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**Palm Valley Phases II/III**  
**Villagio - P5**  
**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.

**R**egardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



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Palm Valley Phases II/III - Villagio - P5

Report #: 9457-9

Goodyear, AZ

# of Units: 84

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

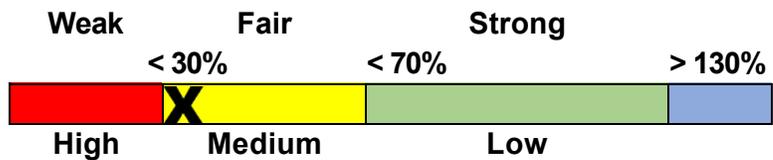
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	\$94,090
Current Fully Funded Reserve Balance	\$283,393
Average Reserve Deficit (Surplus) Per Unit	\$2,254
Percent Funded	33.2 %
2025 Approved Monthly Reserve Transfers	\$2,500
2026 Recommended Monthly Reserve Transfers	\$3,140
2026 Recommended Special Assessments for Reserves	\$50,400 (\$600/owner)

Reserve Fund Strength: 33.2%



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 33.2 % 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 \$2,186/month) and should be increased.

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve Transfers of \$3,140 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.

Additionally, the HOA will be faced with asphalt repaving in the near future and has not adequately funded Reserves to prepare for this large expense. At this point, Reserve Transfers alone will not develop enough funding in time. Therefore, we recommend collecting a special assessment of \$50,400 (\$600/owner) in 2026 to help offset current deterioration and buildup Reserves to prepare for roof replacement.

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
<b>ENTRY</b>				
100	Monument - Replace	20	10	\$7,500
110	Entry System - Replace	15	10	\$7,000
114	Gate Operators - Replace	15	1	\$30,000
120	Vehicle Gates - Replace	35	9	\$16,000
180	Irrigation Controller - Replace	12	0	\$2,300
182	Controller Enclosure - Replace	24	7	\$2,000
<b>GROUNDS</b>				
201	Asphalt - Repave (A)	30	23	\$147,000
201	Asphalt - Repave (B)	30	28	\$60,000
201	Asphalt - Repave (C)	30	2	\$145,000
205	Asphalt - Seal/Repair (A)	4	2	\$7,700
205	Asphalt - Seal/Repair (B)	4	0	\$2,000
205	Asphalt - Seal/Repair (C)	4	3	\$7,500
208	Asphalt - Crack Fill	2	1	\$3,800
230	Concrete - Repair	4	2	\$3,000
406	Trash Receptacle - Replace	25	0	\$2,000
430	Concrete Planters - Replace	20	0	\$3,000
501	Block Walls - Repair	20	2	\$11,000
504	View Fence - Replace	40	14	\$16,800
540	Block & Metal - Repaint	7	1	\$8,900
630	Backflow Valves - Replace	25	10	\$2,500
640	Landscape Granite - Replenish	10	0	\$14,000

**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.

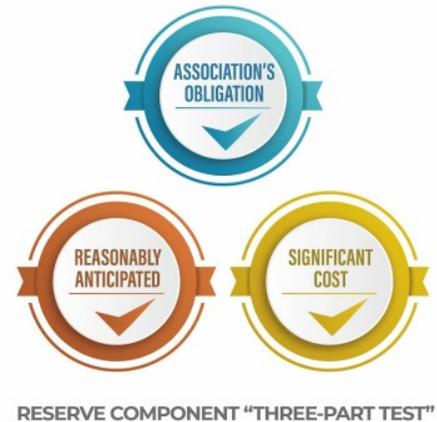
## Methodology



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.

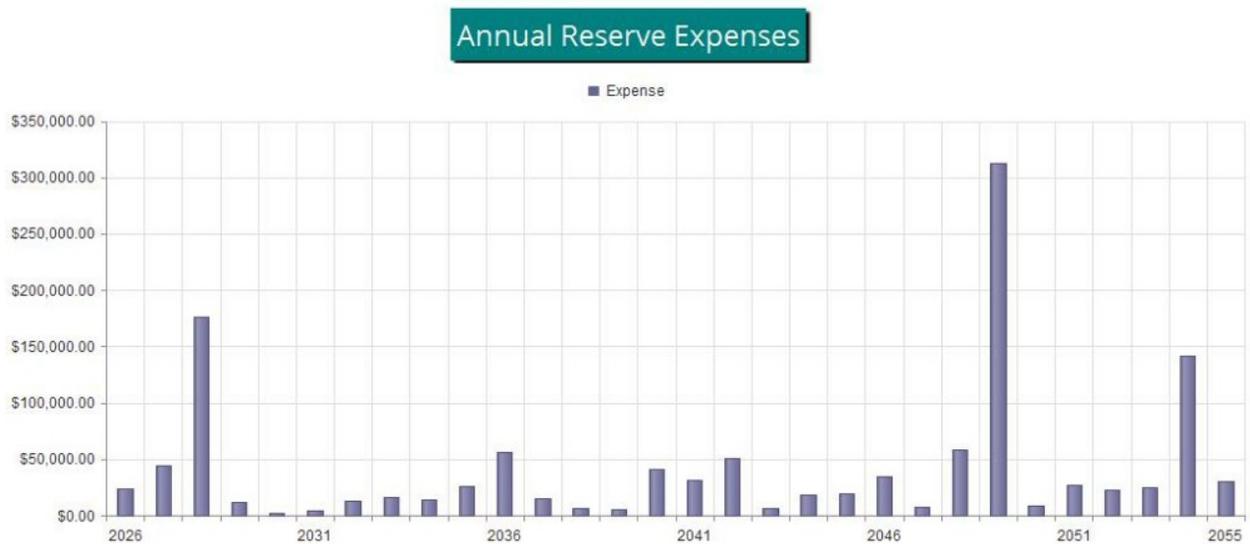


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$94,090 as-of the start of your fiscal year on 1/1/2026. This is based on your actual balance of \$81,590 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 \$283,393. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 33.2 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve Transfers of \$3,140 for the 2026 Fiscal Year. Annual increases are scheduled to strengthen the transfer rate over time while also helping to offset inflation. Additionally, the HOA will be faced with asphalt repaving in the near future and has not adequately funded Reserves to prepare for this large expense. At this point, Reserve Transfers alone will not develop enough funding in time. Therefore, we recommend collecting a **special assessment of \$50,400 (\$600/owner) in 2026** to help offset current deterioration and buildup Reserves to prepare for roof replacement. 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.

