

Veritas at McCormick Ranch

Reserve Management Plan

Type 2 Engagement

Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2022



2022 Final

Veritas at McCormick Ranch

January 1, 2022

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2022 Final



Preparer's Report on Reserve Study
Type 2 Reserve Management Plan Reserve Study Update with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2022

Board of Directors
Veritas at McCormick Ranch
Scottsdale, AZ

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Veritas at McCormick Ranch by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type 2 reserve study engagement is based on an updated on-site analysis. The on-site analysis of Veritas at McCormick Ranch upon which this reserve management plan is based was performed by Greg Libke of Facilities Advisors Arizona on July 16, 2021.

The attached basic financial exhibits and disclosures comprise a Type 2 Reserve Study report of Veritas at McCormick Ranch. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2022, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2022, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Veritas at McCormick Ranch is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Veritas at McCormick Ranch, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles

See Disclosures and Summary of Significant Assumptions

This reserve study report is restricted to the management and members of the Veritas at McCormick Ranch and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Veritas at McCormick Ranch's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Veritas at McCormick Ranch's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Arizona
Greg Libke
March 13, 2022

Veritas at McCormick Ranch
January 1, 2022

Statement of Position

Projection period: January 1, 2022 to 2051
 Type of Project: Condominium
 Number of Units: 36
 Location: Scottsdale, AZ
 Project Construction date: January 1, 2009
 On-Site analysis performed by: Greg Libke
 Component analysis performed by: Greg Libke
 Report prepared by: Greg Libke

No special assessments are considered necessary during the 30-year projection period.

Components Excluded from This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street & Parking Lot Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

Summary of major components is presented on next page

Current Replacement Cost of All Components	\$ 1,258,402
Future Replacement Cost of All Components	\$ 1,800,240
Projected Balance of Reserve Funds at January 1, 2022	\$ 2,486
100% Funded Amount at January 1, 2022	\$ 482,722
Percent Funded at January 1, 2022	0.51 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2022	\$ 13,339
Projected Reserve Contribution	\$ 32,076
Average Annual Reserve Contribution Per Unit	\$ 891
Monthly Reserve Contribution First Year of Projection	\$ 2,673
Average Monthly Reserve Contribution Per Unit	\$ 74
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	0.10 %

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Building Exteriors	2- 9	\$ 154,557
Equipment	2-10	21,010
Furniture	0- 7	12,957
Landscaping	1- 2	12,463
Lighting	12-22	232,603
Painting	4- 6	323,670
Pavement	4- 8	24,412
Pool	2- 7	201,337
Remodel	2-26	481,170
Roof	2-12	304,106
Safety	11	16,196
Walls & Fencing	11	15,760
		<u>\$ 1,800,241</u>

