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Palm Valley Phases II/III
The Preserve - P8
Goodyear, AZ



Report #: 9457-9
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY
Update "With-Site-Visit"

August 26, 2025

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.

Regardless 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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Palm Valley Phases II/III - The Preserve - P8

Report #: 9457-9

Goodyear, AZ

of Units: 84

Level of Service: Update "With-Site-Visit"

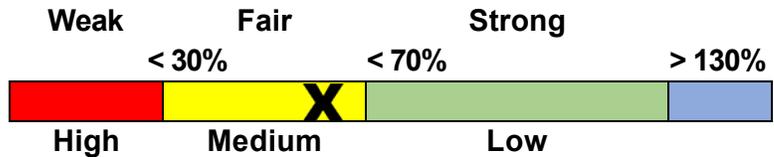
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	\$298,727
Current Fully Funded Reserve Balance	\$482,532
Average Reserve Deficit (Surplus) Per Unit	\$2,188
Percent Funded	61.9 %
2025 Approved Monthly Reserve Transfers	\$2,852
2026 Recommended Monthly Reserve Transfers	\$3,500

Reserve Fund Strength: 61.9%



Risk of Special Assessment:

Economic Assumptions:

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

This is an Update "With-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2021 Fiscal Year. We performed the site inspection on 7/25/2025.

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 61.9 % Funded. This means the Reserve Fund status is Fair, and the HOA's risk of special assessments & deferred maintenance is currently Medium.

Reserve Transfers are below ongoing asset deterioration (estimated at \$3,473/month) and should be increased.

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve Transfers of \$3,500 for the 2026 Fiscal Year. Annual increases are scheduled to strengthen the transfer rate over time while also helping to offset inflation. Going forward, the transfer rate should be increased as illustrated on the 30-Year Reserve Plan Summary.

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

This Reserve Study does not account for every potential expense the Association may face. Projects deemed unpredictable with regard to timing and cost are typically not included. It is beyond the scope of a 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
ENTRY				
100	Monument - Refurbish	20	1	\$8,000
110	Entry System - Replace	15	12	\$8,000
114	Gate Operators - Replace	12	11	\$6,000
120	Vehicle Gates - Replace	35	15	\$16,000
GROUNDS				
201	Asphalt - Repave	30	9	\$345,000
205	Asphalt - Seal/Repair	4	1	\$24,500
208	Asphalt - Crack Fill	2	0	\$7,700
212	Asphalt - Consulting + Contingency	4	1	\$12,300
230	Concrete - Repair	4	1	\$3,000
403	Mailboxes - Replace	20	2	\$19,300
501	Block Walls - Repair	25	5	\$38,000
504	View Fence - Replace	40	19	\$11,000
540	Block & Metal - Repaint	7	1	\$18,500
610	Irrigation Controllers - Replace	12	3	\$6,920
630	Backflow Valves - Replace	25	4	\$5,000
640	Landscape Granite - Replenish	10	2	\$36,600
PARK AREA				
900	Park Furniture - Replace	15	0	\$5,100
910	Playground Equip - Replace	20	1	\$70,000
916	Playground Sand - Replenish	6	4	\$2,600
917	Playground Turf - Replace	12	3	\$3,600
924	Ramada Roof - Refurbish	30	9	\$2,000

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

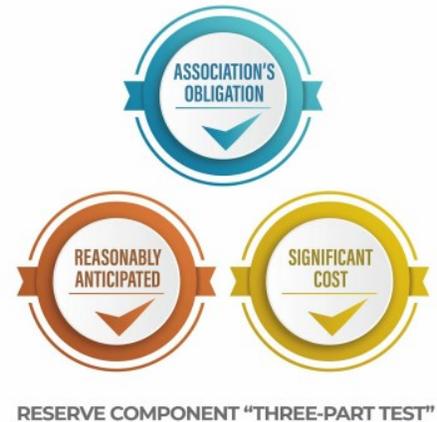
Methodology



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

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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.

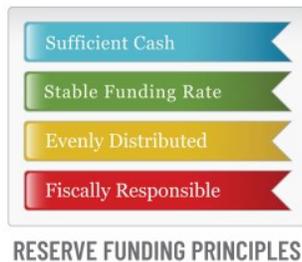


Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after 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 transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers 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.*



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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. 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 7/25/2025, we visually inspected the 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 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.