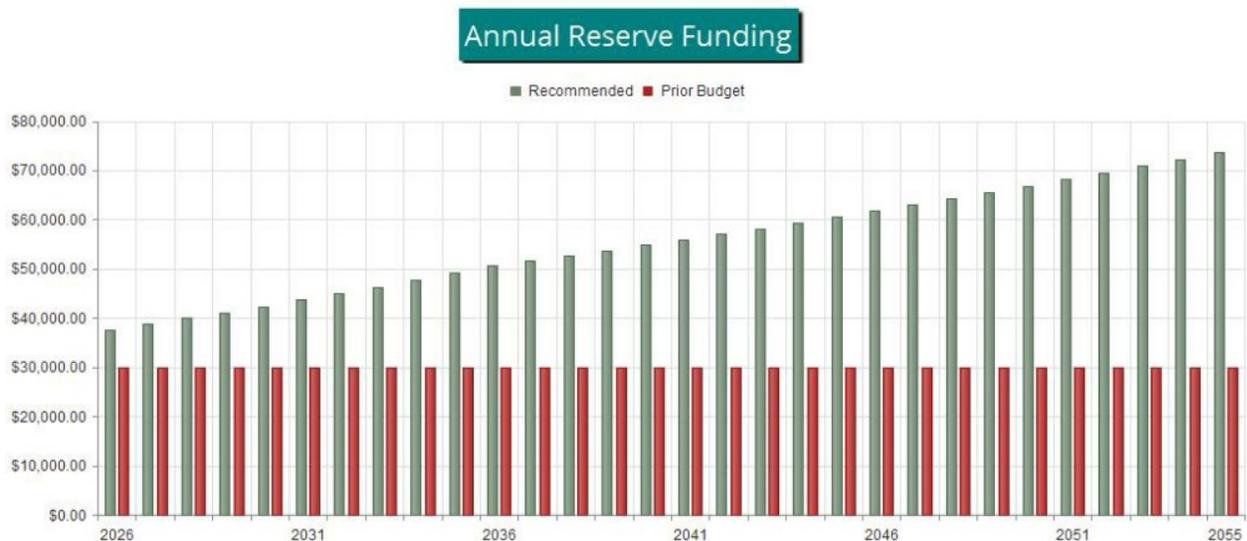


Figure 2

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.

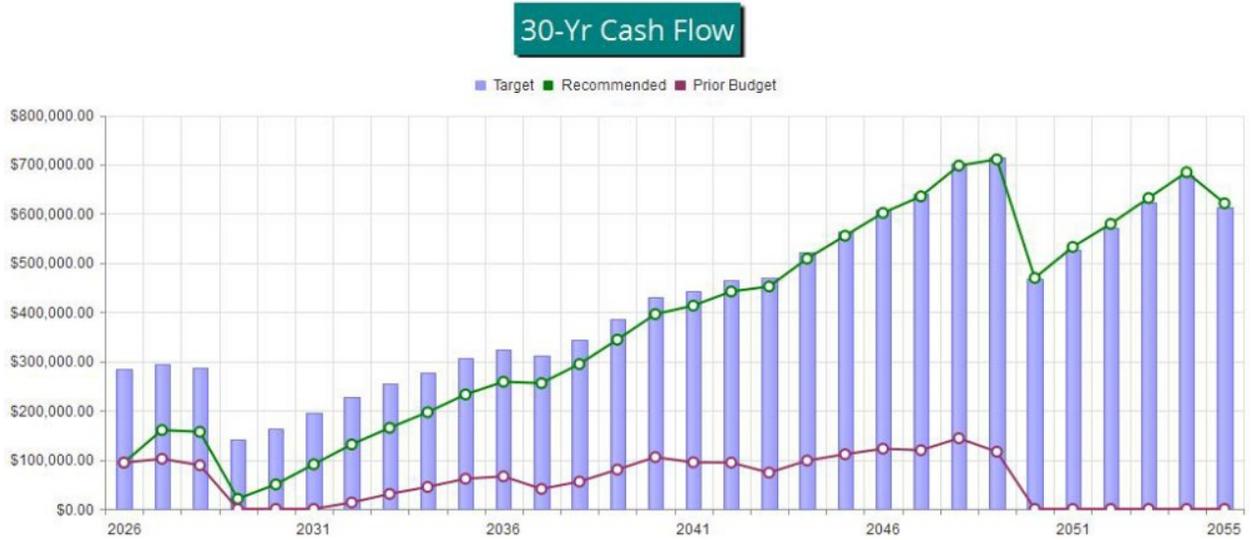


Figure 3

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.

