



**RESERVE STUDY
FOR
TURTLE ROCK IV HOMEOWNERS ASSOCIATION**



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July 22, 2020



EXECUTIVE SUMMARY

TURTLE ROCK IV HOMEOWNERS ASSOCIATION

July 22, 2020

Starting Reserve Balance 1/1/2020	\$33,086
Projected Fully Funded Reserve Balance 1/1/2020	\$183,609
Percent Fully Funded 1/1/2020	18%
Current Annual Reserve Contribution	\$4,619

This study is based on the cash flow method of funding. This reserve analysis is based on an observation and assessment of the condition of the reserve fund based on a field assessment of the condition of the assets of the association, a projection of the useful life and remaining useful life of those assets, and the replacement costs for those assets. The general guideline used in our studies to determine whether the cost to replace or maintain an asset is paid from reserves or operations is if the replacement cost exceeds \$1000 it is included in reserves. That can be modified at the direction of the Board.

Following are some key points relative to your study:

1. The study has a fiscal year beginning date of 1/1/2020.
2. The study reflects a beginning balance for the reserve fund of \$33,086 and an annual contribution of \$4,619. The financial information was provided by the association and was not audited. As reflected by the Current Assessment Funding Model Projection in the report, the reserve fund is underfunded. Reserve funds are generally considered to be in a healthy condition if the reserve balance is at or above 70% of the fully funded balance.
3. Because of the underfunded condition based on the current funding, two Alternate Funding Models are included in the report for consideration by the Association.
 - a. The first model, entitled Alternate Funding Model, is based on a 15% increase of the total assessment every other year with all of the increase transferred to the reserve fund. The assessment increase results in contributions to the reserve fund of \$9,624 in 2021 & 2022; \$15,380 in 2023 & 2024; \$22,000 in 2025 & 2026; \$29,612 in 2027 & 2028, and \$38,367 in 2029 thru 2035 and then decreasing to \$20,000 in 2036 and following years.
 - b. The second model, entitled Alternate Funding Model 2, is based on special assessment of \$114,000 in 2021. The special assessment in addition to the current contribution of

\$4,619 provides for a total contribution of \$118,619 in 2021. The contribution is \$9,624 in 2022, \$15,380 in 2023 followed by an 5% annual increase in 2023 through 2034, and a decrease in the annual contribution to \$18,000 in 2037 and following years after the fund balance reaches a healthy condition.

4. The complete removal and replacement of the pavement is currently budgeted for 2034. Any change in that date, sooner or later, has a significant impact on the reserve fund. For that reason this study should be updated on a regular basis. Note that the study includes a 3% inflation on costs based on current construction cost indexes so some increase in funding over time is recommended to stay even with cost increase from inflation.
5. This study should be compared with the operating budget to make sure there are no overlaps or gaps of items in this study and in the operating budget.
6. The physical assessment of components was based on field reviews conducted on March 19, 2020. The field review consisted of on-site observations of common areas and facilities. During the site visit particular attention was devoted to assessing the condition of the pavement. Following is a summary of that assessment along with recommendations:
 - a. The asphalt pavement has significant block cracking with small scattered areas of alligator cracking. Some repair/patching has been done in the past. Block cracking typically occurs in asphalt pavement especially in thin layer pavements of residential streets and is not an indication of a structural failure. However the alligator cracking does indicate that there is or has been a structural failure of the supporting layers of the pavement below the asphalt. That failure may have cured itself, as in the case of poor compaction below the asphalt, or could be ongoing if it is the result of water intrusion that has weakened the subgrade below the asphalt. If it is an ongoing problem the asphalt will eventually become dislodged resulting in potholes. Except for small areas the pavement has not broken up and become dislodged.
 - b. Asphalt must be protected from UV rays and water intrusion. Both will destroy the binder that holds the asphalt together. Without surface protection the binder will be destroyed and the aggregate in the asphalt will come loose (ravel). The pavement is raveling in some areas from the lack of surface protection. The on-site observation is not a comprehensive quality inspection.
 - c. In addition to surface protection it is also important to keep cracks filled and sealed to prevent water from intruding to the base and subgrade. With crack filling and sealing Type II slurry seal should be applied. The slurry seal will fill the smaller cracks and fill the surface voids and control surface raveling. The slurry seal should go thru one hot season to cure and then be covered with high density mineral bond (HA5). HA5 has a useful life of 7 years.
 - d. Recommendations for the pavement repair/rehabilitation:
 - i. Repair some of the alligator cracked areas that are exhibiting the potential for breakup.
 - ii. Fill and seal cracks and apply Type II slurry seal to the entire paved area.
 - iii. Slurry seal needs one hot season to cure and then be covered with high density mineral bond (HA5.)
 - iv. Seal cracks and apply surface treatment (HA5) on a 7 year recurring cycle.
 - v. Include a component in the study to budget for potential eventual removal

and replacement of the pavement.