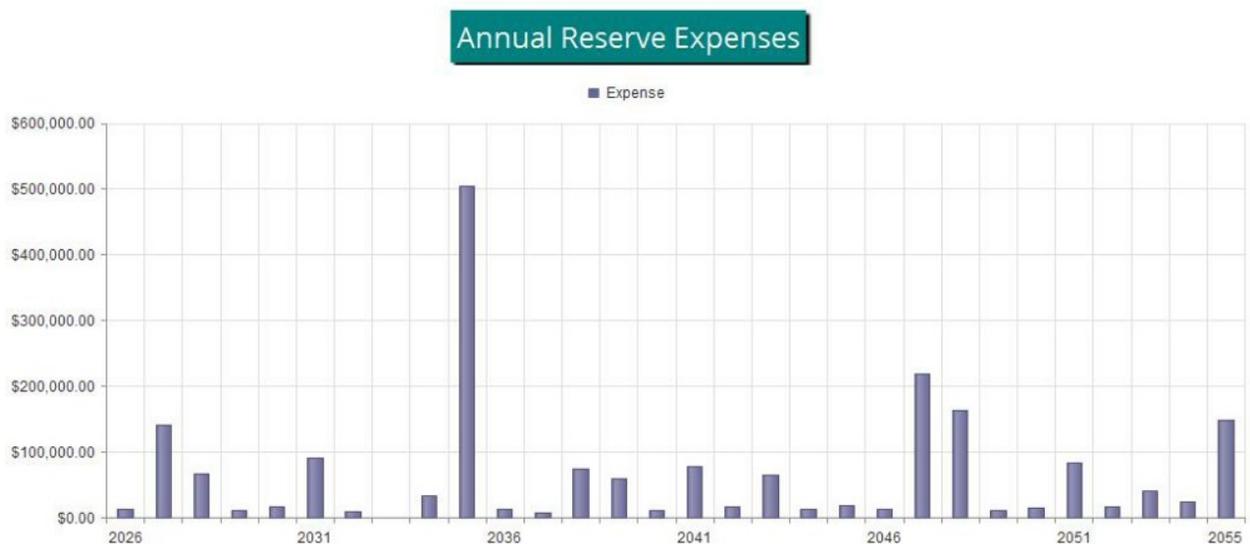


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$298,727 as-of the start of your fiscal year on 1/1/2026. This is based on your actual balance of \$284,467 on 7/31/2025 and anticipated Reserve transfers and expenses projected through the end of your Fiscal Year.

As of 1/1/2026, your Fully Funded Balance is computed to be \$482,532. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 61.9 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve Transfers of \$3,500 for the 2026 Fiscal Year. Annual increases are scheduled to strengthen the transfer rate over time while also helping to offset inflation. 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.

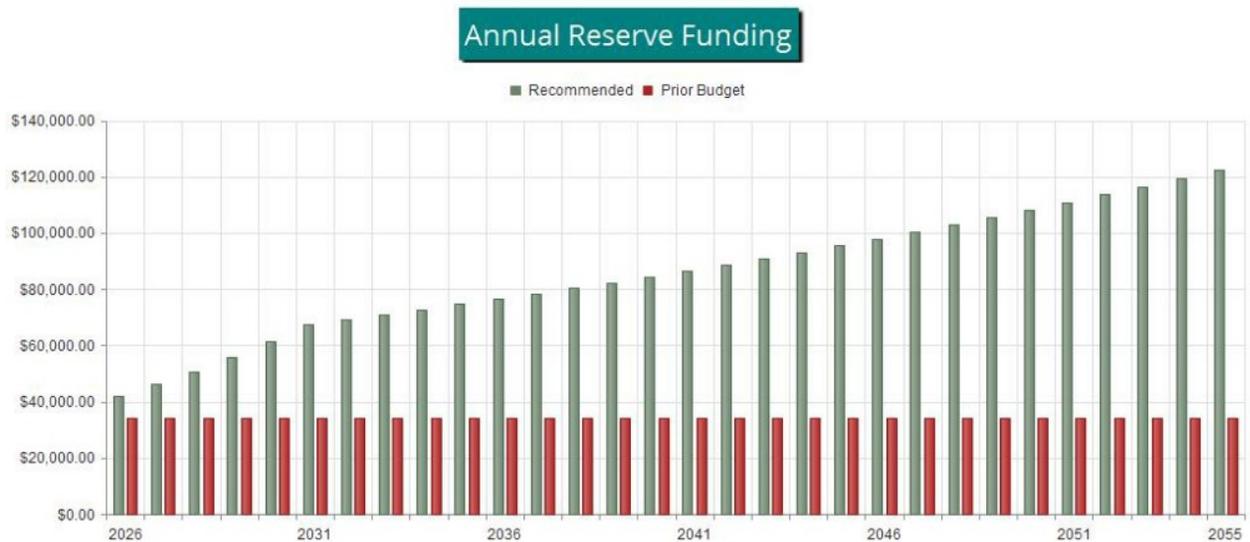


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and at your current budgeted level of Reserve funding, compared to the always-changing Fully Funded Balance target.

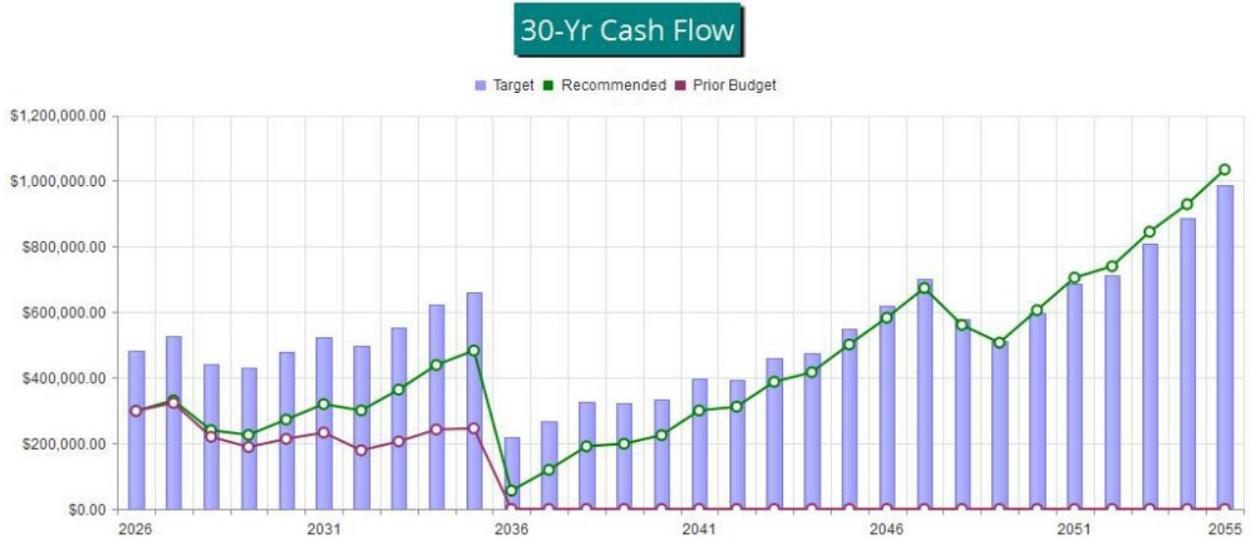


Figure 3

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.