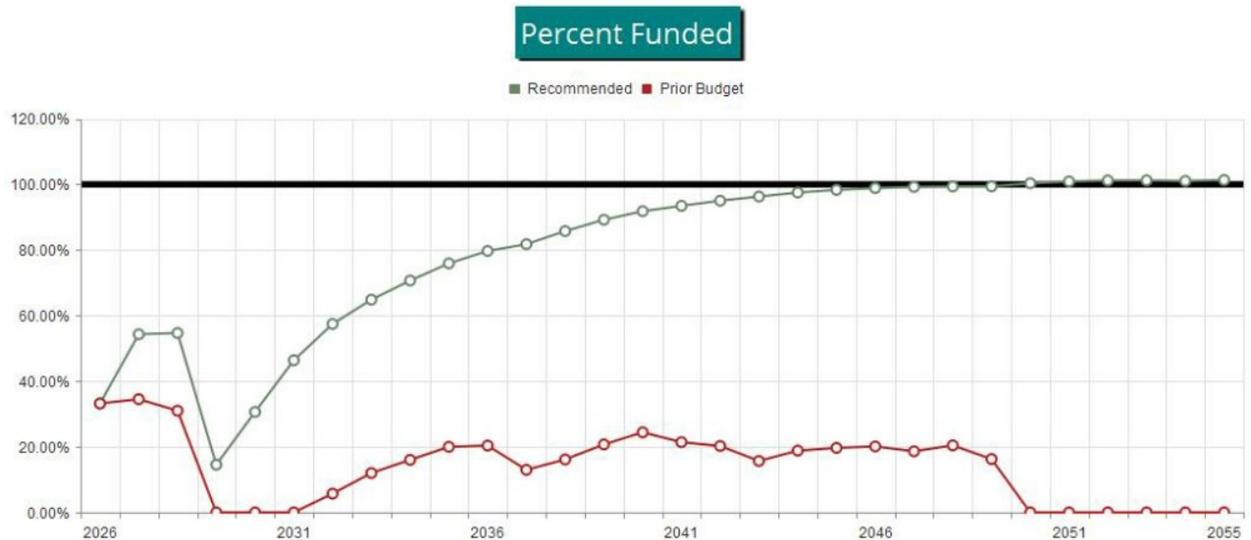


Figure 4



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.

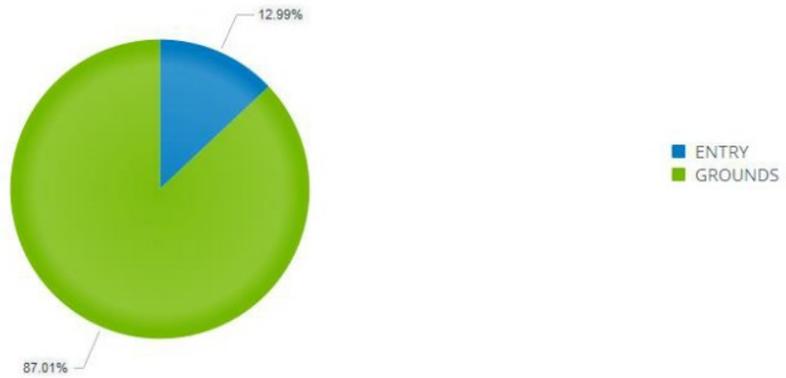


	Useful Life		2026 Rem. Useful Life		Estimated Replacement Cost in 2026	2026 Expenditures	01/01/2026 Current Fund Balance	01/01/2026 Fully Funded Balance	Remaining Bal. to be Funded	2026 Funding
	Min	Max	Min	Max						
ENTRY	12	35	0	10	\$64,800	\$2,300	\$30,300	\$49,686	\$34,500	\$5,134
GROUNDS	2	40	0	28	\$434,200	\$21,000	\$63,790	\$233,707	\$370,410	\$32,546
					\$499,000	\$23,300	\$94,090	\$283,393	\$404,910	\$37,680

Percent Funded: 33.2%

### Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>ENTRY</b>						
100	Monument - Replace	1	Monument	20	10	\$7,500
110	Entry System - Replace	1	DoorKing	15	10	\$7,000
114	Gate Operators - Replace	4	Elite	15	1	\$30,000
120	Vehicle Gates - Replace	4	Gates	35	9	\$16,000
180	Irrigation Controller - Replace	1	RainBird	12	0	\$2,300
182	Controller Enclosure - Replace	1	Metal Enclosure	24	7	\$2,000
<b>GROUNDS</b>						
201	Asphalt - Repave (A)	35,000	Sq Ft	30	23	\$147,000
201	Asphalt - Repave (B)	8,700	Sq Ft	30	28	\$60,000
201	Asphalt - Repave (C)	34,100	Sq Ft	30	2	\$145,000
205	Asphalt - Seal/Repair (A)	35,000	Sq Ft	4	2	\$7,700
205	Asphalt - Seal/Repair (B)	8,700	Sq Ft	4	0	\$2,000
205	Asphalt - Seal/Repair (C)	34,100	Sq Ft	4	3	\$7,500
208	Asphalt - Crack Fill	77,800	Sq Ft	2	1	\$3,800
230	Concrete - Repair	1	Allowance	4	2	\$3,000
406	Trash Receptacle - Replace	1	Concrete Receptacle	25	0	\$2,000
430	Concrete Planters - Replace	3	Concrete Planters	20	0	\$3,000
501	Block Walls - Repair	6,600	Sq Ft	20	2	\$11,000
504	View Fence - Replace	800	LF	40	14	\$16,800
540	Block & Metal - Repaint	1	Allowance	7	1	\$8,900
630	Backflow Valves - Replace	1	Backflow Valve	25	10	\$2,500
640	Landscape Granite - Replenish	140	Tons	10	0	\$14,000
21	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>ENTRY</b>								
100	Monument - Replace	\$7,500	X	10	/	20	=	\$3,750
110	Entry System - Replace	\$7,000	X	5	/	15	=	\$2,333
114	Gate Operators - Replace	\$30,000	X	14	/	15	=	\$28,000
120	Vehicle Gates - Replace	\$16,000	X	26	/	35	=	\$11,886
180	Irrigation Controller - Replace	\$2,300	X	12	/	12	=	\$2,300
182	Controller Enclosure - Replace	\$2,000	X	17	/	24	=	\$1,417
<b>GROUNDS</b>								
201	Asphalt - Repave (A)	\$147,000	X	7	/	30	=	\$34,300
201	Asphalt - Repave (B)	\$60,000	X	2	/	30	=	\$4,000
201	Asphalt - Repave (C)	\$145,000	X	28	/	30	=	\$135,333
205	Asphalt - Seal/Repair (A)	\$7,700	X	2	/	4	=	\$3,850
205	Asphalt - Seal/Repair (B)	\$2,000	X	4	/	4	=	\$2,000
205	Asphalt - Seal/Repair (C)	\$7,500	X	1	/	4	=	\$1,875
208	Asphalt - Crack Fill	\$3,800	X	1	/	2	=	\$1,900
230	Concrete - Repair	\$3,000	X	2	/	4	=	\$1,500
406	Trash Receptacle - Replace	\$2,000	X	25	/	25	=	\$2,000
430	Concrete Planters - Replace	\$3,000	X	20	/	20	=	\$3,000
501	Block Walls - Repair	\$11,000	X	18	/	20	=	\$9,900
504	View Fence - Replace	\$16,800	X	26	/	40	=	\$10,920
540	Block & Metal - Repaint	\$8,900	X	6	/	7	=	\$7,629
630	Backflow Valves - Replace	\$2,500	X	15	/	25	=	\$1,500
640	Landscape Granite - Replenish	\$14,000	X	10	/	10	=	\$14,000
								\$283,393