7. No sampling or destructive testing was performed. The on-site observation is not a comprehensive quality inspection. Quantification of assets was accomplished with a combination of on-site measurements, aerial photos and information provided by the association.
8. The consultant has no other involvement with the association that could be considered a conflict of interest. To our knowledge, there are no material issues that have not been disclosed that would cause a distortion of the association's reserve fund.

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Part One

Important Information

The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors and vendors and our own experience with local costs. We also may rely on various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional, if needed.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

This reserve analysis study is a reflection of information provided to or assembled by the consultant for the association's use, not for the purpose of performing an audit, quality/forensic analyses or background checks of historical records. Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues is deemed reliable by the consultant.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

FDReserve Studies would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis is prepared under the supervision of William A. Schlimgen PE, a registered professional engineer in Arizona with more than 10 years of experience in preparation of reserve studies and more than 40 years of engineering management, design, inspection and construction management experience.

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Part I

Document

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is by **assessing an adequate level of reserves** as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The second option is for the association to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "**special assessment**" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association

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considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major “reserve” expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association’s overall budget.

Types of Reserve Studies

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a “fund status” and “funding plan”.

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

The Reserve Study: A Physical and a Financial Analysis

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association’s major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

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Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next.

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance.

Budgeting is Normally Excluded

For expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for.

Financial Analysis

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Threshold and

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the Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Component Funding model is based upon the component methodology.

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Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding--Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age** divided by **Useful Life** the results multiplied by **Current Replacement Cost**

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The **Threshold Funding Model (Minimum Funding)**. The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.

The **Threshold Funding Model**. This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0).

The **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

The **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

Component Funding Model Distribution of Accumulated Reserves

The "Distribution of Accumulated Reserves Report" is a "Component Funding Model" calculation. This

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distribution **does not** apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can “fix” the accumulated reserve balance within the program on the individual asset’s detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component’s age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

Fully Funded Reserves = (Age/Useful Life) x Current Replacement Cost

The software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to “replenish” the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may

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be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under consideration.

Funding Reserves

Three assessment and contribution figures are provided in the report, the “Monthly Reserve Assessment Required”, the “Average Net Monthly Interest Earned” contribution and the “Total Monthly Allocation to Reserves.” The association should allocate the “Monthly Reserve Assessment Required” amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the “Total Monthly Allocation” to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association’s operating accounts as the reserve accounts are allocated only those moneys net of taxes.

Users’ Guide to your Reserve Analysis Study

Part II of your report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report.

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The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Thirty-year projections add to the usefulness of your reserve analysis study.

Definitions

Report I.D.

Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending

The budgetary year for which the report is prepared. For associations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases

If applicable, the number of units and/or phases included in this version of the report.

Inflation

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase

This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

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Investment Yield Before Taxes

The average interest rate anticipated by the association based upon its current investment practices.

Taxes on Interest Yield

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age

Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

Monthly Assessment

The assessment to reserves required by the association each month.

Interest Contribution (After Taxes)

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly Allocation

The sum of the monthly assessment and interest contribution figures.

Group and Category

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated

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replacement cycles for future replacements.

Estimated Remaining Life

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

Replacement Year

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value

The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement

Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

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A Multi-Purpose Tool

Your Report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

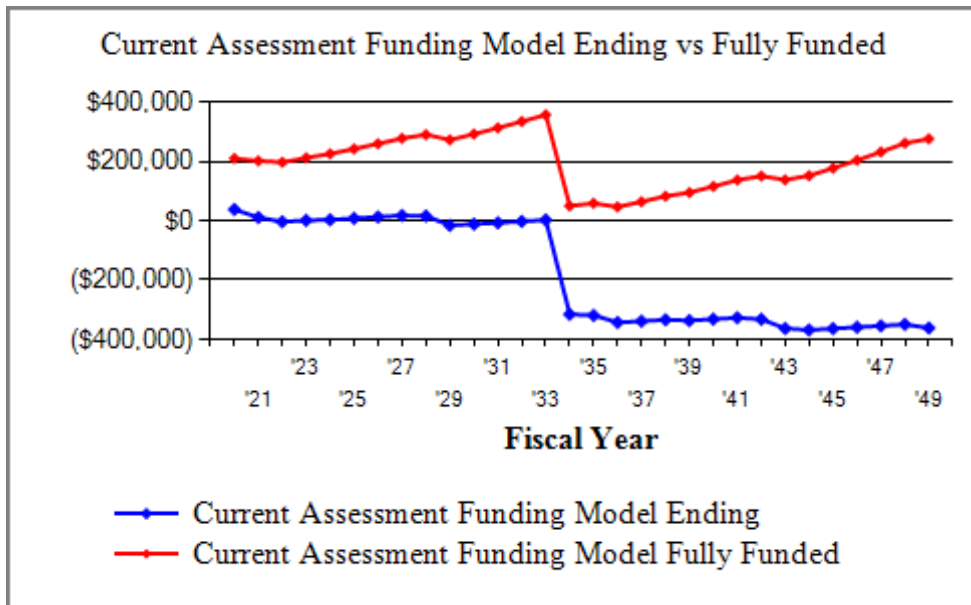
In addition, your reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- The reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your Report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- Since the reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.