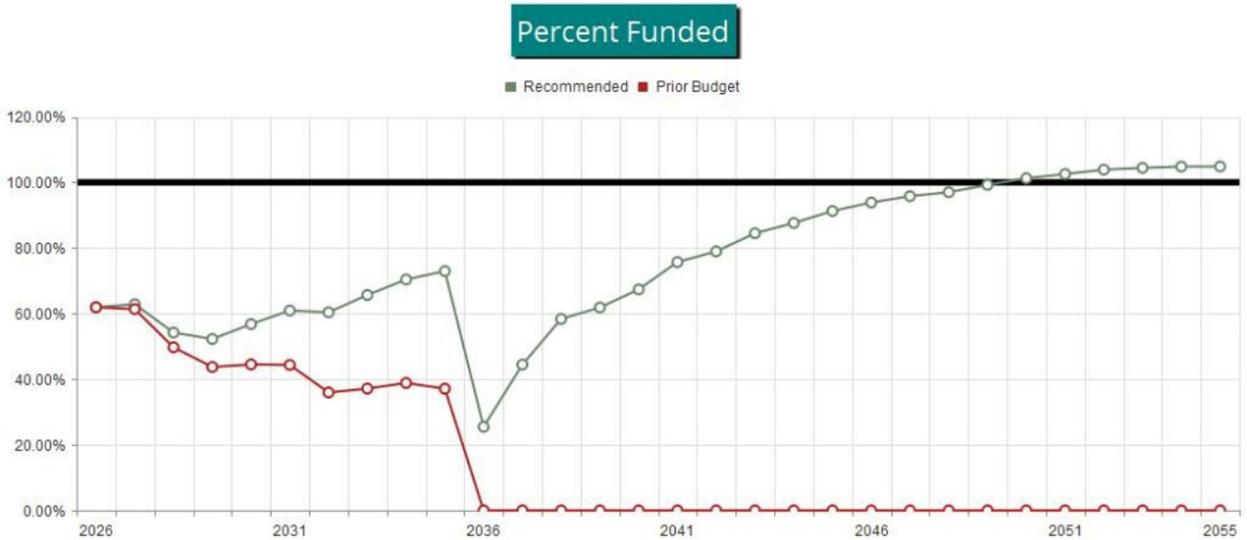


Figure 4



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 specific proportion related 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 funding requirements. 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.

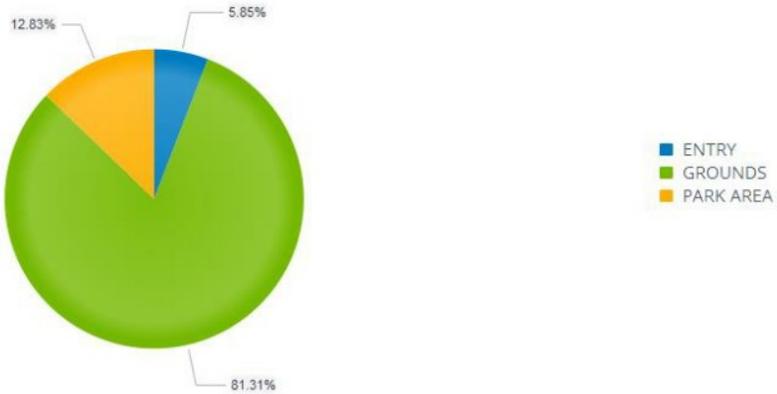


	Useful Life		2026 Rem. Useful Life		Estimated Replacement Cost in 2026	2026 Expenditures	01/01/2026	01/01/2026	Remaining Bal. to be Funded	2026 Funding
	Min	Max	Min	Max			Current Fund Balance	Fully Funded Balance		
ENTRY	12	35	1	15	\$38,000	\$0	\$7,600	\$18,843	\$30,400	\$1,905
GROUNDS	2	40	0	19	\$527,820	\$7,700	\$214,560	\$387,122	\$313,260	\$35,418
PARK AREA	6	30	0	9	\$83,300	\$5,100	\$76,567	\$76,567	\$6,733	\$4,677
					\$649,120	\$12,800	\$298,727	\$482,532	\$350,393	\$42,000

