0	\$0	\$0	\$0
525 Metal Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
540 Metal Surfaces - Repaint	\$4,032	\$0	\$0	\$0	\$0
701 Monument - Remodel	\$0	\$0	\$7,129	\$0	\$0
710 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
720 Vehicle Gates - Replace	\$0	\$0	\$21,386	\$0	\$0
725 Gate Operators - Replace	\$0	\$0	\$0	\$26,434	\$0
825 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>POOL AREA</b>					
1102 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$40,840
1105 Pool Fence - Repaint	\$4,032	\$0	\$0	\$0	\$0
1110 Storage Shed - Replace	\$0	\$0	\$0	\$0	\$0
1145 Doors + Windows - Replace	\$0	\$0	\$42,773	\$0	\$0
1150 Pool Building - Major Remodel	\$0	\$0	\$21,386	\$0	\$0
1152 Pool Building - Minor Remodel	\$0	\$0	\$7,129	\$0	\$0
1160 Pool Building - Repaint	\$0	\$0	\$0	\$0	\$0
1180 Pool Building Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$30,252
1190 HVAC Unit - Replace	\$12,767	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool Deck - Seal/Repair	\$0	\$13,842	\$0	\$0	\$0
1206 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$22,689
1222 Pool Furniture - Refurbish	\$0	\$0	\$0	\$0	\$15,126
1250 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1255 Pool Pump - Replace (A)	\$0	\$0	\$0	\$0	\$0
1255 Pool Pump - Replace (B)	\$0	\$4,153	\$0	\$0	\$0
1260 Pool Heater - Replace (A)	\$0	\$0	\$0	\$0	\$0
1260 Pool Heater - Replace (B)	\$0	\$0	\$0	\$9,545	\$0
1270 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1275 Spa Pump - Replace (2018)	\$0	\$0	\$0	\$0	\$0
1275 Spa Pumps - Replace	\$0	\$0	\$5,703	\$0	\$0
1280 Spa Heater - Replace	\$8,735	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$67,196</b>	<b>\$23,532</b>	<b>\$179,646</b>	<b>\$35,979</b>	<b>\$664,027</b>
Ending Reserve Balance	\$786,041	\$906,668	\$876,382	\$995,121	\$488,963

<b>Fiscal Year</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
Starting Reserve Balance	\$488,963	\$640,041	\$697,168	\$850,223	\$1,012,602
Annual Reserve Funding	\$155,718	\$161,168	\$166,809	\$172,647	\$178,690
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,643	\$6,683	\$7,734	\$9,310	\$10,762
<b>Total Income</b>	<b>\$650,324</b>	<b>\$807,892</b>	<b>\$871,710</b>	<b>\$1,032,180</b>	<b>\$1,202,054</b>
# Component					
<b>GROUNDS</b>					
103 Concrete - Repair	\$6,232	\$0	\$0	\$0	\$7,014
203 Asphalt - Repave (48th Place)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (1/3)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (2/3)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (3/3)	\$0	\$0	\$0	\$0	\$0
212 Asphalt - Slurry Seal	\$0	\$0	\$0	\$0	\$0
218 Asphalt - Seal/Repair	\$0	\$64,188	\$0	\$0	\$0
250 Street Sign Posts - Replace	\$0	\$0	\$0	\$0	\$0
315 Community Lighting - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$54,359
501 Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
505 Stucco Walls - Repaint (Interior)	\$0	\$12,838	\$0	\$0	\$0
525 Metal Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
540 Metal Surfaces - Repaint	\$0	\$4,814	\$0	\$0	\$0
701 Monument - Remodel	\$0	\$0	\$0	\$0	\$0
710 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
720 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
725 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
825 Landscape Granite - Replenish	\$0	\$0	\$21,487	\$0	\$0
<b>POOL AREA</b>					
1102 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1105 Pool Fence - Repaint	\$0	\$4,814	\$0	\$0	\$0
1110 Storage Shed - Replace	\$0	\$0	\$0	\$0	\$0
1145 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1150 Pool Building - Major Remodel	\$0	\$0	\$0	\$0	\$0
1152 Pool Building - Minor Remodel	\$0	\$0	\$0	\$0	\$0
1160 Pool Building - Repaint	\$0	\$8,024	\$0	\$0	\$0
1180 Pool Building Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
1190 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool Deck - Seal/Repair	\$0	\$16,047	\$0	\$0	\$0
1206 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Furniture - Refurbish	\$0	\$0	\$0	\$0	\$0
1250 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1255 Pool Pump - Replace (A)	\$0	\$0	\$0	\$5,107	\$0
1255 Pool Pump - Replace (B)	\$0	\$0	\$0	\$0	\$0
1260 Pool Heater - Replace (A)	\$0	\$0	\$0	\$11,066	\$0
1260 Pool Heater - Replace (B)	\$0	\$0	\$0	\$0	\$0
1270 Spa Filter - Replace	\$4,051	\$0	\$0	\$0	\$0
1275 Spa Pump - Replace (2018)	\$0	\$0	\$0	\$3,405	\$0
1275 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1280 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$10,283</b>	<b>\$110,725</b>	<b>\$21,487</b>	<b>\$19,578</b>	<b>\$61,373</b>
Ending Reserve Balance	\$640,041	\$697,168	\$850,223	\$1,012,602	\$1,140,681