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>ENTRY</b>				
100 Monument - Replace	20	\$7,500	\$375	1.43 %
110 Entry System - Replace	15	\$7,000	\$467	1.78 %
114 Gate Operators - Replace	15	\$30,000	\$2,000	7.63 %
120 Vehicle Gates - Replace	35	\$16,000	\$457	1.74 %
180 Irrigation Controller - Replace	12	\$2,300	\$192	0.73 %
182 Controller Enclosure - Replace	24	\$2,000	\$83	0.32 %
<b>GROUNDS</b>				
201 Asphalt - Repave (A)	30	\$147,000	\$4,900	18.68 %
201 Asphalt - Repave (B)	30	\$60,000	\$2,000	7.63 %
201 Asphalt - Repave (C)	30	\$145,000	\$4,833	18.43 %
205 Asphalt - Seal/Repair (A)	4	\$7,700	\$1,925	7.34 %
205 Asphalt - Seal/Repair (B)	4	\$2,000	\$500	1.91 %
205 Asphalt - Seal/Repair (C)	4	\$7,500	\$1,875	7.15 %
208 Asphalt - Crack Fill	2	\$3,800	\$1,900	7.24 %
230 Concrete - Repair	4	\$3,000	\$750	2.86 %
406 Trash Receptacle - Replace	25	\$2,000	\$80	0.31 %
430 Concrete Planters - Replace	20	\$3,000	\$150	0.57 %
501 Block Walls - Repair	20	\$11,000	\$550	2.10 %
504 View Fence - Replace	40	\$16,800	\$420	1.60 %
540 Block & Metal - Repaint	7	\$8,900	\$1,271	4.85 %
630 Backflow Valves - Replace	25	\$2,500	\$100	0.38 %
640 Landscape Granite - Replenish	10	\$14,000	\$1,400	5.34 %
21 Total Funded Components			\$26,229	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	\$94,090	\$283,393	33.2 %	Medium	25.60 %	\$37,680	\$50,400	\$1,271	\$23,300
2027	\$160,140	\$294,911	54.3 %	Medium	3.00 %	\$38,810	\$0	\$1,583	\$43,981
2028	\$156,552	\$286,284	54.7 %	Medium	3.00 %	\$39,975	\$0	\$885	\$176,852
2029	\$20,560	\$141,375	14.5 %	High	3.00 %	\$41,174	\$0	\$351	\$12,348
2030	\$49,738	\$162,419	30.6 %	Medium	3.00 %	\$42,409	\$0	\$701	\$2,251
2031	\$90,597	\$195,379	46.4 %	Medium	3.00 %	\$43,681	\$0	\$1,107	\$4,405
2032	\$130,981	\$228,021	57.4 %	Medium	3.00 %	\$44,992	\$0	\$1,478	\$12,776
2033	\$164,674	\$253,960	64.8 %	Medium	3.00 %	\$46,342	\$0	\$1,805	\$16,357
2034	\$196,463	\$277,956	70.7 %	Low	3.00 %	\$47,732	\$0	\$2,144	\$13,808
2035	\$232,531	\$306,295	75.9 %	Low	3.00 %	\$49,164	\$0	\$2,453	\$25,835
2036	\$258,314	\$324,124	79.7 %	Low	3.00 %	\$50,639	\$0	\$2,568	\$56,041
2037	\$255,479	\$312,431	81.8 %	Low	2.00 %	\$51,652	\$0	\$2,747	\$15,642
2038	\$294,236	\$343,089	85.8 %	Low	2.00 %	\$52,685	\$0	\$3,190	\$6,131
2039	\$343,980	\$385,584	89.2 %	Low	2.00 %	\$53,738	\$0	\$3,698	\$5,580
2040	\$395,835	\$431,077	91.8 %	Low	2.00 %	\$54,813	\$0	\$4,043	\$41,596
2041	\$413,095	\$442,028	93.5 %	Low	2.00 %	\$55,909	\$0	\$4,273	\$31,471
2042	\$441,806	\$464,963	95.0 %	Low	2.00 %	\$57,027	\$0	\$4,467	\$51,351
2043	\$451,950	\$469,373	96.3 %	Low	2.00 %	\$58,168	\$0	\$4,801	\$6,281
2044	\$508,638	\$521,637	97.5 %	Low	2.00 %	\$59,331	\$0	\$5,316	\$18,216
2045	\$555,070	\$564,516	98.3 %	Low	2.00 %	\$60,518	\$0	\$5,781	\$19,815
2046	\$601,554	\$608,414	98.9 %	Low	2.00 %	\$61,728	\$0	\$6,181	\$34,316
2047	\$635,147	\$640,114	99.2 %	Low	2.00 %	\$62,963	\$0	\$6,661	\$7,069
2048	\$697,702	\$702,293	99.3 %	Low	2.00 %	\$64,222	\$0	\$7,037	\$58,633
2049	\$710,329	\$714,734	99.4 %	Low	2.00 %	\$65,507	\$0	\$5,896	\$312,419
2050	\$469,312	\$467,702	100.3 %	Low	2.00 %	\$66,817	\$0	\$5,006	\$8,741
2051	\$532,394	\$527,647	100.9 %	Low	2.00 %	\$68,153	\$0	\$5,556	\$26,800
2052	\$579,303	\$572,436	101.2 %	Low	2.00 %	\$69,516	\$0	\$6,053	\$23,076
2053	\$631,797	\$624,102	101.2 %	Low	2.00 %	\$70,907	\$0	\$6,577	\$25,101
2054	\$684,180	\$676,981	101.1 %	Low	2.00 %	\$72,325	\$0	\$6,524	\$141,852
2055	\$621,177	\$612,993	101.3 %	Low	2.00 %	\$73,771	\$0	\$6,461	\$29,928