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/22 - 12/22	\$ 2,486.00	\$ 32,076.00	\$ 12.31	\$ 6,500.00	\$ 28,074.31
01/23 - 12/23	28,074.31	51,081.00	51.86	1,854.00	77,353.17
01/24 - 12/24	77,353.17	76,621.56	76.30	41,107.22	112,943.81
01/25 - 12/25	112,943.81	84,283.68	149.65	5,736.82	191,640.32
01/26 - 12/26	191,640.32	92,712.12	211.92	27,293.59	257,270.77
01/27 - 12/27	257,270.77	101,983.32	226.48	85,409.52	274,071.05
01/28 - 12/28	274,071.05	112,181.64	96.06	244,329.96	142,018.79
01/29 - 12/29	142,018.79	123,399.72	12.95	216,427.05	49,004.41
01/30 - 12/30	49,004.41	135,739.80	0.00	207,927.64	-23,183.43
01/31 - 12/31	-23,183.43	142,526.76	0.48	107,643.78	11,700.03
	<u>2,486.00</u>	<u>952,605.60</u>	<u>838.01</u>	<u>944,229.58</u>	<u>11,700.03</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/32 - 12/32	\$ 11,700.03	\$ 149,653.08	\$ 50.80	\$ 38,096.67	\$ 123,307.24
01/33 - 12/33	123,307.24	157,135.68	166.34	37,145.93	243,463.33
01/34 - 12/34	243,463.33	164,992.56	73.32	263,658.83	144,870.38
01/35 - 12/35	144,870.38	173,242.08	226.94	4,846.16	313,493.24
01/36 - 12/36	313,493.24	181,904.28	126.40	290,186.55	205,337.37
01/37 - 12/37	205,337.37	190,999.44	194.64	110,888.33	285,643.12
01/38 - 12/38	285,643.12	200,549.40	386.07	0.00	486,578.59
01/39 - 12/39	486,578.59	210,576.84	552.66	41,155.91	656,552.18
01/40 - 12/40	656,552.18	221,105.76	383.91	400,016.44	478,025.41
01/41 - 12/41	478,025.41	232,161.00	449.35	151,239.90	559,395.86
	<u>11,700.03</u>	<u>1,882,320.12</u>	<u>2,610.43</u>	<u>1,337,234.72</u>	<u>559,395.86</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/42 - 12/42	\$ 559,395.86	\$ 243,769.08	\$ 628.33	\$ 55,537.92	\$ 748,255.35
01/43 - 12/43	748,255.35	255,957.48	876.62	0.00	1,005,089.45
01/44 - 12/44	1,005,089.45	268,755.36	518.61	648,069.30	626,294.12
01/45 - 12/45	626,294.12	282,193.20	742.75	26,051.34	883,178.73
01/46 - 12/46	883,178.73	296,302.80	1,026.91	5,081.99	1,175,426.45
01/47 - 12/47	1,175,426.45	311,118.00	1,185.10	152,793.44	1,334,936.11
01/48 - 12/48	1,334,936.11	326,673.84	1,220.22	290,703.11	1,372,127.06
01/49 - 12/49	1,372,127.06	343,007.52	1,161.55	399,221.16	1,317,074.97
01/50 - 12/50	1,317,074.97	360,157.92	1,090.05	425,302.89	1,253,020.05
01/51 - 12/51	1,253,020.05	378,165.84	1,256.34	194,416.65	1,438,025.58
	<u>559,395.86</u>	<u>3,066,101.04</u>	<u>9,706.48</u>	<u>2,197,177.80</u>	<u>1,438,025.58</u>

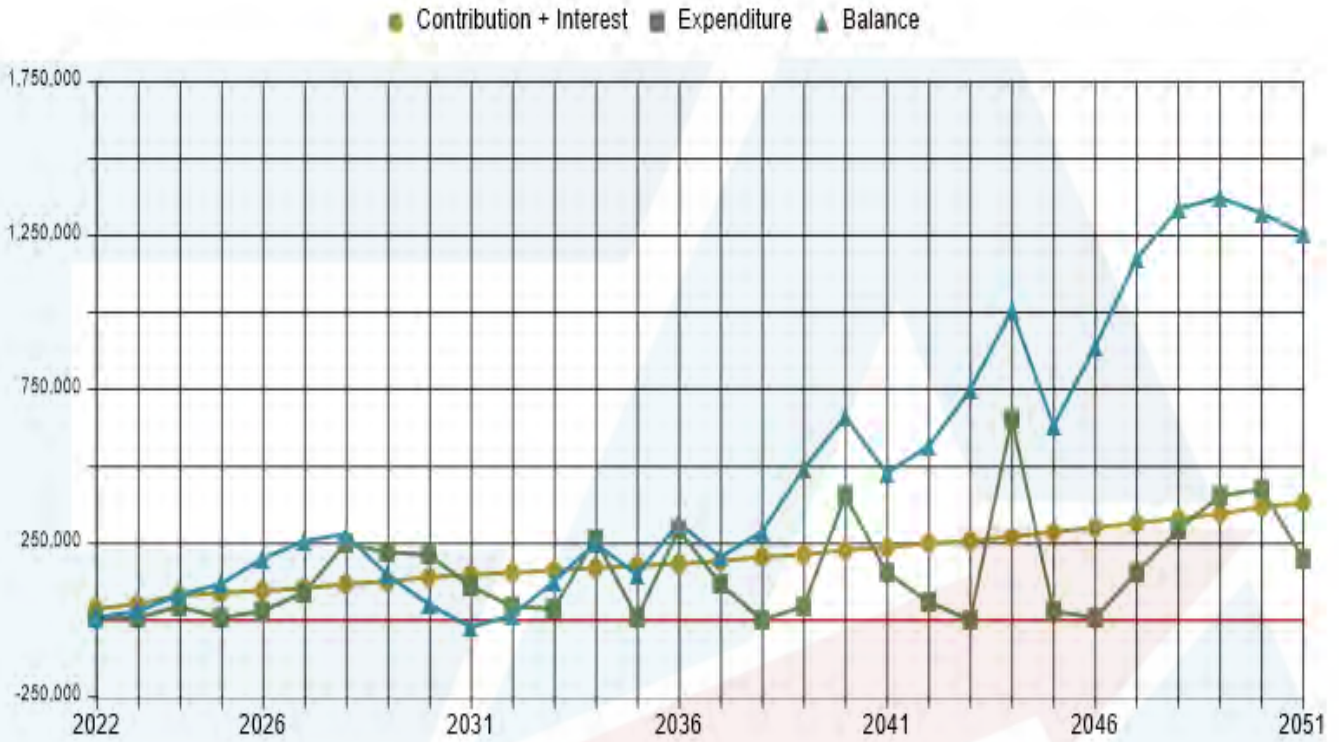
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Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Building Exteriors			4,774						45,401	104,381
Equipment			3,182	4,097	4,220			6,149		
Furniture	6,500							6,456		
Landscaping		1,854	10,609							
Painting					20,259	82,511	220,899			
Pavement					2,813				21,598	3,261
Pool			4,612				23,430	178,485		
Remodel			3,500	1,639		2,898		8,609	32,429	
Roof			14,428					16,726	108,498	
	<u>6,500</u>	<u>1,854</u>	<u>41,107</u>	<u>5,736</u>	<u>27,293</u>	<u>85,409</u>	<u>244,329</u>	<u>216,427</u>	<u>207,927</u>	<u>107,643</u>