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$1,140,681	\$1,144,696	\$869,947	\$819,750	\$996,379
Annual Reserve Funding	\$184,944	\$191,417	\$198,116	\$205,051	\$212,227
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,422	\$10,069	\$8,445	\$9,077	\$10,626
Total Income	\$1,337,047	\$1,346,182	\$1,076,508	\$1,033,877	\$1,219,233
# Component					
<b>GROUNDS</b>					
103 Concrete - Repair	\$0	\$0	\$0	\$7,894	\$0
203 Asphalt - Repave (48th Place)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (1/3)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (2/3)	\$0	\$446,471	\$0	\$0	\$0
207 Asphalt - Repave (3/3)	\$0	\$0	\$0	\$0	\$0
212 Asphalt - Slurry Seal	\$0	\$0	\$220,352	\$0	\$0
218 Asphalt - Seal/Repair	\$72,244	\$0	\$0	\$0	\$81,312
250 Street Sign Posts - Replace	\$0	\$0	\$0	\$0	\$0
315 Community Lighting - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
505 Stucco Walls - Repaint (Interior)	\$0	\$0	\$15,329	\$0	\$0
525 Metal Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
540 Metal Surfaces - Repaint	\$0	\$0	\$5,748	\$0	\$0
701 Monument - Remodel	\$0	\$0	\$0	\$0	\$0
710 Entry System - Replace	\$0	\$0	\$0	\$10,855	\$0
720 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
725 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
825 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>POOL AREA</b>					
1102 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1105 Pool Fence - Repaint	\$0	\$0	\$5,748	\$0	\$0
1110 Storage Shed - Replace	\$9,031	\$0	\$0	\$0	\$0
1145 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1150 Pool Building - Major Remodel	\$0	\$0	\$0	\$0	\$0
1152 Pool Building - Minor Remodel	\$0	\$0	\$9,581	\$0	\$0
1160 Pool Building - Repaint	\$0	\$0	\$0	\$0	\$0
1180 Pool Building Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
1190 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool Deck - Seal/Repair	\$0	\$18,603	\$0	\$0	\$0
1206 Pool - Resurface	\$63,214	\$0	\$0	\$0	\$0
1210 Spa - Resurface	\$18,061	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Furniture - Refurbish	\$18,061	\$0	\$0	\$0	\$0
1250 Pool Filters - Replace	\$0	\$11,162	\$0	\$0	\$0
1255 Pool Pump - Replace (A)	\$0	\$0	\$0	\$0	\$0
1255 Pool Pump - Replace (B)	\$0	\$0	\$0	\$5,921	\$0
1260 Pool Heater - Replace (A)	\$0	\$0	\$0	\$0	\$0
1260 Pool Heater - Replace (B)	\$0	\$0	\$0	\$12,828	\$0
1270 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1275 Spa Pump - Replace (2018)	\$0	\$0	\$0	\$0	\$0
1275 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$8,131
1280 Spa Heater - Replace	\$11,740	\$0	\$0	\$0	\$0
Total Expenses	\$192,351	\$476,235	\$256,758	\$37,498	\$89,443
Ending Reserve Balance	\$1,144,696	\$869,947	\$819,750	\$996,379	\$1,129,790