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$94,090	\$160,140	\$156,552	\$20,560	\$49,738
Annual Reserve Funding	\$37,680	\$38,810	\$39,975	\$41,174	\$42,409
Recommended Special Assessments	\$50,400	\$0	\$0	\$0	\$0
Interest Earnings	\$1,271	\$1,583	\$885	\$351	\$701
<b>Total Income</b>	<b>\$183,440</b>	<b>\$200,533</b>	<b>\$197,412</b>	<b>\$62,086</b>	<b>\$92,848</b>
# Component					
<b>ENTRY</b>					
100 Monument - Replace	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$30,900	\$0	\$0	\$0
120 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
180 Irrigation Controller - Replace	\$2,300	\$0	\$0	\$0	\$0
182 Controller Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
<b>GROUNDS</b>					
201 Asphalt - Repave (A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave (B)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave (C)	\$0	\$0	\$153,831	\$0	\$0
205 Asphalt - Seal/Repair (A)	\$0	\$0	\$8,169	\$0	\$0
205 Asphalt - Seal/Repair (B)	\$2,000	\$0	\$0	\$0	\$2,251
205 Asphalt - Seal/Repair (C)	\$0	\$0	\$0	\$8,195	\$0
208 Asphalt - Crack Fill	\$0	\$3,914	\$0	\$4,152	\$0
230 Concrete - Repair	\$0	\$0	\$3,183	\$0	\$0
406 Trash Receptacle - Replace	\$2,000	\$0	\$0	\$0	\$0
430 Concrete Planters - Replace	\$3,000	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$11,670	\$0	\$0
504 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$9,167	\$0	\$0	\$0
630 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$14,000	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$23,300</b>	<b>\$43,981</b>	<b>\$176,852</b>	<b>\$12,348</b>	<b>\$2,251</b>
Ending Reserve Balance	\$160,140	\$156,552	\$20,560	\$49,738	\$90,597

<b>Fiscal Year</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
Starting Reserve Balance	\$90,597	\$130,981	\$164,674	\$196,463	\$232,531
Annual Reserve Funding	\$43,681	\$44,992	\$46,342	\$47,732	\$49,164
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,107	\$1,478	\$1,805	\$2,144	\$2,453
<b>Total Income</b>	<b>\$135,386</b>	<b>\$177,450</b>	<b>\$212,821</b>	<b>\$246,339</b>	<b>\$284,149</b>
# Component					
<b>ENTRY</b>					
100 Monument - Replace	\$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	\$20,876
180 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
182 Controller Enclosure - Replace	\$0	\$0	\$2,460	\$0	\$0
<b>GROUNDS</b>					
201 Asphalt - Repave (A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave (B)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave (C)	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair (A)	\$0	\$9,194	\$0	\$0	\$0
205 Asphalt - Seal/Repair (B)	\$0	\$0	\$0	\$2,534	\$0
205 Asphalt - Seal/Repair (C)	\$0	\$0	\$9,224	\$0	\$0
208 Asphalt - Crack Fill	\$4,405	\$0	\$4,674	\$0	\$4,958
230 Concrete - Repair	\$0	\$3,582	\$0	\$0	\$0
406 Trash Receptacle - Replace	\$0	\$0	\$0	\$0	\$0
430 Concrete Planters - 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	\$11,274	\$0
630 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$4,405</b>	<b>\$12,776</b>	<b>\$16,357</b>	<b>\$13,808</b>	<b>\$25,835</b>
<b>Ending Reserve Balance</b>	<b>\$130,981</b>	<b>\$164,674</b>	<b>\$196,463</b>	<b>\$232,531</b>	<b>\$258,314</b>

<b>Fiscal Year</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>
Starting Reserve Balance	\$258,314	\$255,479	\$294,236	\$343,980	\$395,835
Annual Reserve Funding	\$50,639	\$51,652	\$52,685	\$53,738	\$54,813
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,568	\$2,747	\$3,190	\$3,698	\$4,043
<b>Total Income</b>	<b>\$311,521</b>	<b>\$309,878</b>	<b>\$350,111</b>	<b>\$401,416</b>	<b>\$454,691</b>
# Component					
<b>ENTRY</b>					
100 Monument - Replace	\$10,079	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$9,407	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
180 Irrigation Controller - Replace	\$0	\$0	\$3,279	\$0	\$0
182 Controller Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
<b>GROUNDS</b>					
201 Asphalt - Repave (A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave (B)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave (C)	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair (A)	\$10,348	\$0	\$0	\$0	\$11,647
205 Asphalt - Seal/Repair (B)	\$0	\$0	\$2,852	\$0	\$0
205 Asphalt - Seal/Repair (C)	\$0	\$10,382	\$0	\$0	\$0
208 Asphalt - Crack Fill	\$0	\$5,260	\$0	\$5,580	\$0
230 Concrete - Repair	\$4,032	\$0	\$0	\$0	\$4,538
406 Trash Receptacle - Replace	\$0	\$0	\$0	\$0	\$0
430 Concrete Planters - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 View Fence - Replace	\$0	\$0	\$0	\$0	\$25,412
540 Block & Metal - Repaint	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace	\$3,360	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$18,815	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$56,041</b>	<b>\$15,642</b>	<b>\$6,131</b>	<b>\$5,580</b>	<b>\$41,596</b>
Ending Reserve Balance	\$255,479	\$294,236	\$343,980	\$395,835	\$413,095