Percent Funded: 61.9%

Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
ENTRY						
100	Monument - Refurbish	1	Monument	20	1	\$8,000
110	Entry System - Replace	1	DoorKing	15	12	\$8,000
114	Gate Operators - Replace	4	Operators	12	11	\$6,000
120	Vehicle Gates - Replace	4	Gates	35	15	\$16,000
GROUNDS						
201	Asphalt - Repave	90,700	Sq Ft	30	9	\$345,000
205	Asphalt - Seal/Repair	90,700	Sq Ft	4	1	\$24,500
208	Asphalt - Crack Fill	90,700	Sq Ft	2	0	\$7,700
212	Asphalt - Consulting + Contingency	90,700	Sq Ft	4	1	\$12,300
230	Concrete - Repair	1	Allowance	4	1	\$3,000
403	Mailboxes - Replace	7	Clusters	20	2	\$19,300
501	Block Walls - Repair	23,400	Sq Ft	25	5	\$38,000
504	View Fence - Replace	520	LF	40	19	\$11,000
540	Block & Metal - Repaint	1	Allowance	7	1	\$18,500
610	Irrigation Controllers - Replace	3	Hunter	12	3	\$6,920
630	Backflow Valves - Replace	2	Valves	25	4	\$5,000
640	Landscape Granite - Replenish	366	Tons	10	2	\$36,600
PARK AREA						
900	Park Furniture - Replace	6	Assorted Pieces	15	0	\$5,100
910	Playground Equip - Replace	1	Play Structure	20	1	\$70,000
916	Playground Sand - Replenish	20	Tons	6	4	\$2,600
917	Playground Turf - Replace	90	Sq Ft	12	3	\$3,600
924	Ramada Roof - Refurbish	200	Sq Ft	30	9	\$2,000
21	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
ENTRY								
100	Monument - Refurbish	\$8,000	X	19	/	20	=	\$7,600
110	Entry System - Replace	\$8,000	X	3	/	15	=	\$1,600
114	Gate Operators - Replace	\$6,000	X	1	/	12	=	\$500
120	Vehicle Gates - Replace	\$16,000	X	20	/	35	=	\$9,143
GROUNDS								
201	Asphalt - Repave	\$345,000	X	21	/	30	=	\$241,500
205	Asphalt - Seal/Repair	\$24,500	X	3	/	4	=	\$18,375
208	Asphalt - Crack Fill	\$7,700	X	2	/	2	=	\$7,700
212	Asphalt - Consulting + Contingency	\$12,300	X	3	/	4	=	\$9,225
230	Concrete - Repair	\$3,000	X	3	/	4	=	\$2,250
403	Mailboxes - Replace	\$19,300	X	18	/	20	=	\$17,370
501	Block Walls - Repair	\$38,000	X	20	/	25	=	\$30,400
504	View Fence - Replace	\$11,000	X	21	/	40	=	\$5,775
540	Block & Metal - Repaint	\$18,500	X	6	/	7	=	\$15,857
610	Irrigation Controllers - Replace	\$6,920	X	9	/	12	=	\$5,190
630	Backflow Valves - Replace	\$5,000	X	21	/	25	=	\$4,200
640	Landscape Granite - Replenish	\$36,600	X	8	/	10	=	\$29,280
PARK AREA								
900	Park Furniture - Replace	\$5,100	X	15	/	15	=	\$5,100
910	Playground Equip - Replace	\$70,000	X	19	/	20	=	\$66,500
916	Playground Sand - Replenish	\$2,600	X	2	/	6	=	\$867
917	Playground Turf - Replace	\$3,600	X	9	/	12	=	\$2,700
924	Ramada Roof - Refurbish	\$2,000	X	21	/	30	=	\$1,400
								\$482,532

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
ENTRY				
100 Monument - Refurbish	20	\$8,000	\$400	0.96 %
110 Entry System - Replace	15	\$8,000	\$533	1.28 %
114 Gate Operators - Replace	12	\$6,000	\$500	1.20 %
120 Vehicle Gates - Replace	35	\$16,000	\$457	1.10 %
GROUNDS				
201 Asphalt - Repave	30	\$345,000	\$11,500	27.60 %
205 Asphalt - Seal/Repair	4	\$24,500	\$6,125	14.70 %
208 Asphalt - Crack Fill	2	\$7,700	\$3,850	9.24 %
212 Asphalt - Consulting + Contingency	4	\$12,300	\$3,075	7.38 %
230 Concrete - Repair	4	\$3,000	\$750	1.80 %
403 Mailboxes - Replace	20	\$19,300	\$965	2.32 %
501 Block Walls - Repair	25	\$38,000	\$1,520	3.65 %
504 View Fence - Replace	40	\$11,000	\$275	0.66 %
540 Block & Metal - Repaint	7	\$18,500	\$2,643	6.34 %
610 Irrigation Controllers - Replace	12	\$6,920	\$577	1.38 %
630 Backflow Valves - Replace	25	\$5,000	\$200	0.48 %
640 Landscape Granite - Replenish	10	\$36,600	\$3,660	8.78 %
PARK AREA				
900 Park Furniture - Replace	15	\$5,100	\$340	0.82 %
910 Playground Equip - Replace	20	\$70,000	\$3,500	8.40 %
916 Playground Sand - Replenish	6	\$2,600	\$433	1.04 %
917 Playground Turf - Replace	12	\$3,600	\$300	0.72 %
924 Ramada Roof - Refurbish	30	\$2,000	\$67	0.16 %
21 Total Funded Components			\$41,670	100.00 %

30-Year Reserve Plan Summary

Report # 9457-9
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2026	\$298,727	\$482,532	61.9 %	Medium	22.72 %	\$42,000	\$0	\$3,148	\$12,800
2027	\$331,075	\$526,744	62.9 %	Medium	10.00 %	\$46,200	\$0	\$2,853	\$140,389
2028	\$239,738	\$442,153	54.2 %	Medium	10.00 %	\$50,820	\$0	\$2,325	\$67,473
2029	\$225,410	\$431,454	52.2 %	Medium	10.00 %	\$55,902	\$0	\$2,488	\$11,495
2030	\$272,304	\$479,457	56.8 %	Medium	10.00 %	\$61,492	\$0	\$2,958	\$17,220
2031	\$319,534	\$524,411	60.9 %	Medium	10.00 %	\$67,641	\$0	\$3,097	\$90,192
2032	\$300,080	\$497,002	60.4 %	Medium	2.50 %	\$69,332	\$0	\$3,317	\$9,194
2033	\$363,535	\$553,691	65.7 %	Medium	2.50 %	\$71,066	\$0	\$4,009	\$0
2034	\$438,610	\$623,088	70.4 %	Low	2.50 %	\$72,842	\$0	\$4,605	\$33,189
2035	\$482,869	\$661,966	72.9 %	Low	2.50 %	\$74,663	\$0	\$2,691	\$504,686
2036	\$55,537	\$217,999	25.5 %	High	2.50 %	\$76,530	\$0	\$873	\$13,842
2037	\$119,097	\$267,962	44.4 %	Medium	2.50 %	\$78,443	\$0	\$1,549	\$8,305
2038	\$190,784	\$326,858	58.4 %	Medium	2.50 %	\$80,404	\$0	\$1,946	\$74,567
2039	\$198,567	\$321,053	61.8 %	Medium	2.50 %	\$82,415	\$0	\$2,115	\$58,448
2040	\$224,649	\$333,513	67.4 %	Medium	2.50 %	\$84,475	\$0	\$2,623	\$11,647
2041	\$300,099	\$396,443	75.7 %	Low	2.50 %	\$86,587	\$0	\$3,057	\$78,085
2042	\$311,658	\$394,777	78.9 %	Low	2.50 %	\$88,751	\$0	\$3,494	\$16,528
2043	\$387,375	\$458,470	84.5 %	Low	2.50 %	\$90,970	\$0	\$4,018	\$65,783
2044	\$416,580	\$475,407	87.6 %	Low	2.50 %	\$93,244	\$0	\$4,587	\$13,109
2045	\$501,303	\$549,236	91.3 %	Low	2.50 %	\$95,576	\$0	\$5,419	\$19,289
2046	\$583,009	\$621,107	93.9 %	Low	2.50 %	\$97,965	\$0	\$6,279	\$13,907
2047	\$673,346	\$702,934	95.8 %	Low	2.50 %	\$100,414	\$0	\$6,168	\$219,143
2048	\$560,786	\$578,149	97.0 %	Low	2.50 %	\$102,924	\$0	\$5,335	\$162,294
2049	\$506,752	\$510,570	99.3 %	Low	2.50 %	\$105,498	\$0	\$5,561	\$11,842
2050	\$605,969	\$598,397	101.3 %	Low	2.50 %	\$108,135	\$0	\$6,552	\$15,653
2051	\$705,003	\$687,475	102.5 %	Low	2.50 %	\$110,838	\$0	\$7,221	\$83,332
2052	\$739,730	\$712,132	103.9 %	Low	2.50 %	\$113,609	\$0	\$7,919	\$16,606
2053	\$844,652	\$808,953	104.4 %	Low	2.50 %	\$116,450	\$0	\$8,864	\$41,138
2054	\$928,827	\$886,187	104.8 %	Low	2.50 %	\$119,361	\$0	\$9,812	\$23,566
2055	\$1,034,434	\$986,698	104.8 %	Low	2.50 %	\$122,345	\$0	\$10,257	\$149,171