<b>Fiscal Year</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
Starting Reserve Balance	\$1,129,790	\$1,341,908	\$1,508,014	\$1,721,694	\$1,281,276
Annual Reserve Funding	\$219,655	\$227,343	\$235,300	\$243,536	\$252,060
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,353	\$14,244	\$16,142	\$15,008	\$13,996
<b>Total Income</b>	<b>\$1,361,799</b>	<b>\$1,583,494</b>	<b>\$1,759,456</b>	<b>\$1,980,238</b>	<b>\$1,547,331</b>
<b># Component</b>					
<b>GROUNDS</b>					
103 Concrete - Repair	\$0	\$0	\$8,885	\$0	\$0
203 Asphalt - Repave (48th Place)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (1/3)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (2/3)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Repave (3/3)	\$0	\$0	\$0	\$549,103	\$0
212 Asphalt - Slurry Seal	\$0	\$0	\$0	\$0	\$0
218 Asphalt - Seal/Repair	\$0	\$0	\$0	\$91,517	\$0
250 Street Sign Posts - Replace	\$0	\$0	\$0	\$0	\$0
315 Community Lighting - Replace	\$0	\$0	\$0	\$0	\$28,279
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
505 Stucco Walls - Repaint (Interior)	\$0	\$0	\$0	\$18,303	\$0
525 Metal Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
540 Metal Surfaces - Repaint	\$0	\$0	\$0	\$6,864	\$0
701 Monument - Remodel	\$0	\$0	\$0	\$0	\$0
710 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
720 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
725 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
825 Landscape Granite - Replenish	\$0	\$0	\$28,877	\$0	\$0
<b>POOL AREA</b>					
1102 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1105 Pool Fence - Repaint	\$0	\$0	\$0	\$6,864	\$0
1110 Storage Shed - Replace	\$0	\$0	\$0	\$0	\$0
1145 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1150 Pool Building - Major Remodel	\$0	\$0	\$0	\$0	\$0
1152 Pool Building - Minor Remodel	\$0	\$0	\$0	\$0	\$0
1160 Pool Building - Repaint	\$0	\$0	\$0	\$11,440	\$0
1180 Pool Building Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
1190 HVAC Unit - Replace	\$19,891	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool Deck - Seal/Repair	\$0	\$21,566	\$0	\$0	\$0
1206 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$32,349	\$0	\$0	\$0
1222 Pool Furniture - Refurbish	\$0	\$21,566	\$0	\$0	\$0
1250 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1255 Pool Pump - Replace (A)	\$0	\$0	\$0	\$0	\$0
1255 Pool Pump - Replace (B)	\$0	\$0	\$0	\$0	\$0
1260 Pool Heater - Replace (A)	\$0	\$0	\$0	\$14,872	\$0
1260 Pool Heater - Replace (B)	\$0	\$0	\$0	\$0	\$0
1270 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1275 Spa Pump - Replace (2018)	\$0	\$0	\$0	\$0	\$0
1275 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1280 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$19,891</b>	<b>\$75,481</b>	<b>\$37,762</b>	<b>\$698,962</b>	<b>\$28,279</b>
<b>Ending Reserve Balance</b>	<b>\$1,341,908</b>	<b>\$1,508,014</b>	<b>\$1,721,694</b>	<b>\$1,281,276</b>	<b>\$1,519,052</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 #: 103 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Curbs, gutters, & walkways throughout community  
Funded?: Yes.

History: Installed in 1996. ~\$3,500 will be spent in 2023 for (23) trip hazard repairs.

Comments: There is no expectancy to completely replace the concrete. This component funds an allowance for periodic repairs and partial replacements as needed. Trip hazards, cracks, and pitting noted.

Useful Life:  
4 years

Remaining Life:  
3 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Allowance

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### Comp #: 203 Asphalt - Repave (48th Place)

Quantity: Approx 36,500 Sq Ft

Location: 48th Place - west end of community  
Funded?: Yes.

History: Installed in 1996.

Comments: Asphalt is older and worn. Reflective cracking is already visible in the slurry seal that was applied in 2022. HOA reports 48th Place will be the first street needing to be repaved, and has requested this to be scheduled in 2031. We have assigned a shorter useful life to 48th Place, to reflect the need for repaving this street the soonest.

Useful Life:  
35 years

Remaining Life:  
7 years



Best Case: \$ 135,000

Worst Case: \$ 135,000

Cost Source: AR Cost Database

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**Comp #: 207 Asphalt - Repave (1/3)**

**Quantity: ~33.33% of 196,500 Sq Ft**

Location: Streets & parking areas throughout community - excluding 48th Place

Funded?: Yes.

History: Installed in 1996.

Comments: Asphalt is older and worn. Reflective cracking is already visible in the slurry seal that was applied in 2022. HOA reportedly has no intentions of repaving most/all the community asphalt at one time, and has requested repaving be spread over multiple phases. An extended life span of the asphalt has been assigned (typical life span is approximately 30-35 years), to reflect the HOA's intentions of robust maintenance, which will include additional slurry seal applications. Failing to use additional slurry seal applications and robust maintenance will shorten the life span currently assigned. This component funds to repave ~1/3 of the community asphalt (excluding 48th Place).