<b>Fiscal Year</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>
Starting Reserve Balance	\$413,095	\$441,806	\$451,950	\$508,638	\$555,070
Annual Reserve Funding	\$55,909	\$57,027	\$58,168	\$59,331	\$60,518
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,273	\$4,467	\$4,801	\$5,316	\$5,781
<b>Total Income</b>	<b>\$473,277</b>	<b>\$503,300</b>	<b>\$514,919</b>	<b>\$573,286</b>	<b>\$621,368</b>
# Component					
<b>ENTRY</b>					
100 Monument - Replace	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$48,141	\$0	\$0	\$0
120 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
180 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
182 Controller Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
<b>GROUNDS</b>					
201 Asphalt - Repave (A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave (B)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave (C)	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair (A)	\$0	\$0	\$0	\$13,109	\$0
205 Asphalt - Seal/Repair (B)	\$0	\$3,209	\$0	\$0	\$0
205 Asphalt - Seal/Repair (C)	\$11,685	\$0	\$0	\$0	\$13,151
208 Asphalt - Crack Fill	\$5,920	\$0	\$6,281	\$0	\$6,663
230 Concrete - Repair	\$0	\$0	\$0	\$5,107	\$0
406 Trash Receptacle - Replace	\$0	\$0	\$0	\$0	\$0
430 Concrete Planters - 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	\$13,866	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$31,471</b>	<b>\$51,351</b>	<b>\$6,281</b>	<b>\$18,216</b>	<b>\$19,815</b>
Ending Reserve Balance	\$441,806	\$451,950	\$508,638	\$555,070	\$601,554

<b>Fiscal Year</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>
Starting Reserve Balance	\$601,554	\$635,147	\$697,702	\$710,329	\$469,312
Annual Reserve Funding	\$61,728	\$62,963	\$64,222	\$65,507	\$66,817
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,181	\$6,661	\$7,037	\$5,896	\$5,006
<b>Total Income</b>	<b>\$669,463</b>	<b>\$704,771</b>	<b>\$768,961</b>	<b>\$781,731</b>	<b>\$541,135</b>
<b># Component</b>					
<b>ENTRY</b>					
100 Monument - Replace	\$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
180 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$4,675
182 Controller Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
<b>GROUNDS</b>					
201 Asphalt - Repave (A)	\$0	\$0	\$0	\$290,117	\$0
201 Asphalt - Repave (B)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave (C)	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair (A)	\$0	\$0	\$14,754	\$0	\$0
205 Asphalt - Seal/Repair (B)	\$3,612	\$0	\$0	\$0	\$4,066
205 Asphalt - Seal/Repair (C)	\$0	\$0	\$0	\$14,802	\$0
208 Asphalt - Crack Fill	\$0	\$7,069	\$0	\$7,500	\$0
230 Concrete - Repair	\$0	\$0	\$5,748	\$0	\$0
406 Trash Receptacle - Replace	\$0	\$0	\$0	\$0	\$0
430 Concrete Planters - Replace	\$5,418	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$21,077	\$0	\$0
504 View Fence - Replace	\$0	\$0	\$0	\$0	\$0
540 Block & Metal - Repaint	\$0	\$0	\$17,053	\$0	\$0
630 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$25,286	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$34,316</b>	<b>\$7,069</b>	<b>\$58,633</b>	<b>\$312,419</b>	<b>\$8,741</b>
<b>Ending Reserve Balance</b>	<b>\$635,147</b>	<b>\$697,702</b>	<b>\$710,329</b>	<b>\$469,312</b>	<b>\$532,394</b>

<b>Fiscal Year</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>	<b>2055</b>
Starting Reserve Balance	\$532,394	\$579,303	\$631,797	\$684,180	\$621,177
Annual Reserve Funding	\$68,153	\$69,516	\$70,907	\$72,325	\$73,771
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,556	\$6,053	\$6,577	\$6,524	\$6,461
<b>Total Income</b>	<b>\$606,104</b>	<b>\$654,872</b>	<b>\$709,281</b>	<b>\$763,029</b>	<b>\$701,409</b>
# Component					
<b>ENTRY</b>					
100 Monument - Replace	\$0	\$0	\$0	\$0	\$0
110 Entry System - Replace	\$14,656	\$0	\$0	\$0	\$0
114 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
180 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
182 Controller Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
<b>GROUNDS</b>					
201 Asphalt - Repave (A)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave (B)	\$0	\$0	\$0	\$137,276	\$0
201 Asphalt - Repave (C)	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair (A)	\$0	\$16,606	\$0	\$0	\$0
205 Asphalt - Seal/Repair (B)	\$0	\$0	\$0	\$4,576	\$0
205 Asphalt - Seal/Repair (C)	\$0	\$0	\$16,660	\$0	\$0
208 Asphalt - Crack Fill	\$7,956	\$0	\$8,441	\$0	\$8,955
230 Concrete - Repair	\$0	\$6,470	\$0	\$0	\$0
406 Trash Receptacle - Replace	\$4,188	\$0	\$0	\$0	\$0
430 Concrete Planters - 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	\$20,973
630 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$26,800</b>	<b>\$23,076</b>	<b>\$25,101</b>	<b>\$141,852</b>	<b>\$29,928</b>
Ending Reserve Balance	\$579,303	\$631,797	\$684,180	\$621,177	\$671,480



## 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

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>UOM</b>	Unit of Measure
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
<b>Inflation</b>	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
<b>Interest</b>	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
<b>Percent Funded</b>	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.



## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from 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 - Replace**

**Approx Quantity: 1 Monument**

**Location:** Parcel Entrance on 144th Ave & Cora Ln

**Funded?:** Yes.

**History:** Replaced in 2016 for ~\$4,200

**Comments:** This is a double-sided monument consisting of etched tiles. Still appears in good shape. This component funds an allowance to update or modernize the monument with a new sign, plus repairs to the walls and landscape.

**Useful Life:**  
20 years

**Remaining Life:**  
10 years



**Lower Estimate:**

\$ 6,750

**Higher Estimate:**

\$ 8,250

**Cost Source:** Client Cost History

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**Comp #: 110 Entry System - Replace**

**Approx Quantity: 1 DoorKing**

**Location:** Parcel Entrance on 144th Ave & Cora Ln

**Funded?:** Yes.

**History:** Replaced in 2021 for \$4,590. Previously replaced in 2006 for ~\$3,800 and installed in 2000.

**Comments:** Appears newer and in good shape.

**Useful Life:**  
15 years

**Remaining Life:**  
10 years



**Lower Estimate:**

\$ 6,300

**Higher Estimate:**

\$ 7,700

**Cost Source:** Client Cost History

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

**Approx Quantity: 4 Elite**

**Location:** Parcel Entrance on 144th Ave & Cora Ln

**Funded?:** Yes.

**History:** Replaced in 2006 for \$14,300. Previously installed in 2000.

**Comments:** Still appear older but still functional. Future replacement should be anticipated.

\*Mfg. Date: 11/2006.

**Useful Life:**  
15 years

**Remaining Life:**  
1 years



**Lower Estimate:** \$ 27,000      **Higher Estimate:** \$ 33,000

**Cost Source:** AR Cost Database

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

**Approx Quantity: 1 Tomar**

**Location:** Parcel Entrance on 144th Ave & Cora Ln

**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 144th Ave & Cora Ln

**Funded?:** Yes.

**History:** Installed in 2000.

**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. Funding to replace the 23 LF of entry fence is included.

**Useful Life:**

35 years

**Remaining Life:**

9 years



**Lower Estimate:**

\$ 14,400

**Higher Estimate:**

\$ 17,600

**Cost Source:** AR Cost Database

**Comp #: 180 Irrigation Controller - Replace**

**Approx Quantity: 1 RainBird**

**Location:** Parcel Entrance on 144th Ave & Cora Ln

**Funded?:** Yes.

**History:** Assumed to be original from 2000, since no information has been provided otherwise.

**Comments:** It was locked in an enclosure and not accessible for inspection. Assumed to still be original and nearing time for replacement. Date Code: 01OC99-01.

**Useful Life:**

12 years

**Remaining Life:**

0 years



**Lower Estimate:**

\$ 2,070

**Higher Estimate:**

\$ 2,530

**Cost Source:** AR Cost Database

**Comp #: 182 Controller Enclosure - Replace**  
**Location:** Parcel Entrance on 144th Ave & Cora Ln  
**Funded?:** Yes.  
**History:** Installed in 2000.  
**Comments:** This large metal box houses the irrigation controller. Fading and weathering evident. Still appears intact and in fair shape. It would be prudent to plan for replacement eventually.

**Approx Quantity: 1 Metal Enclosure**

**Useful Life:**  
24 years

**Remaining Life:**  
7 years



**Lower Estimate:** \$ 1,800                      **Higher Estimate:** \$ 2,200

**Cost Source:** AR Cost Database

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## GROUNDS

**Comp #: 201 Asphalt - Repave (A)**

**Approx Quantity: 35,000 Sq Ft**

**Location:** Lexington Ave, 142nd Dr, Cora Lane, & small section of 143rd Lane

**Funded?:** Yes.

**History:** This section of asphalt was repaved during 2019.

**Comments:** Observed to still be smooth and in good shape. Life span is based on periodically seal coating and maintaining the surface.

**Useful Life:**  
30 years

**Remaining Life:**  
23 years



**Lower Estimate:**

\$ 132,000

**Higher Estimate:**

\$ 162,000

**Cost Source:** AR Cost Database

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**Comp #: 201 Asphalt - Repave (B)**

**Approx Quantity: 8,700 Sq Ft**

**Location:** Majority of 143rd Lane

**Funded?:** Yes.

**History:** Repaved in 2024 for \$52,693.

**Comments:** Observed to be smooth and in good shape. Life span is based on periodically seal coating and maintaining the surface.

**Useful Life:**  
30 years

**Remaining Life:**  
28 years



**Lower Estimate:**

\$ 54,000

**Higher Estimate:**

\$ 66,000

**Cost Source:** Client Cost History

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**Comp #: 201 Asphalt - Repave (C)**

**Approx Quantity: 34,100 Sq Ft**

**Location:** Cora Lane entry & all service drives

**Funded?:** Yes.

**History:** This section of asphalt is recommended for repaving in 2028, per the Frank Civil Consulting Plan.

**Comments:** Asphalt is smooth, but has a lot of cracking. Life span is based on periodically seal coating and maintaining the surface.

**Useful Life:**  
30 years

**Remaining Life:**  
2 years



**Lower Estimate:** \$ 131,000

**Higher Estimate:** \$ 160,000

**Cost Source:** Client Cost History

**Comp #: 205 Asphalt - Seal/Repair (A)**

**Approx Quantity: 35,000 Sq Ft**

**Location:** Lexington Ave, 142nd Dr, Cora Lane, & small section of 143rd Lane

**Funded?:** Yes.

**History:** Sealed in 2024 for \$11,145 cost included Seal/Repair (C).

**Comments:** Seal is in good shape. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

**Useful Life:**  
4 years

**Remaining Life:**  
2 years



**Lower Estimate:** \$ 6,930

**Higher Estimate:** \$ 8,470

**Cost Source:** Frank Civil Consulting Plan

**Comp #: 205 Asphalt - Seal/Repair (B)**

**Approx Quantity: 8,700 Sq Ft**

**Location:** Majority of 143rd Lane

**Funded?:** Yes.

**History:**

**Comments:** Asphalt is newer and does not have a seal. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

**Useful Life:**  
4 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 1,800

**Higher Estimate:**

\$ 2,200

**Cost Source:** Client Cost History

**Comp #: 205 Asphalt - Seal/Repair (C)**

**Approx Quantity: 34,100 Sq Ft**

**Location:** Cora Lane entry & all service drives

**Funded?:** Yes.

**History:** Sealed in 2024 for \$11,145 cost included Seal/Repair (A).

**Comments:** Seal is newer and in good shape. Plan to seal this section again after the planned 2028 repave. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