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Current Assessment Funding Model Summary

Report Date	July 22, 2020
Budget Year Beginning	January 1, 2020
Budget Year Ending	December 31, 2020
Total Units	76

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	0.00%
Interest Rate on Reserve Deposit	1.00%
Tax Rate on Interest	30.00%
2020 Beginning Balance	\$33,086



<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Month Contribution	\$384.92
<i>\$5.06 per unit monthly</i>	
Average Net Month Interest Earned	\$20.82
Total Month Allocation to Reserves	\$405.74
<i>\$5.34 per unit monthly</i>	

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Current Assessment Funding Model Projection

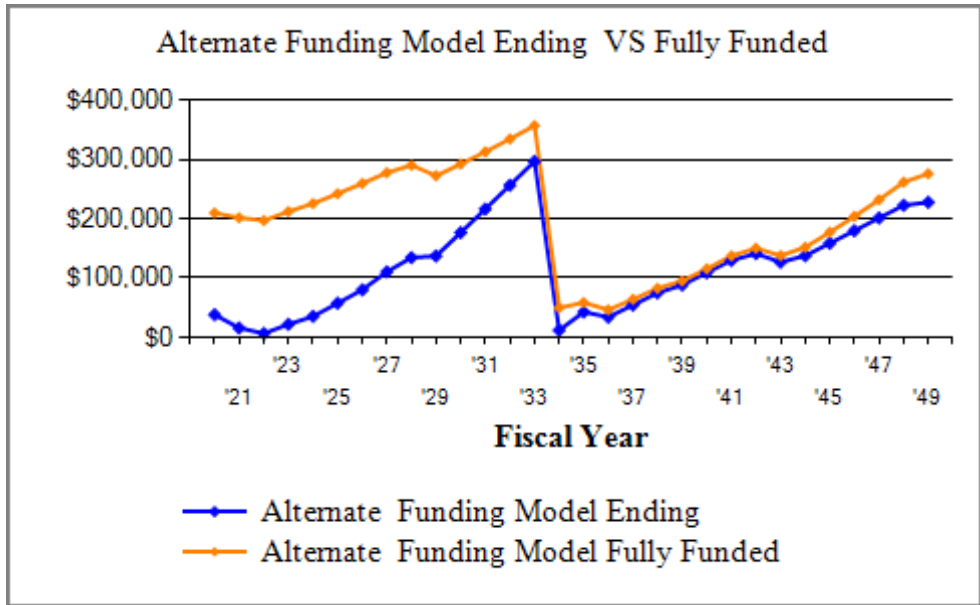
Beginning Balance: \$33,086

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2020	277,530	4,619	250		37,955	209,556	18%
2021	285,856	4,619	60	31,930	10,704	201,531	5%
2022	264,726	4,619		19,033	-3,710	196,909	
2023	272,668	4,619			909	212,019	0%
2024	280,848	4,619	8	2,251	3,285	225,541	1%
2025	289,274	4,619	41		7,945	242,070	3%
2026	297,952	4,619	73		12,637	259,389	5%
2027	306,890	4,619	106		17,363	277,529	6%
2028	316,097	4,619	95	6,334	15,743	290,083	5%
2029	325,580	4,619		36,521	-16,159	272,364	
2030	335,347	4,619			-11,540	292,065	
2031	345,408	4,619			-6,921	312,703	
2032	355,770	4,619			-2,302	334,317	
2033	366,443	4,619	1		2,319	356,946	1%
2034	377,437	4,619		323,089	-316,152	49,721	
2035	388,760	4,619		7,790	-319,322	58,483	
2036	400,422	4,619		28,788	-343,492	46,338	
2037	412,435	4,619			-338,873	63,954	
2038	424,808	4,619			-334,254	82,584	
2039	437,552	4,619		7,189	-336,824	94,870	
2040	450,679	4,619			-332,205	115,446	
2041	464,199	4,619			-327,586	137,171	
2042	478,125	4,619		9,581	-332,548	150,228	
2043	492,469	4,619		35,406	-363,335	137,640	
2044	507,243	4,619		9,839	-368,555	151,789	
2045	522,460	4,619			-363,936	177,101	
2046	538,134	4,619			-359,317	203,794	
2047	554,278	4,619			-354,698	231,930	
2048	570,907	4,619			-350,079	261,571	
2049	588,034	4,619		16,496	-361,956	275,790	

**TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Alternate Funding Model Summary**

Report Date	July 22, 2020
Budget Year Beginning	January 1, 2020
Budget Year Ending	December 31, 2020
Total Units	76

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	1.00%
Tax Rate on Interest	30.00%
2020 Beginning Balance	\$33,086



The Alternate Funding Model is based on annual contributions to the reserve fund of \$9,624 in 2021 & 2022; \$15,380 in 2023 & 2024; \$22,000 in 2025 & 2026; \$29,612 in 2027 & 2028, and \$38,367 in 2029 thru 2035 and then decreasing to \$20,000 in 2036 and following years.

<i>Alternate Funding Model Summary of Calculations</i>	
Required Month Contribution <i>\$5.06 per unit monthly</i>	\$384.92
Average Net Month Interest Earned	<u>\$20.82</u>
Total Month Allocation to Reserves <i>\$5.34 per unit monthly</i>	\$405.74

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Alternate Funding Model Projection

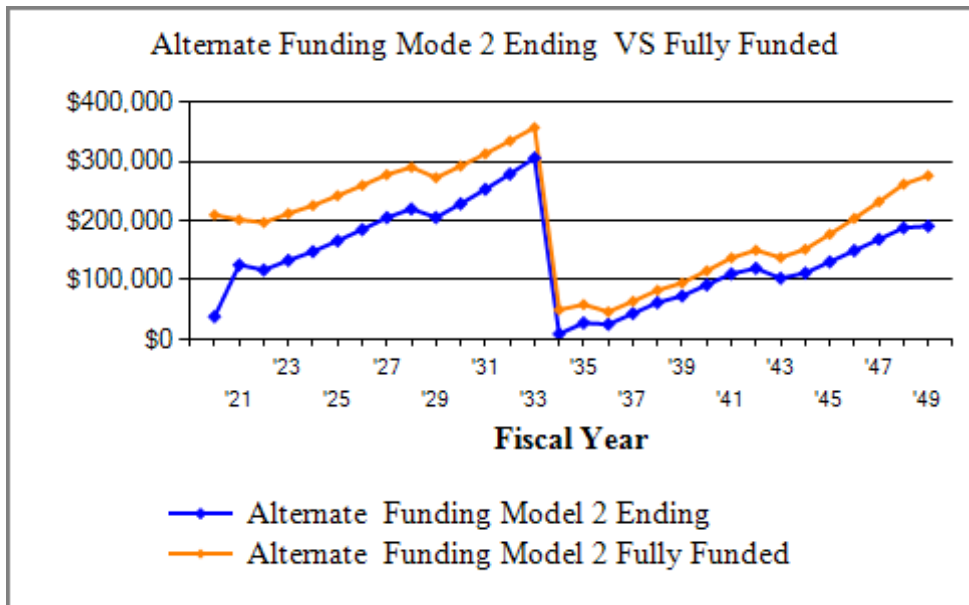
Beginning Balance: \$33,086

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2020	277,530	4,619	250		37,955	209,556	18%
2021	285,856	9,624	79	31,930	15,728	201,531	8%
2022	264,726	9,624	13	19,033	6,333	196,909	3%
2023	272,668	15,380	103		21,816	212,019	10%
2024	280,848	15,380	196	2,251	35,140	225,541	16%
2025	289,274	22,000	330		57,471	242,070	24%
2026	297,952	22,000	487		79,958	259,389	31%
2027	306,890	29,612	674		110,244	277,529	40%
2028	316,097	29,612	842	6,334	134,364	290,083	46%
2029	325,580	38,367	833	36,521	137,044	272,364	50%
2030	335,347	38,367	1,108		176,519	292,065	60%
2031	345,408	38,367	1,385		216,271	312,703	69%
2032	355,770	38,367	1,665		256,303	334,317	77%
2033	366,443	38,367	1,946		296,615	356,946	83%
2034	377,437	38,367		323,089	11,893	49,721	24%
2035	388,760	38,367	175	7,790	42,645	58,483	73%
2036	400,422	20,000	173	28,788	34,030	46,338	73%
2037	412,435	20,000	315		54,345	63,954	85%
2038	424,808	20,000	458		74,802	82,584	91%
2039	437,552	20,000	551	7,189	88,164	94,870	93%
2040	450,679	20,000	695		108,859	115,446	94%
2041	464,199	20,000	840		129,699	137,171	95%
2042	478,125	20,000	920	9,581	141,038	150,228	94%
2043	492,469	20,000	818	35,406	126,450	137,640	92%
2044	507,243	20,000	895	9,839	137,506	151,789	91%
2045	522,460	20,000	1,042		158,548	177,101	90%
2046	538,134	20,000	1,189		179,737	203,794	88%
2047	554,278	20,000	1,338		201,076	231,930	87%
2048	570,907	20,000	1,488		222,564	261,571	85%
2049	588,034	20,000	1,523	16,496	227,591	275,790	83%