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$298,727	\$331,075	\$239,738	\$225,410	\$272,304
Annual Reserve Funding	\$42,000	\$46,200	\$50,820	\$55,902	\$61,492
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,148	\$2,853	\$2,325	\$2,488	\$2,958
Total Income	\$343,875	\$380,127	\$292,883	\$283,799	\$336,754
# Component					
ENTRY					
100 Monument - Refurbish	\$0	\$8,240	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
GROUNDS					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair	\$0	\$25,235	\$0	\$0	\$0
208 Asphalt - Crack Fill	\$7,700	\$0	\$8,169	\$0	\$8,666
212 Asphalt - Consulting + Contingency	\$0	\$12,669	\$0	\$0	\$0
230 Concrete - Repair	\$0	\$3,090	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$20,475	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$19,055	\$0	\$0	\$0
610 Irrigation Controllers - Replace	\$0	\$0	\$0	\$7,562	\$0
630 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$5,628
640 Landscape Granite - Replenish	\$0	\$0	\$38,829	\$0	\$0
PARK AREA					
900 Park Furniture - Replace	\$5,100	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$72,100	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$2,926
917 Playground Turf - Replace	\$0	\$0	\$0	\$3,934	\$0
924 Ramada Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$12,800	\$140,389	\$67,473	\$11,495	\$17,220
Ending Reserve Balance	\$331,075	\$239,738	\$225,410	\$272,304	\$319,534

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$319,534	\$300,080	\$363,535	\$438,610	\$482,869
Annual Reserve Funding	\$67,641	\$69,332	\$71,066	\$72,842	\$74,663
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,097	\$3,317	\$4,009	\$4,605	\$2,691
Total Income	\$390,272	\$372,730	\$438,610	\$516,058	\$560,223
# Component					
ENTRY					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
GROUNDS					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$450,147
205 Asphalt - Seal/Repair	\$28,402	\$0	\$0	\$0	\$31,967
208 Asphalt - Crack Fill	\$0	\$9,194	\$0	\$9,754	\$0
212 Asphalt - Consulting + Contingency	\$14,259	\$0	\$0	\$0	\$16,049
230 Concrete - Repair	\$3,478	\$0	\$0	\$0	\$3,914
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$44,052	\$0	\$0	\$0	\$0
504 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$23,435	\$0
610 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
PARK AREA					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
924 Ramada Roof - Refurbish	\$0	\$0	\$0	\$0	\$2,610
Total Expenses	\$90,192	\$9,194	\$0	\$33,189	\$504,686
Ending Reserve Balance	\$300,080	\$363,535	\$438,610	\$482,869	\$55,537

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$55,537	\$119,097	\$190,784	\$198,567	\$224,649
Annual Reserve Funding	\$76,530	\$78,443	\$80,404	\$82,415	\$84,475
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$873	\$1,549	\$1,946	\$2,115	\$2,623
Total Income	\$132,940	\$199,089	\$273,134	\$283,097	\$311,746
# Component					
ENTRY					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$11,406	\$0	\$0
114 Gate Operators - Replace	\$0	\$8,305	\$0	\$0	\$0
120 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
GROUNDS					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair	\$0	\$0	\$0	\$35,979	\$0
208 Asphalt - Crack Fill	\$10,348	\$0	\$10,978	\$0	\$11,647
212 Asphalt - Consulting + Contingency	\$0	\$0	\$0	\$18,063	\$0
230 Concrete - Repair	\$0	\$0	\$0	\$4,406	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$0
610 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$52,183	\$0	\$0
PARK AREA					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$3,494	\$0	\$0	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
924 Ramada Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$13,842	\$8,305	\$74,567	\$58,448	\$11,647
Ending Reserve Balance	\$119,097	\$190,784	\$198,567	\$224,649	\$300,099