**Useful Life:**  
4 years

**Remaining Life:**  
3 years



**Lower Estimate:**

\$ 6,750

**Higher Estimate:**

\$ 8,250

**Cost Source:** Client Cost History

**Comp #: 208 Asphalt - Crack Fill**

**Approx Quantity: 77,800 Sq Ft**

**Location:** Entry area, streets, and driveways

**Funded?:** Yes.

**History:** Crack filled during 2019.

**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:**

1 years



**Lower Estimate:**

\$ 3,420

**Higher Estimate:**

\$ 4,180

**Cost Source:** Frank Civil Consulting Plan

**Comp #: 230 Concrete - Repair**

**Approx Quantity: 1 Allowance**

**Location:** Walking path in the middle of the development

**Funded?:** Yes.

**History:** Repairs completed during 2019. ~\$1,800 spent during 2016. ~\$500 was spent during 2015.

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

**Useful Life:**

4 years

**Remaining Life:**

2 years



**Lower Estimate:**

\$ 2,700

**Higher Estimate:**

\$ 3,300

**Cost Source:** AR Cost Allowance

**Comp #: 320 Street Lights - Replace**

**Approx Quantity: 10 Pole Lights**

**Location:** Throughout common area

**Funded?:** No. The street lights are owned and maintained by the power company.

**History:**

**Comments:**

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

\$ 0

**Higher Estimate:**

\$ 0

**Cost Source:**

**Comp #: 403 Mailboxes - Replace**

**Approx Quantity: 1 Lump Sum**

**Location:** Adjacent to streets throughout development

**Funded?:** No. The Post Office is responsible for repair and replacement of the boxes, not the HOA.

**History:**

**Comments:** HOA is responsible for the structures though. The structures are constructed of concrete blocks, so there is no expectancy to replace under normal circumstances. Painting is included with the block walls.

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

\$ 0

**Higher Estimate:**

\$ 0

**Cost Source:**

**Comp #: 406 Trash Receptacle - Replace**

**Approx Quantity: 1 Concrete Receptacle**

**Location:** Walking path in the middle of the development

**Funded?:** Yes.

**History:** Installed in 2000.

**Comments:** Trash can is still intact, but is old and weathered. Long life expectancy, but future replacement is still anticipated.

**Useful Life:**  
25 years

**Remaining Life:**  
0 years



**Lower Estimate:**

\$ 1,800

**Higher Estimate:**

\$ 2,200

**Cost Source:** AR Cost Database

**Comp #: 408 Pet Stations - Replace**

**Approx Quantity: 2 Stations**

**Location:** Walking path in the middle of the development & adjacent to mailboxes

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

**History:** Replaced during 2019 for ~\$800.

**Comments:**

**Useful Life:**

**Remaining Life:**



**Lower Estimate:**

\$ 0

**Higher Estimate:**

\$ 0

**Cost Source:**

**Comp #: 430 Concrete Planters - Replace**

**Approx Quantity: 3 Concrete Planters**

**Location:** Entry area of development

**Funded?:** Yes.

**History:**

**Comments:** Cracks and damages are still visible. HOA reportedly plans to replace in the near future.

**Useful Life:**

20 years

**Remaining Life:**

0 years



**Lower Estimate:**

\$ 2,700

**Higher Estimate:**

\$ 3,300

**Cost Source:** AR Cost Database

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

**Approx Quantity: 6,600 Sq Ft**

**Location:** Common walls inside the development, view walls, and entry area columns

**Funded?:** Yes.

**History:** Installed in 2000.

**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:**

20 years

**Remaining Life:**

2 years



**Lower Estimate:**

\$ 9,900

**Higher Estimate:**

\$ 12,100

**Cost Source:** AR Cost Allowance

**Comp #: 504 View Fence - Replace**

**Approx Quantity: 800 LF**

**Location:** View walls/fence bordering the walking path

**Funded?:** Yes.

**History:** Installed in 2000.

**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:**

14 years



**Lower Estimate:**

\$ 15,100

**Higher Estimate:**

\$ 18,500

**Cost Source:** AR Cost Database

**Comp #: 540 Block & Metal - Repaint**

**Approx Quantity: 1 Allowance**

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

**Funded?:** Yes.

**History:** Painted in 2020.

**Comments:** This component funds to repaint ~6,600 sq ft of block walls, 800 LF of 2' tall view fence, 23 LF of metal entry 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:**

\$ 8,010

**Higher Estimate:**

\$ 9,790

**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 #: 630 Backflow Valves - Replace**

**Approx Quantity: 1 Backflow Valve**

**Location:** Common area on 143rd Ln

**Funded?:** Yes.

**History:** Repaired in 2024 for \$960. Previously installed in 2000.

**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:**

10 years



**Lower Estimate:**

\$ 2,250

**Higher Estimate:**

\$ 2,750

**Cost Source:** AR Cost Database

**Comp #: 640 Landscape Granite - Replenish**

**Approx Quantity: 140 Tons**

**Location:** Landscaped areas at center of community and entry way

**Funded?:** Yes.

**History:** Replenished in 2016 for ~\$10,700.

**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 ~28,000 sq ft, and we estimate it will require ~140 tons to top dress.

**Useful Life:**

10 years

**Remaining Life:**

0 years



**Lower Estimate:**

\$ 12,600

**Higher Estimate:**

\$ 15,400

**Cost Source:** AR Cost Allowance

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

**Approx Quantity: 1 Lump Sum**

**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:**