Useful Life:  
50 years

Remaining Life:  
14 years



Best Case: \$ 240,000

Worst Case: \$ 240,000

Cost reflects repaving ~33.33% of 196,500  
Sq Ft

Cost Source: AR Cost Database

**Comp #: 207 Asphalt - Repave (2/3)**

**Quantity: ~33.33% of 196,500 Sq Ft**

Location: Streets & parking areas throughout community - excluding 48th Place

Funded?: Yes.

History: Installed in 1996.

Comments: Asphalt is older and worn. Reflective cracking is already visible in the slurry seal that was applied in 2022. HOA reportedly has no intentions of repaving most/all the community asphalt at one time, and has requested repaving be spread over multiple phases. An extended life span of the asphalt has been assigned (typical life span is approximately 30-35 years), to reflect the HOA's intentions of robust maintenance, which will include additional slurry seal applications. Failing to use additional slurry seal applications and robust maintenance will shorten the life span currently assigned. This component funds to repave ~1/3 of the community asphalt (excluding 48th Place).

Useful Life:  
50 years

Remaining Life:  
21 years



Best Case: \$ 240,000

Worst Case: \$ 240,000

Cost reflects repaving ~33.33% of 196,500  
Sq Ft

Cost Source: AR Cost Database

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**Comp #: 207 Asphalt - Repave (3/3)**

**Quantity: ~33.33% of 196,500 Sq Ft**

Location: Streets & parking areas throughout community - excluding 48th Place

Funded?: Yes.

History: Installed in 1996.

Comments: Asphalt is older and worn. Reflective cracking is already visible in the slurry seal that was applied in 2022. HOA reportedly has no intentions of repaving most/all the community asphalt at one time, and has requested repaving be spread over multiple phases. An extended life span of the asphalt has been assigned (typical life span is approximately 30-35 years), to reflect the HOA's intentions of robust maintenance, which will include additional slurry seal applications. Failing to use additional slurry seal applications and robust maintenance will shorten the life span currently assigned. This component funds to repave ~1/3 of the community asphalt (excluding 48th Place).

Useful Life:  
50 years

Remaining Life:  
28 years



Best Case: \$ 240,000

Worst Case: \$ 240,000

Cost reflects repaving ~33.33% of 196,500 Sq Ft

Cost Source: AR Cost Database

**Comp #: 212 Asphalt - Slurry Seal**

**Quantity: Approx 233,000 Sq Ft**

Location: Streets & parking areas throughout community

Funded?: Yes.

History: Slurry sealed in mid-2022 for ~\$94,400.

Comments: Slurry seal application is typically used to extend the life of older, worn asphalt. HOA reportedly plans to continue using slurry seal applications as part of the overall maintenance plan, although it is important to note too many slurry seal applications can raise the overall height of the asphalt above bordering curbs and gutters, which can lead to drainage issues. Additionally, manhole covers may require raising at some point as well, if the slurry seal application builds up too much.

Useful Life:  
8 years

Remaining Life:  
6 years



Best Case: \$ 115,000

Worst Case: \$ 115,000

Cost Source: Client Cost History



**Comp #: 218 Asphalt - Seal/Repair**

**Quantity: Approx 233,000 Sq Ft**

Location: Streets & parking areas throughout community

Funded?: Yes.

History: Asphalt has not been sealed since the slurry seal was applied in 2022.

Comments: Slurry seal is considered a new wear surface, and should be seal coated approximately 1-2 years after application. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:  
4 years

Remaining Life:  
0 years



Best Case: \$ 40,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

**Comp #: 250 Street Sign Posts - Replace**

**Quantity: Approx (15) Posts**

Location: Adjacent to streets throughout community

Funded?: Yes.

History: Installed in 1996.

Comments: This component funds for eventual replacement of the metal street sign posts. Long life span anticipated under normal circumstances.

Useful Life:  
40 years

Remaining Life:  
12 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database



**Comp #: 280 Street Lights - Replace**

**Quantity: Street Lights**

Location: Adjacent to streets throughout community

Funded?: No. Street lights have a tag on them indicating they are owned and maintained by APS.

History: Installed in 1996.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 315 Community Lighting - Replace**

**Quantity: (36) Fixtures**

Location: Common areas throughout community: Walkway paths, north perimeter pedestrian gate, trees adjacent to mailboxes

Funded?: Yes.