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Alternate Funding Model 2 Summary

Report Date	July 22, 2020
Budget Year Beginning	January 1, 2020
Budget Year Ending	December 31, 2020
Total Units	76

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	1.00%
Tax Rate on Interest	30.00%
2020 Beginning Balance	\$33,369



This Alternate Funding Model is based on special assessment of \$114,000 in 2021. The special assessment in addition to the current contribution of \$4,619 provides for a total contribution of \$118,619 in 2021. The contribution in 2022 is \$9,624 followed by an 8% annual increase in 2023 through 2033.

Alternate Funding Model 2 Summary of Calculations

Required Month Contribution	\$384.92
<i>\$5.06 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$20.99</u>
Total Month Allocation to Reserves	\$405.91
<i>\$5.34 per unit monthly</i>	

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Alternate Funding Model 2 Projection

Beginning Balance: \$33,369

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2020	277,530	4,619	252		38,240	209,556	18%
2021	285,856	118,619	495	31,930	125,424	201,531	62%
2022	264,726	9,624	784	19,033	116,799	196,909	59%
2023	272,668	15,380	879		133,058	212,019	63%
2024	280,848	16,149	980	2,251	147,936	225,541	66%
2025	289,274	16,956	1,103		165,995	242,070	69%
2026	297,952	17,804	1,233		185,033	259,389	71%
2027	306,890	18,694	1,370		205,098	277,529	74%
2028	316,097	19,629	1,470	6,334	219,864	290,083	76%
2029	325,580	20,611	1,366	36,521	205,320	272,364	75%
2030	335,347	21,641	1,524		228,485	292,065	78%
2031	345,408	22,723	1,691		252,899	312,703	81%
2032	355,770	23,859	1,867		278,625	334,317	83%
2033	366,443	25,052	2,052		305,729	356,946	86%
2034	377,437	26,305		323,089	8,945	49,721	18%
2035	388,760	26,305	108	7,790	27,569	58,483	47%
2036	400,422	26,305	91	28,788	25,176	46,338	54%
2037	412,435	18,000	245		43,422	63,954	68%
2038	424,808	18,000	373		61,795	82,584	75%
2039	437,552	18,000	452	7,189	73,058	94,870	77%
2040	450,679	18,000	581		91,639	115,446	79%
2041	464,199	18,000	712		110,351	137,171	80%
2042	478,125	18,000	776	9,581	119,546	150,228	80%
2043	492,469	18,000	659	35,406	102,800	137,640	75%
2044	507,243	18,000	721	9,839	111,682	151,789	74%
2045	522,460	18,000	853		130,535	177,101	74%
2046	538,134	18,000	985		149,520	203,794	73%
2047	554,278	18,000	1,118		168,638	231,930	73%
2048	570,907	18,000	1,253		187,891	261,571	72%
2049	588,034	18,000	1,272	16,496	190,667	275,790	69%

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Asset Summary Report

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Asphalt									
Asphalt - Remove & Replace Asset ID: 1014	1984	2034	171,600	40	10	14	259,560	78000 @	2.20
Asphalt - Slurry Seal Asset ID: 1012	2021	2021	28,000	1	0	1	28,840	1 @	28,000.00
Asphalt - Surface Treatment Asset ID: 1013	2022	2022	17,940	7	0	2	19,033	78000 @	0.23
Painting									
Stucco Block Walls - Paint Asset ID: 1004	2021	2021	3,000	7	0	1	3,090	1 @	3,000.00
Fencing/Security									
Brick & Stucco Walls - Repair Asset ID: 1002	2019	2028	2,000	7	2	8	2,534	1 @	2,000.00
Lighting									
Lighting - Replace Asset ID: 1005	1984	2029	8,050	30	15	9	10,503	23 @	350.00
Equipment									
Backflow Preventers - Replace Asset ID: 1008	2019	2039	2,100	20	0	19	3,682	1 @	2,100.00
Irrigation System - Replace Asset ID: 1011	1984	2034	40,000	35	15	14	60,504	1 @	40,000.00
Grounds Components									
Concrete Components - Repair Asset ID: 1009	2019	2024	2,000	5	0	4	2,251	1 @	2,000.00
Signs									
Monument - Refurbish Asset ID: 1001	1001	Unfunded							
Street Signs - Replace Asset ID: 1010	1984	2044	2,840	20	40	24	5,773	8 @	355.00