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$300,099	\$311,658	\$387,375	\$416,580	\$501,303
Annual Reserve Funding	\$86,587	\$88,751	\$90,970	\$93,244	\$95,576
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,057	\$3,494	\$4,018	\$4,587	\$5,419
Total Income	\$389,744	\$403,903	\$482,363	\$514,412	\$602,298
# Component					
ENTRY					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates - Replace	\$24,927	\$0	\$0	\$0	\$0
GROUNDS					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair	\$0	\$0	\$40,495	\$0	\$0
208 Asphalt - Crack Fill	\$0	\$12,356	\$0	\$13,109	\$0
212 Asphalt - Consulting + Contingency	\$0	\$0	\$20,330	\$0	\$0
230 Concrete - Repair	\$0	\$0	\$4,959	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 View Fence - Replace	\$0	\$0	\$0	\$0	\$19,289
540 Block & Metal - Repaint	\$28,822	\$0	\$0	\$0	\$0
610 Irrigation Controllers - Replace	\$10,781	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
PARK AREA					
900 Park Furniture - Replace	\$7,946	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$4,172	\$0	\$0	\$0
917 Playground Turf - Replace	\$5,609	\$0	\$0	\$0	\$0
924 Ramada Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$78,085	\$16,528	\$65,783	\$13,109	\$19,289
Ending Reserve Balance	\$311,658	\$387,375	\$416,580	\$501,303	\$583,009

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$583,009	\$673,346	\$560,786	\$506,752	\$605,969
Annual Reserve Funding	\$97,965	\$100,414	\$102,924	\$105,498	\$108,135
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,279	\$6,168	\$5,335	\$5,561	\$6,552
Total Income	\$687,253	\$779,928	\$669,046	\$617,810	\$720,656
# Component					
ENTRY					
100 Monument - Refurbish	\$0	\$14,882	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$11,842	\$0
120 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
GROUNDS					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair	\$0	\$45,577	\$0	\$0	\$0
208 Asphalt - Crack Fill	\$13,907	\$0	\$14,754	\$0	\$15,653
212 Asphalt - Consulting + Contingency	\$0	\$22,882	\$0	\$0	\$0
230 Concrete - Repair	\$0	\$5,581	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$36,981	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$35,448	\$0	\$0
610 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$70,129	\$0	\$0
PARK AREA					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$130,221	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$4,982	\$0	\$0
917 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
924 Ramada Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$13,907	\$219,143	\$162,294	\$11,842	\$15,653
Ending Reserve Balance	\$673,346	\$560,786	\$506,752	\$605,969	\$705,003

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$705,003	\$739,730	\$844,652	\$928,827	\$1,034,434
Annual Reserve Funding	\$110,838	\$113,609	\$116,450	\$119,361	\$122,345
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,221	\$7,919	\$8,864	\$9,812	\$10,257
Total Income	\$823,062	\$861,258	\$969,965	\$1,058,000	\$1,167,036
# Component					
ENTRY					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$17,770	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
GROUND					
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair	\$51,298	\$0	\$0	\$0	\$57,736
208 Asphalt - Crack Fill	\$0	\$16,606	\$0	\$17,617	\$0
212 Asphalt - Consulting + Contingency	\$25,753	\$0	\$0	\$0	\$28,986
230 Concrete - Repair	\$6,281	\$0	\$0	\$0	\$7,070
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$43,596
610 Irrigation Controllers - Replace	\$0	\$0	\$15,371	\$0	\$0
630 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$11,783
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
PARK AREA					
900 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
910 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
916 Playground Sand - Replenish	\$0	\$0	\$0	\$5,949	\$0
917 Playground Turf - Replace	\$0	\$0	\$7,997	\$0	\$0
924 Ramada Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$83,332	\$16,606	\$41,138	\$23,566	\$149,171
Ending Reserve Balance	\$739,730	\$844,652	\$928,827	\$1,034,434	\$1,017,866



Accuracy, Limitations, and Disclosures

Association Reserves – AZ, LLC 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 – AZ, LLC 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

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
UOM	Unit of Measure
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	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.
Inflation	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.
Interest	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.
Percent Funded	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.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	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 our 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 three-part test to determine if they meet the criteria for reserve funding:

- 1) Common area repair & replacement responsibility
- 2) Need and schedule for the project can be reasonably anticipated, and
- 3) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above three 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 a representative market cost. There are many factors that can result in a wide variety of potential costs, and we have attempted to present a reasonable estimate of your actual expense.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

ENTRY

Comp #: 100 Monument - Refurbish

Approx Quantity: 1 Monument

Location: Parcel Entrance on Palm Valley Blvd & 142nd Ave

Funded?: Yes.

History: Installed in 2006.

Comments: This is a dual-sided monument that consists of a stucco wall with metal letters on both sides of the wall. This component funds an allowance to update or modernize the monument with new lettering, plus repairs to the walls and landscape.

Useful Life:
20 years

Remaining Life:
1 years



Lower Estimate:

\$ 7,200

Higher Estimate:

\$ 8,800

Cost Source: AR Cost Allowance

Comp #: 110 Entry System - Replace

Approx Quantity: 1 DoorKing

Location: Parcel Entrance on Palm Valley Blvd & 142nd Ave

Funded?: Yes.

History: Replaced in 2023 for \$7,641. Previously repaired in 2016 and installed in 2006.

Comments: Appears newer and in good shape.

Useful Life:
15 years

Remaining Life:
12 years



Lower Estimate:

\$ 7,200

Higher Estimate:

\$ 8,800

Cost Source: Client Cost History

Comp #: 114 Gate Operators - Replace

Approx Quantity: 4 Operators

Location: Parcel Entrance on Palm Valley Blvd & 142nd Ave

Funded?: Yes.

History: Replaced in 2025 for \$5,795. Previously replaced (2) operators in 2022 for \$3,748, replaced (2) operators in 2017 for \$2,700 and installed in 2006.

Comments: Appear functional with no problems reported.