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Veritas at McCormick Ranch

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Expenditures - Matrix Category

Category	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Building Exteriors			6,415						61,015	140,280
Equipment	3,359	5,190	5,346					13,222		6,575
Furniture	8,735									
Landscaping	13,439			2,643					17,024	
Lighting			25,663							
Painting			25,663		279,829	110,888				
Pavement					3,781				29,026	4,383
Pool	5,842				6,575				7,401	
Remodel	6,719			2,202				5,454	209,194	
Roof			200,568					22,478	76,354	
Safety		16,195								
Walls & Fencing		15,759								
	<u>38,096</u>	<u>37,145</u>	<u>263,658</u>	<u>4,846</u>	<u>290,186</u>	<u>110,888</u>	<u>0</u>	<u>41,155</u>	<u>400,016</u>	<u>151,239</u>

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Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Building Exteriors			8,622						81,999	188,525
Equipment	6,772		4,790					19,436	8,579	
Furniture	11,739							11,661		
Landscaping						3,768	21,565			
Lighting			206,939							
Painting	32,510		354,479			149,024			41,182	
Pavement					5,081				39,009	5,891
Pool			37,598				9,375	322,364		
Remodel	4,515		9,580	2,960			259,761	15,549	58,570	
Roof			26,059					30,209	195,961	
Safety				23,090						
	55,537	0	648,069	26,051	5,081	152,793	290,703	399,221	425,302	194,416

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Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Bldg Ext - Repaint							202,988			
Bldg Ext - Repair			4,774						45,401	
Bldg Ext Awnings - Repair & Replace										104,381
Bldg Ext Balcony - Resurface										
Bldg Ext Balcony - Waterproofing Rese						82,511				
Bldg Ext Lighting - Replace										
Bldg Ext Roof Foam - Recoat			14,428					16,726		
Bldg Ext Roof Foam - Replace									51,684	
Bldg Ext Roof Tile - Repair									56,814	
Bldg Ext Roof Tile Underlayment - Refu										
Concrete - Partial Replace					2,813					3,261
Fence Metal - Replace										
Irrigation Controller - Replace		1,854								
Landscape Granite - Replenish			10,609							
Lighting Pole - Replace										
Mailbox Cluster - Replace								4,612		
Metal Surfaces - Repaint							17,910			
Park Bike Rack - Replace								1,844		
Park Fountain - Refurbish				1,639						
Pavers - Repair/Replace									21,598	
Pool - Resurface								178,485		
Pool BBQ Area - Remodel										
Pool Chlorinator - Replace										
Pool Deck - Repair & Reseal			4,612				5,191			
Pool Deck - Resurface							18,239			
Pool Filter - Replace			3,182							
Pool Furniture - Replace	6,500									
Pool Heater - Replace				4,097	4,220					
Pool Outdoor Shower - Remodel			3,500							