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Detail Report by Category

Asphalt - Remove & Replace

		78,000 SF	@ \$2.20
Asset ID	1014	Asset Actual Cost	\$171,600.00
	Streets	Percent Replacement	100%
Category	Asphalt	Future Cost	\$259,560.40
Placed in Service	January 1984		
Useful Life	40		
Adjustment	10		
Replacement Year	2034		
Remaining Life	14		



This component is for the eventual replacement of the pavement. Future updates of this study should continue to evaluate the condition of the pavement and make appropriate adjustments.

Asphalt - Slurry Seal

		1 LS	@ \$28,000.00
Asset ID	1012	Asset Actual Cost	\$28,000.00
	Streets	Percent Replacement	100%
Category	Asphalt	Future Cost	\$28,840.00
Placed in Service	May 2021		
Useful Life	1		
Replacement Year	2021		
Remaining Life	1		

**TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Detail Report by Category**

Asphalt - Slurry Seal continued...



Fair condition. This component is for application of Type II slurry seal.

Asphalt - Surface Treatment

		78,000 SF	@ \$0.23
Asset ID	1013	Asset Actual Cost	\$17,940.00
	Streets	Percent Replacement	100%
Category	Asphalt	Future Cost	\$19,032.55
Placed in Service	July 2022		
Useful Life	7		
Replacement Year	2022		
Remaining Life	2		

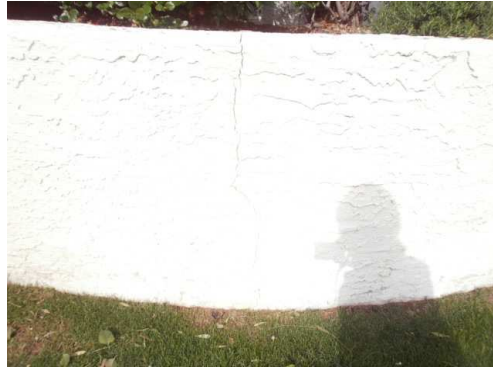


Fair condition. Application of HA5 (High Density Mineral Bond) in 2021 following slurry seal. Asphalt needs to be covered to maintain on a regular basis. HA5 has a useful life of 7 years.

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Detail Report by Category

Stucco Block Walls - Paint

		1 LS	@ \$3,000.00
Asset ID	1004	Asset Actual Cost	\$3,000.00
	Grounds	Percent Replacement	100%
Category	Painting	Future Cost	\$3,090.00
Placed in Service	June 2021		
Useful Life	7		
Replacement Year	2021		
Remaining Life	1		



Poor condition. Painted stucco walls located at entrances and throughout community. Includes walls and monument lettering.

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Detail Report by Category

Brick & Stucco Walls - Repair

		1 LS	@ \$2,000.00
Asset ID	1002	Asset Actual Cost	\$2,000.00
	Grounds	Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$2,533.54
Placed in Service	June 2019		
Useful Life	7		
Adjustment	2		
Replacement Year	2028		
Remaining Life	8		



Good condition. Block entrance walls along common areas. This component is for repairs in conjunction with painting of the walls.

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Detail Report by Category

Lighting - Replace

		23 EA	@ \$350.00
Asset ID	1005	Asset Actual Cost	\$8,050.00
	Grounds	Percent Replacement	100%
Category	Lighting	Future Cost	\$10,503.42
Placed in Service	January 1984		
Useful Life	30		
Adjustment	15		
Replacement Year	2029		
Remaining Life	9		



Fair condition. Decorative lights on top of block walls located throughout community.

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Detail Report by Category

Backflow Preventers - Replace

		1 LS	@ \$2,100.00
Asset ID	1008	Asset Actual Cost	\$2,100.00
	Grounds	Percent Replacement	100%
Category	Equipment	Future Cost	\$3,682.36
Placed in Service	July 2019		
Useful Life	20		
Replacement Year	2039		
Remaining Life	19		



Working condition. Install date unknown. In service date based on physical appearance.

//{{CalcMarker (DON'T EDIT!)}

1 - Febco 2" 765	@	\$1,400.00 =	\$1,400.00
1 - Febco 1" 765	@	\$700.00 =	<u>\$700.00</u>
		Total =	\$2,100.00

//}}CalcMarker (DON'T EDIT!)