History: The community walking path lights and landscape lights will be replaced in 2023 for ~\$11,500.

Comments: Quantity includes (20) bollard lights (walkway paths), (8) wall sconces (north perimeter pedestrian gate), and (8) uprights (trees adjacent to mailboxes). This component funds for replacement again in the future.

Useful Life:  
15 years

Remaining Life:  
14 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: Client Cost History

**Comp #: 380 Mailboxes - Replace**

**Quantity: (12) Clusters**

Location: Adjacent to streets throughout community

Funded?: Yes.

History: Installed in 1996. Replacement will be completed in 2023 for ~\$29,500.

Comments: There are (11) 16-box clusters and (1) 8-box cluster. There are also (3) 2-box parcel lockers, which we assume will be removed when the new mailboxes with built-in parcel lockers are installed.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 31,000

Worst Case: \$ 31,000

Cost Source: Client Cost History

**Comp #: 501 Stucco Walls - Repair**

**Quantity: Approx 28,000 Sq Ft**

Location: Bordering common areas throughout community

Funded?: Yes.

History: Installed in 1996.

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

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 20,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

**Comp #: 505 Stucco Walls - Repaint (Interior)**

**Quantity: Approx 17,000 Sq Ft**

Location: Bordering interior common areas throughout community

Funded?: Yes.

History: Repainted in 2022 for ~\$12,500, which included painting the metal surfaces and pool fence as well.

Comments: Repaint periodically to maintain the appearance and to keep the surfaces properly sealed.

Useful Life:  
6 years

Remaining Life:  
4 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: Client Cost History

**Comp #: 505 Stucco Walls - Repaint (Perimeter)**

**Quantity: Approx 11,000 Sq Ft**

Location: Bordering perimeter of community

Funded?: No. The perimeter walls are reportedly the responsibility of the Triple Crown Master HOA to paint.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 515 Vinyl Split Fence - Replace**

**Quantity: Approx 210 LF**

Location: Perimeter of community

Funded?: No. This vinyl split rail fence is reportedly the responsibility of the Triple Crown Master HOA to maintain.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 525 Metal Fence/Gates - Replace**

**Quantity: Approx 25 LF**

Location: North & south perimeter of community: 4 panels adjacent to cul-de-sacs & 1 ped. gate

Funded?: Yes.

History: Installed in 1996.

Comments: No significant rust issues noted. This component funds for complete replacement eventually.

Useful Life:  
35 years

Remaining Life:  
7 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database



**Comp #: 540 Metal Surfaces - Repaint**

**Quantity: Numerous Sq Ft**

Location: Common areas throughout community: Perimeter metal fence/gates; Vehicle & pedestrian gates; Street sign posts  
Funded?: Yes.  
History: Repainted in 2022.

Comments: Observed to be appear uniform and in good shape. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:  
6 years

Remaining Life:  
4 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Client Cost History

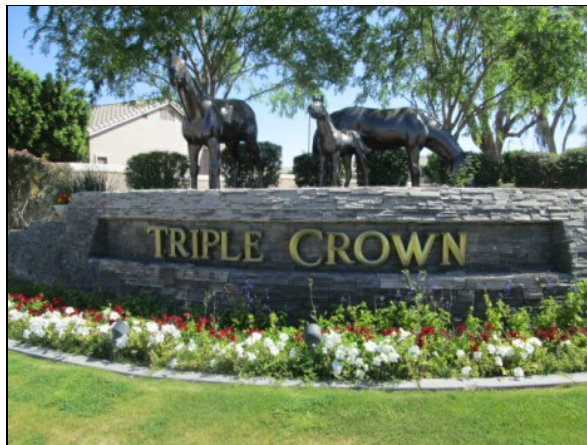
**Comp #: 701 Monument - Remodel**

**Quantity: (1) Monument**

Location: Southwest perimeter of community  
Funded?: No. This monument is reportedly the responsibility of the Triple Crown Master HOA to maintain.  
History:  
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 701 Monument - Remodel**

**Quantity: (1) Monument**

Location: Community entrance

Funded?: Yes.

History: We assume the monument lettering is not original from 1996. Mounting holes from previous lettering noted.

Comments: Expect a remodel again at some point to update and modernize the appearance. This may include replacing the lettering, plus repairs to the stone veneer wall and surrounding landscape updates.

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

**Comp #: 710 Entry System - Replace**

**Quantity: (1) DoorKing**

Location: Community entrance

Funded?: Yes.