Useful Life:
12 years

Remaining Life:
11 years



Lower Estimate:

\$ 5,400

Higher Estimate:

\$ 6,600

Cost Source: Client Cost History

Comp #: 118 Strobe Detector - Replace

Approx Quantity: 1 Tomar

Location: Parcel Entrance on Palm Valley Blvd & 142nd Ave

Funded?: No. Replacement cost is under the Reserve threshold.

History:

Comments:

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 120 Vehicle Gates - Replace

Approx Quantity: 4 Gates

Location: Parcel Entrance on Palm Valley Blvd & 142nd Ave

Funded?: Yes.

History: Repaired during 2023-24 for \$3,680. Previously installed in 2006.

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

Useful Life:
35 years

Remaining Life:
15 years



Lower Estimate:

\$ 14,400

Higher Estimate:

\$ 17,600

Cost Source: AR Cost Database

GROUNDS

Comp #: 201 Asphalt - Repave

Approx Quantity: 90,700 Sq Ft

Location: Entry area and parcel streets

Funded?: Yes.

History: Installed in 2005.

Comments: Asphalt is still smooth with some minor cracking. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
9 years



Lower Estimate:

\$ 311,000

Higher Estimate:

\$ 380,000

Cost Source: AR Cost Database

Comp #: 205 Asphalt - Seal/Repair

Approx Quantity: 90,700 Sq Ft

Location: Entry area and parcel streets

Funded?: Yes.

History: Sealed in 2020. Previously sealed in 2017 for ~\$9,000.

Comments: Seal is starting to fade. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
1 years



Lower Estimate:

\$ 22,100

Higher Estimate:

\$ 27,000

Cost Source: AR Cost Database

Comp #: 208 Asphalt - Crack Fill

Approx Quantity: 90,700 Sq Ft

Location: Entry area and parcel streets

Funded?: Yes.

History: Crack filled during 2020.

Comments: Funding is provided for crack filling every 2 years, per the recommendation of the Frank Civil Consulting Plan.

Useful Life:
2 years

Remaining Life:
0 years



Lower Estimate:

\$ 6,930

Higher Estimate:

\$ 8,470

Cost Source: Frank Civil Consulting Plan

Comp #: 212 Asphalt - Consulting + Contingency

Approx Quantity: 90,700 Sq Ft

Location: Entry area and parcel streets

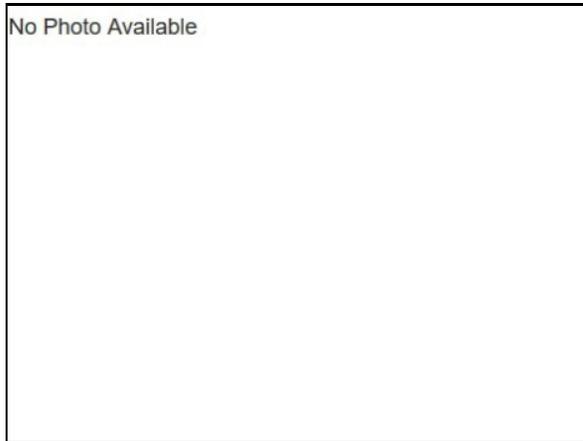
Funded?: Yes.

History:

Comments: This component provides funding for technical assistance, unforeseeable conditions, etc. and is scheduled to cycle with each seal coat project.

Useful Life:
4 years

Remaining Life:
1 years



Lower Estimate:

\$ 11,100

Higher Estimate:

\$ 13,500

Cost Source: Frank Civil Consulting Plan

Comp #: 230 Concrete - Repair

Approx Quantity: 1 Allowance

Location: Sidewalks, curbs and gutters throughout parcel

Funded?: Yes.

History: Repaired in 2023 for \$1,791. Previously repaired in 2020 for ~\$3,400, repaired in 2016, and installed in 2005.

Comments: There is no expectancy to completely replace concrete. Periodic repairs and partial replacement should be anticipated.

Useful Life:
4 years

Remaining Life:
1 years



Lower Estimate:

\$ 2,700

Higher Estimate:

\$ 3,300

Cost Source: AR Cost Allowance

Comp #: 320 Street Lights - Replace

Approx Quantity: 21 Street Lights

Location: Bordering streets throughout parcel

Funded?: No. The street lights are owned and maintained by APS.

History:

Comments:

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 403 Mailboxes - Replace

Approx Quantity: 7 Clusters

Location: Bordering parcel streets

Funded?: Yes.

History: Installed in 2006.

Comments: Clusters include (1) 8-box, (2) 12-box, (2) 13-box, and (2) 16-box. Normal weathering and wear still evident. Replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
2 years



Lower Estimate:

\$ 17,400

Higher Estimate:

\$ 21,200

Cost Source: Internet Research & AR Cost Database

Comp #: 501 Block Walls - Repair

Approx Quantity: 23,400 Sq Ft

Location: Walls behind homes inside the parcel & bordering drainage tracts between homes

Funded?: Yes.

History: Installed in 2005.

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

Useful Life:
25 years

Remaining Life:
5 years



Lower Estimate:

\$ 34,200

Higher Estimate:

\$ 41,800

Cost Source: AR Cost Allowance

Comp #: 504 View Fence - Replace

Approx Quantity: 520 LF

Location: View fence inside the parcel - behind lots 65 - 75

Funded?: Yes.

History: Installed in 2005.

Comments: Fence is mounted approximately 5' off the ground and not exposed to sprinklers. Long life component under normal circumstances. It would still be prudent to plan for complete replacement eventually. HOA is reportedly only responsible for 50% of the cost.

Useful Life:

40 years

Remaining Life:

19 years



Lower Estimate:

\$ 9,900

Higher Estimate:

\$ 12,100

Cost Source: AR Cost Database

Comp #: 505 View Fence - Replace

Approx Quantity: 3,000 LF

Location: Parcel Perimeter

Funded?: No. View fence borders the golf course, so paint, repair, and replacement of this view fence is each lot owner's responsibility, not the HOA.

History: Installed in 2005.