Irrigation System - Replace

		1 LS	@ \$40,000.00
Asset ID	1011	Asset Actual Cost	\$40,000.00
	Grounds	Percent Replacement	100%
Category	Equipment	Future Cost	\$60,503.59
Placed in Service	January 1984		
Useful Life	35		
Adjustment	15		
Replacement Year	2034		
Remaining Life	14		

Since the irrigation system is underground it is not accessible to evaluate its condition. Landscape contractor indicates that the system is PVC and in good condition and estimates the

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Detail Report by Category

Irrigation System - Replace continued...

replacement cost would be approximately \$40,000.

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Detail Report by Category

Concrete Components - Repair

			1 LS	@ \$2,000.00
Asset ID	1009	Asset Actual Cost		\$2,000.00
	Grounds	Percent Replacement		100%
Category	Grounds Components	Future Cost		\$2,251.02
Placed in Service	June 2019			
Useful Life	5			
Replacement Year	2024			
Remaining Life	4			



Good condition. Noted some cracking minimal and some repair work performed. Includes sidewalks and curbing.

**TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Detail Report by Category**

Monument - Refurbish

		2 EA	@ \$2,500.00
Asset ID	1001	Asset Actual Cost	\$5,000.00
	Grounds	Percent Replacement	100%
Category	Signs	Future Cost	\$5,627.54
Placed in Service	January 1984		
Useful Life	40		
Replacement Year	2024		
Remaining Life	4		



Good condition. Aluminum lettering " Turtle Rock IV". Recommend painting soon to preserve included with price of stucco wall painting see ID 1004.

Street Signs - Replace

		8 EA	@ \$355.00
Asset ID	1010	Asset Actual Cost	\$2,840.00
	Grounds	Percent Replacement	100%
Category	Signs	Future Cost	\$5,773.13
Placed in Service	January 1984		
Useful Life	20		
Adjustment	40		
Replacement Year	2044		
Remaining Life	24		

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Detail Report by Category

Street Signs - Replace continued...



Good condition.

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Category Detail Index

Asset ID	Description	Replacement	Page
Asphalt			
1014	Asphalt - Remove & Replace	2034	2-8
1012	Asphalt - Slurry Seal	2021	2-8
1013	Asphalt - Surface Treatment	2022	2-9
Painting			
1004	Stucco Block Walls - Paint	2021	2-10
Fencing/Security			
1002	Brick & Stucco Walls - Repair	2028	2-11
Lighting			
1005	Lighting - Replace	2029	2-12
Equipment			
1008	Backflow Preventers - Replace	2039	2-13
1011	Irrigation System - Replace	2034	2-13
Grounds Components			
1009	Concrete Components - Repair	2024	2-15
Signs			
1001	Monument - Refurbish	Unfunded	2-16
1010	Street Signs - Replace	2044	2-16
	Total Funded Assets	10	
	Total Unfunded Assets	<u>1</u>	
	Total Assets	11	

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
<i>No Replacement in 2020</i>	
Replacement Year 2021	
Asphalt	
1012 Asphalt - Slurry Seal	28,840
Painting	
1004 Stucco Block Walls - Paint	3,090
Total for 2021	<u>\$31,930</u>
Replacement Year 2022	
Asphalt	
1013 Asphalt - Surface Treatment	19,033
Total for 2022	<u>\$19,033</u>
<i>No Replacement in 2023</i>	
Replacement Year 2024	
Grounds Components	
1009 Concrete Components - Repair	2,251
Total for 2024	<u>\$2,251</u>
<i>No Replacement in 2025</i>	
<i>No Replacement in 2026</i>	
<i>No Replacement in 2027</i>	
Replacement Year 2028	
Painting	
1004 Stucco Block Walls - Paint	3,800
Fencing/Security	
1002 Brick & Stucco Walls - Repair	2,534
Total for 2028	<u>\$6,334</u>
Replacement Year 2029	
Asphalt	
1013 Asphalt - Surface Treatment	23,408

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2029 continued...</i>	
Lighting	
1005 Lighting - Replace	10,503
Grounds Components	
1009 Concrete Components - Repair	2,610
Total for 2029	<u>\$36,521</u>
 <i>No Replacement in 2030</i>	
<i>No Replacement in 2031</i>	
<i>No Replacement in 2032</i>	
<i>No Replacement in 2033</i>	
 Replacement Year 2034	
Asphalt	
1014 Asphalt - Remove & Replace	259,560
Equipment	
1011 Irrigation System - Replace	60,504
Grounds Components	
1009 Concrete Components - Repair	3,025
Total for 2034	<u>\$323,089</u>
 Replacement Year 2035	
Painting	
1004 Stucco Block Walls - Paint	4,674
Fencing/Security	
1002 Brick & Stucco Walls - Repair	3,116
Total for 2035	<u>\$7,790</u>
 Replacement Year 2036	
Asphalt	
1013 Asphalt - Surface Treatment	28,788
Total for 2036	<u>\$28,788</u>
 <i>No Replacement in 2037</i>	
<i>No Replacement in 2038</i>	