History:

Comments: Observed to be functional and in fair shape. Decent amount of scratches and weathering noted. Future replacement should be anticipated.

Useful Life:  
15 years

Remaining Life:  
8 years



Best Case: \$ 5,500

Worst Case: \$ 5,500

Cost Source: AR Cost Database

**Comp #: 720 Vehicle Gates - Replace**

**Quantity: (3) Vehicle, (2) Ped.**

Location: Community entrance

Funded?: Yes.

History: Installed in 1996.

Comments: Long life component under normal circumstances. This component provides funding for replacement eventually, even if just for aesthetic purposes to maintain a modern appearance.

Useful Life:  
40 years

Remaining Life:  
12 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: AR Cost Database

**Comp #: 725 Gate Operators - Replace**

**Quantity: (3) Max Controls**

Location: Community entrance

Funded?: Yes.

History: Per the serial numbers, these operators were replaced around 2017. Originally installed in 1996.

Comments: Normal fading and wear evident. Observed to be functional with no problems reported. Model: Megatron 1400 HP, Serial: 092820172013.

Useful Life:  
20 years

Remaining Life:  
13 years



Best Case: \$ 18,000

Worst Case: \$ 18,000

Cost Source: AR Cost Database

**Comp #: 730 Strobe Detectors - Replace**

**Quantity: (2) Tomar**

Location: Community entrance

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

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 801 Irrigation System - Replace**

**Quantity: Lines, Valves, Sprinklers**

Location: Common areas throughout community

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

History: Installed in 1996.

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



**Comp #: 803 Irrigation Controllers - Replace**

**Quantity: (2) RainBird**

Location: Mounted to pool building; Mounted to wall adjacent to walking paths at center of community

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

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 805 Backflow Valves - Replace**

**Quantity: Approx (3) Valves**

Location: Adjacent to E Bluefield Ave & E Villa Theresa Dr; Greenbelt adjacent to pool area

Funded?: No. There is no expectancy for complete replacement. Individual replacement cost is under the Reserve threshold.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 825 Landscape Granite - Replenish**

**Quantity: Approx 63,000 Sq Ft**

Location: Perimeter of community

Funded?: No. The perimeter landscaping is reportedly the responsibility of the Triple Crown Master HOA to maintain.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 825 Landscape Granite - Replenish**

**Quantity: Approx 26,000 Sq Ft**

Location: Interior common areas throughout community

Funded?: Yes.

History:

Comments: Complete replacement of the landscape granite is not anticipated. Coverage will deplete over time, so this component funds an allowance to top dress the existing granite with a new 1" layer. Observed to be generally full and in good shape overall.

Useful Life:  
10 years

Remaining Life:  
7 years



Best Case: \$ 13,000

Worst Case: \$ 13,000

Cost Source: AR Cost Database

**Comp #: 835 Drywell - Inspect/Clean**

**Quantity: (1) Drywell**

Location: Greenbelt adjacent to the pool area

Funded?: No. Recommend inspecting and cleaning this single drywell periodically as-needed using Operating funds.

History: Installed in 1996.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 850 Trees - Trim/Replace**

**Quantity: Numerous Trees**

Location: Common areas throughout community

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

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

## POOL AREA

### Comp #: 1102 Pool Fence - Replace

Quantity: Approx 300 LF

Location: Perimeter of the pool & greenbelt areas

Funded?: Yes.

History: Per satellite imagery, replacement was likely completed in 2010 when the grass/sprinklers were moved away from the fence. Originally installed in 1996.

Comments: Observed to be stable and secure. No significant rust issues noted. This component funds for complete replacement eventually.

Useful Life:  
28 years

Remaining Life:  
14 years



Best Case: \$ 27,000

Worst Case: \$ 27,000

Add repaint for total cost

Cost Source: AR Cost Database

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### Comp #: 1105 Pool Fence - Repaint

Quantity: Approx 300 LF

Location: Perimeter of the pool & greenbelt areas

Funded?: Yes.

History: Repainted in 2022.

Comments: Observed to be appear uniform and in good shape. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:  
6 years

Remaining Life:  
4 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Client Cost History

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**Comp #: 1110 Storage Shed - Replace**

**Quantity: (1) Tuff Shed**

Location: Adjacent to the pool building

Funded?: Yes.

History: Per satellite imagery, shed was added in 2019.

Comments: Observed to be in nice shape. This component funds for future replacement.

Useful Life:  
25 years

Remaining Life:  
20 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

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**Comp #: 1145 Doors + Windows - Replace**

**Quantity: (4) Doors, (22) Windows**

Location: Pool building

Funded?: Yes.