Comments:

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 540 Block & Metal - Repaint

Approx Quantity: 1 Allowance

Location: Common areas throughout the community: Perimeter Walls, Metal Fence, View Fence & Culvert Rails

Funded?: Yes.

History: Painted in 2020 for \$8,900.

Comments: This component funds to repaint ~23,400 sq ft of block walls, 520 LF of 2' tall view fence, and (4) vehicle gates. Repaint periodically to maintain the appearance and to inhibit rusting. Block surfaces are fading, and metal surfaces are faded & oxidized.

Useful Life:

7 years

Remaining Life:

1 years



Lower Estimate:

\$ 16,700

Higher Estimate:

\$ 20,400

Cost Source: AR Cost Allowance

Comp #: 600 Irrigation System - Replace

Approx Quantity: 1 Lump Sum

Location: Common areas throughout community

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

History:

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:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 610 Irrigation Controllers - Replace

Approx Quantity: 3 Hunter

Location: Common areas throughout community

Funded?: Yes.

History: Replaced during 2016-2017 for ~\$4,200. Previously original from 2005.

Comments: Still appears functional with no issues reported. Future replacement should be anticipated.

Useful Life:

12 years

Remaining Life:

3 years



Lower Estimate:

\$ 6,230

Higher Estimate:

\$ 7,610

Cost Source: Client Cost History

Comp #: 630 Backflow Valves - Replace

Approx Quantity: 2 Valves

Location: Common areas throughout community

Funded?: Yes.

History: Installed in 2005.

Comments: Timing is difficult to predict, since the valves can often be rebuilt rather than replaced. Per the HOA's request, funding is still provided for future replacement.

Useful Life:

25 years

Remaining Life:

4 years



Lower Estimate:

\$ 4,500

Higher Estimate:

\$ 5,500

Cost Source: AR Cost Database

Comp #: 640 Landscape Granite - Replenish

Approx Quantity: 366 Tons

Location: Landscaped areas throughout parcel

Funded?: Yes.

History: Replenished in 2018 for ~\$26,800.

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. Granite surface area is estimated at approximately ~73,100 sq ft, and we estimate it will require ~366 tons to top dress.

Useful Life:

10 years

Remaining Life:

2 years



Lower Estimate:

\$ 32,900

Higher Estimate:

\$ 40,300

Cost Source: AR Cost Allowance

Comp #: 650 Trees - Trim/Replace

Approx Quantity: 1 Numerous Trees

Location: Common areas throughout community

Funded?: No. Trees are trimmed and replaced as-needed as part of the Operating budget.

History:

Comments:

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

PARK AREA

Comp #: 900 Park Furniture - Replace

Approx Quantity: 6 Assorted Pieces

Location: Park Area between Wilshire Dr & Harvard St

Funded?: Yes.

History: Installed in 2006.

Comments: Pieces include (1) picnic table, (1) bench, (1) trash receptacle, and (1) BBQ grill. Furniture is very worn and weathered, with rust visible. Replacement should be anticipated.

Useful Life:
15 years

Remaining Life:
0 years



Lower Estimate:

\$ 4,590

Higher Estimate:

\$ 5,610

Cost Source: Internet Research & AR Cost Database

Comp #: 910 Playground Equip - Replace

Approx Quantity: 1 Play Structure

Location: Park Area between Wilshire Dr & Harvard St

Funded?: Yes.

History: Installed in 2006.

Comments: Manufactured by Park Structures. Play structure is old and weathered, but is still intact. Quantity includes (1) medium-sized structure. Long life expectancy under normal circumstances. Replacement should be expected to update and modernize the equipment.

Useful Life:
20 years

Remaining Life:
1 years



Lower Estimate:

\$ 63,000

Higher Estimate:

\$ 77,000

Cost Source: AR Cost Database

Comp #: 916 Playground Sand - Replenish
Location: Park Area between Wilshire Dr & Harvard St
Funded?: Yes.
History:

Approx Quantity: 20 Tons

Comments: There is typically no expectancy to completely replace the sand. This component funds to periodically top-dress or replenish the sand to maintain proper depths.

Useful Life:
6 years

Remaining Life:
4 years



Lower Estimate: \$ 2,340 **Higher Estimate:** \$ 2,860

Cost Source: AR Cost Database

Comp #: 917 Playground Turf - Replace
Location: Park Area between Wilshire Dr & Harvard St
Funded?: Yes.

Approx Quantity: 90 Sq Ft

History: \$1,700 will be spent during 2020 to repair the curb line and to flexcoat the turf. Previously installed in 2006.
Comments: Turf is older but still appears in fair shape. This is a poured-in-place rubberized surface. Life span will vary depending on the level of use and maintenance. It will need to be replaced with the play equipment, so timing is scheduled at the same time. There is potential the turf will not last that long due to lack of maintenance and vandalism. Combined cost with the coat component accounts for the total estimated replacement budget.

Useful Life:
12 years

Remaining Life:
3 years



Lower Estimate: \$ 3,240 **Higher Estimate:** \$ 3,960

Cost Source: AR Cost Database

Comp #: 918 Playground Turf - Coat/Repair

Approx Quantity: 90 Sq Ft

Location: Park Area between Wilshire Dr & Harvard St

Funded?: No. Cost is below the Reserve expense threshold. Recommend periodically recoating/repairing as an Operating expense.

History:

Comments: Playground companies recommend regularly applying a urethane coating to the rubberized playground turf. This coating helps to bind the turf granules, prevent the turf from hardening prematurely, and reportedly helps extend the life span.

Useful Life:

Remaining Life:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 924 Ramada Roof - Refurbish

Approx Quantity: 200 Sq Ft

Location: Park Area between Wilshire Dr & Harvard St

Funded?: Yes.

History: Installed in 2006.

Comments: There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually.

Useful Life:
30 years

Remaining Life:
9 years



Lower Estimate:

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: AR Cost Database