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2039	
Equipment	
1008 Backflow Preventers - Replace	3,682
Grounds Components	
1009 Concrete Components - Repair	3,507
Total for 2039	<u>\$7,189</u>
<i>No Replacement in 2040</i>	
<i>No Replacement in 2041</i>	
Replacement Year 2042	
Painting	
1004 Stucco Block Walls - Paint	5,748
Fencing/Security	
1002 Brick & Stucco Walls - Repair	3,832
Total for 2042	<u>\$9,581</u>
Replacement Year 2043	
Asphalt	
1013 Asphalt - Surface Treatment	35,406
Total for 2043	<u>\$35,406</u>
Replacement Year 2044	
Grounds Components	
1009 Concrete Components - Repair	4,066
Signs	
1010 Street Signs - Replace	5,773
Total for 2044	<u>\$9,839</u>
<i>No Replacement in 2045</i>	
<i>No Replacement in 2046</i>	
<i>No Replacement in 2047</i>	
<i>No Replacement in 2048</i>	
Replacement Year 2049	
Painting	
1004 Stucco Block Walls - Paint	7,070

TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2049 continued...</i>	
Fencing/Security	
1002 Brick & Stucco Walls - Repair	4,713
Grounds Components	
1009 Concrete Components - Repair	4,713
Total for 2049	<u>\$16,496</u>

**TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Spread Sheet**

ID Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Asphalt										
1014 Asphalt - Remove & Replace										
1012 Asphalt - Slurry Seal		28,840								
1013 Asphalt - Surface Treatment			19,033							23,408
Asphalt Total:		28,840	19,033							23,408
Painting										
1004 Stucco Block Walls - Paint		3,090							3,800	
Painting Total:		3,090							3,800	
Fencing/Security										
1002 Brick & Stucco Walls - Repair									2,534	
Fencing/Security Total:									2,534	
Lighting										
1005 Lighting - Replace										10,503
Lighting Total:										10,503
Equipment										
1008 Backflow Preventers - Replace										
1011 Irrigation System - Replace										
Equipment Total:										
Grounds Components										
1009 Concrete Components - Repair					2,251					2,610
Grounds Components Total:					2,251					2,610
Signs										
1001 Monument - Refurbish				<i>Unfunded</i>						
1010 Street Signs - Replace										
Signs Total:										
Year Total:		31,930	19,033		2,251				6,334	36,521

**TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Spread Sheet**

ID Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Asphalt										
1014 Asphalt - Remove & Replace					259,560					
1012 Asphalt - Slurry Seal										
1013 Asphalt - Surface Treatment							28,788			
Asphalt Total:					259,560		28,788			
Painting										
1004 Stucco Block Walls - Paint						4,674				
Painting Total:						4,674				
Fencing/Security										
1002 Brick & Stucco Walls - Repair						3,116				
Fencing/Security Total:						3,116				
Lighting										
1005 Lighting - Replace										
Lighting Total:										
Equipment										
1008 Backflow Preventers - Replace										3,682
1011 Irrigation System - Replace					60,504					
Equipment Total:					60,504					3,682
Grounds Components										
1009 Concrete Components - Repair					3,025					3,507
Grounds Components Total:					3,025					3,507
Signs										
1001 Monument - Refurbish				<i>Unfunded</i>						
1010 Street Signs - Replace										
Signs Total:										
Year Total:					323,089	7,790	28,788			7,189

**TURTLE ROCK IV HOMEOWNERS ASSOCIATION
Spread Sheet**

ID Description	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Asphalt										
1014 Asphalt - Remove & Replace										
1012 Asphalt - Slurry Seal										
1013 Asphalt - Surface Treatment				35,406						
Asphalt Total:				35,406						
Painting										
1004 Stucco Block Walls - Paint			5,748							7,070
Painting Total:			5,748							7,070
Fencing/Security										
1002 Brick & Stucco Walls - Repair			3,832							4,713
Fencing/Security Total:			3,832							4,713
Lighting										
1005 Lighting - Replace										
Lighting Total:										
Equipment										
1008 Backflow Preventers - Replace										
1011 Irrigation System - Replace										
Equipment Total:										
Grounds Components										
1009 Concrete Components - Repair					4,066					4,713
Grounds Components Total:					4,066					4,713
Signs										
1001 Monument - Refurbish		<i>Unfunded</i>								
1010 Street Signs - Replace					5,773					
Signs Total:					5,773					
Year Total:			9,581	35,406	9,839					16,496