History: Installed in 1996.

Comments: Long life span anticipated under normal circumstances. Replacement should still be anticipated eventually.

Useful Life:  
40 years

Remaining Life:  
12 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

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**Comp #: 1150 Pool Building - Major Remodel**

**Quantity: (1) Pool Building**

Location: Pool building

Funded?: Yes.

History: Installed in 1996.

Comments: This component funds for remodeling of the pool building eventually. This would potentially include remodeling the kitchen, BBQ area, restrooms, and/or fitness room. Pool building overall appears older and dated, but not abused. Allocated funds are not enough to remodel all of the items listed above; the HOA reportedly has no intentions of remodeling all of the pool building at one time. We have not completely removed funding, however, since we still feel it is necessary to plan for at least some renovations eventually.

Useful Life:  
30 years

Remaining Life:  
12 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Add minor remodel for total cost

Cost Source: AR Cost Allowance

**Comp #: 1152 Pool Building - Minor Remodel**

**Quantity: (1) Pool Building**

Location: Pool building

Funded?: Yes.

History:

Comments: This component funds for a periodic minor remodel of the pool building. This would include replacing the fitness room carpet and repainting the interior surfaces of the fitness room and restrooms. Some fitness equipment, light fixtures/ceiling fans, drinking fountain, etc. may need replacement during this time as well.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Allowance

**Comp #: 1160 Pool Building - Repaint**

**Quantity: Approx 8,000 Sq Ft**

Location: Exterior of the pool building; Perimeter stucco walls of the pool area, including the pool equipment enclosure walls  
Funded?: Yes.

History:

Comments: Repaint periodically to maintain the appearance and to keep the surfaces properly sealed. Repainting will reportedly be completed next in 2028 with the community stucco walls. Useful life is scheduled in order for painting of the pool building to occur every other time the community walls and fencing are painted.

Useful Life:  
12 years

Remaining Life:  
4 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

**Comp #: 1180 Pool Building Tile Roof - Refurbish**

**Quantity: Approx 2,600 Sq Ft**

Location: Rooftop of the pool building & community entrance structure

Funded?: Yes.

History: Reportedly refurbished around 2013. Originally installed in 1996.

Comments: There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed.

Useful Life:  
25 years

Remaining Life:  
14 years



Best Case: \$ 20,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

**Comp #: 1190 HVAC Unit - Replace**

**Quantity: (1) Trane 3.5-Ton**

Location: Ground mounted at pool building

Funded?: Yes.

History: Replaced in 2019. Previously original from 1996.

Comments: Model: 4TWR4042G1000AA, Serial: 1924459GBF, Mfg. Date: 06/2019.

Useful Life:  
15 years

Remaining Life:  
10 years



Best Case: \$ 9,500

Worst Case: \$ 9,500

Cost Source: AR Cost Database

**Comp #: 1200 Pool Deck - Resurface**

**Quantity: Approx 5,000 Sq Ft**

Location: Pool area

Funded?: Yes.

History: Assumed to be original from 1996.

Comments: This is an acrylic coating applied to an underlying concrete deck. This component funds to periodically grind off the existing deck coating and re-apply a new surface. Combined cost with the seal/repair component accounts for the total estimated resurface budget.

Useful Life:  
25 years

Remaining Life:  
6 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Add seal/repair for total cost

Cost Source: AR Cost Database



**Comp #: 1202 Pool Deck - Seal/Repair**

**Quantity: Approx 5,000 Sq Ft**

Location: Pool area

Funded?: Yes.

History:

Comments: This component funds to periodically patch cracks and seal/repair the deck to cover stains and restore the appearance. Some staining and oxidation noted, but still appears to be in fair shape overall.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

**Comp #: 1206 Pool - Resurface**

**Quantity: (1) Pool: ~190 LF**

Location: Pool area

Funded?: Yes.

History: Reportedly original from 1996.

Comments: Surfaces are pebble with waterline tiles. Observed to be older with staining and discoloration evident. Based on age and appearance, it would be prudent to plan for resurfacing soon.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 35,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

**Comp #: 1210 Spa - Resurface**

**Quantity: (1) Spa: ~50 LF**

Location: Pool area

Funded?: Yes.

History: Reportedly original from 1996.

Comments: Surfaces are pebble with waterline tiles. Observed to be older with staining and discoloration evident. Crack issue also noted. Based on age and appearance, it would be prudent to plan for resurfacing soon.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

**Comp #: 1220 Pool Furniture - Replace**

**Quantity: (74) Assorted Pieces**

Location: Pool area

Funded?: Yes.

History: Per satellite imagery, the pool furniture was replaced, or at least re-strapped, around 2014.

Comments: Pieces include (17) lounges, (32) chairs, (4) stools, (6) dining tables, (5) tea tables, (2) trash receptacles, (5) umbrella stands, and (3) umbrellas. Observed to be in fair shape overall. Longer life span has been assigned, assuming refurbish will be completed in-between complete replacement intervals.

Useful Life:  
12 years

Remaining Life:  
2 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Add refurbish for total cost

Cost Source: AR Cost Database

**Comp #: 1222 Pool Furniture - Refurbish**

**Quantity: (74) Assorted Pieces**

Location: Pool area

Funded?: Yes.

History:

Comments: This component funds an allowance to refurbish the pool furniture in-between complete replacement intervals. Refurbish would primarily include re-strapping the lounges, stools, and chairs. Replacement of the umbrellas will likely be needed at this time as well.

Useful Life:  
6 years

Remaining Life:  
2 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Allowance

**Comp #: 1250 Pool Filters - Replace**

**Quantity: (2) TR140**

Location: Pool/spa equipment enclosure

Funded?: Yes.

History: Replaced in 2015.

Comments: Fading and weathering evident. Assumed to be in fair shape. Future replacement should be anticipated. Mfg. Dates: 2015, Serial: 0101261150077V & 0101015150070D.

Useful Life:  
15 years

Remaining Life:  
6 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

**Comp #: 1255 Pool Pump - Replace (A)**

**Quantity: (1) IntelliFlo**

Location: Pool/spa equipment enclosure

Funded?: Yes.

History: Replaced in 2018.

Comments: Appears functional and in fair shape. Part No: 350305, Mfg. Date: 2018.

Useful Life:  
12 years

Remaining Life:  
6 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

**Comp #: 1255 Pool Pump - Replace (B)**

**Quantity: (1) IntelliFlo**

Location: Pool/spa equipment enclosure

Funded?: Yes.

History: Replaced in 2023.

Comments: Appears functional and in good shape. Part No: 011075, Mfg. Date: 2023.

Useful Life:  
12 years

Remaining Life:  
11 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

**Comp #: 1260 Pool Heater - Replace (A)**

**Quantity: (1) Raypak 400,000 BTU**

Location: Pool/spa equipment enclosure

Funded?: Yes.

History: Replaced in 2022.

Comments: Appears newer and in good shape. Future replacement should be anticipated. Model: BR406A, Serial: 2202537290.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: AR Cost Database

**Comp #: 1260 Pool Heater - Replace (B)**

**Quantity: (1) Raypak 400,000 BTU**

Location: Pool/spa equipment enclosure

Funded?: Yes.

History: Replaced in 2017.

Comments: Appears functional and in fair shape. Future replacement should be anticipated. Mode: CR406A, Serial: 1708449494.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: AR Cost Database



**Comp #: 1270 Spa Filter - Replace**

**Quantity: (1) TR100**

Location: Pool/spa equipment enclosure

Funded?: Yes.

History: Replaced in 2008.

Comments: Appears older and worn. Based on age and appearance, it would be prudent to plan for replacement soon. Mfg. Date: 09/2008, Serial: 0101270080041K.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 2,600

Worst Case: \$ 2,600

Cost Source: AR Cost Database

**Comp #: 1275 Spa Pump - Replace (2018)**

**Quantity: (1) IntelliFlo**

Location: Pool/spa equipment enclosure

Funded?: Yes.

History: Replaced in 2018.

Comments: Appears functional and in fair shape. Part No: 011056, Mfg. Date: 2018.

Useful Life:  
12 years

Remaining Life:  
6 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

**Comp #: 1275 Spa Pumps - Replace**

**Quantity: (2) Pumps**

Location: Pool/spa equipment enclosure

Funded?: Yes.

History:

Comments: It is unknown if these pumps are used for the spa, or what they service. Appear older and worn, and possibly not functional. This component funds for replacement.

Useful Life:  
12 years

Remaining Life:  
0 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

**Comp #: 1280 Spa Heater - Replace**

**Quantity: (1) Raypak 400,000 BTU**

Location: Pool/spa equipment enclosure

Funded?: Yes.

History: Replaced in 2013.

Comments: Appears older and weathered. Based on age and appearance, it would be prudent to plan for replacement soon.

Model: CR406A, Serial: 1312369899.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: AR Cost Database