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Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Pool Pumps & Motors - Replace								6,149		
Pool Restroom - Remodel								8,609		
Safety Fire Alarm System - Replace										
Signage - Refurbish & Replace						2,898				
Wood Pergola - Repair									32,429	
Wood Pool Pergola - Replace										
Wood Surfaces - Repaint					20,259					
	6,500	1,854	41,107	5,736	27,293	85,409	244,329	216,427	207,927	107,643

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Veritas at McCormick Ranch

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Expenditures - Matrix Items

Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Bldg Ext - Repaint					257,140					
Bldg Ext - Repair			6,415						61,015	
Bldg Ext Awnings - Repair & Replace										140,280
Bldg Ext Balcony - Resurface										
Bldg Ext Balcony - Waterproofing Rese						110,888				
Bldg Ext Lighting - Replace			25,663							
Bldg Ext Roof Foam - Recoat			19,390					22,478		
Bldg Ext Roof Foam - Replace										
Bldg Ext Roof Tile - Repair									76,354	
Bldg Ext Roof Tile Underlayment - Refu			181,178							
Concrete - Partial Replace					3,781					4,383
Fence Metal - Replace		15,759								
Irrigation Controller - Replace				2,643						
Landscape Granite - Replenish	13,439								17,024	
Lighting Pole - Replace										
Mailbox Cluster - Replace										
Metal Surfaces - Repaint					22,688					
Park Bike Rack - Replace										
Park Fountain - Refurbish				2,202						
Pavers - Repair/Replace									29,026	
Pool - Resurface										
Pool BBQ Area - Remodel	6,719									
Pool Chlorinator - Replace	3,359									
Pool Deck - Repair & Reseal	5,842				6,575				7,401	
Pool Deck - Resurface										
Pool Filter - Replace								4,958		
Pool Furniture - Replace	8,735									
Pool Heater - Replace		5,190	5,346							6,575
Pool Outdoor Shower - Remodel								5,454		

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Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Pool Pumps & Motors - Replace								8,264		
Pool Restroom - Remodel										
Safety Fire Alarm System - Replace		16,195								
Signage - Refurbish & Replace										
Wood Pergola - Repair									43,582	
Wood Pool Pergola - Replace									165,612	
Wood Surfaces - Repaint			25,663							
	38,096	37,145	263,658	4,846	290,186	110,888	0	41,155	400,016	151,239

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Bldg Ext - Repaint			325,737							
Bldg Ext - Repair			8,622						81,999	
Bldg Ext Awnings - Repair & Replace										188,525
Bldg Ext Balcony - Resurface							259,761			
Bldg Ext Balcony - Waterproofing Rese						149,024				
Bldg Ext Lighting - Replace										
Bldg Ext Roof Foam - Recoat			26,059					30,209		
Bldg Ext Roof Foam - Replace									93,347	
Bldg Ext Roof Tile - Repair									102,613	
Bldg Ext Roof Tile Underlayment - Refu										
Concrete - Partial Replace					5,081					5,891
Fence Metal - Replace										
Irrigation Controllor - Replace						3,768				
Landscape Granite - Replenish							21,565			
Lighting Pole - Replace			206,939							
Mailbox Cluster - Replace								8,329		
Metal Surfaces - Repaint			28,741							
Park Bike Rack - Replace								3,331		
Park Fountain - Refurbish				2,960						
Pavers - Repair/Replace									39,009	
Pool - Resurface								322,364		
Pool BBQ Area - Remodel			9,580							
Pool Chlorinator - Replace			4,790							
Pool Deck - Repair & Reseal			8,330				9,375			
Pool Deck - Resurface			29,268							
Pool Filter - Replace										
Pool Furniture - Replace	11,739									
Pool Heater - Replace	6,772							8,329	8,579	
Pool Outdoor Shower - Remodel										

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Veritas at McCormick Ranch

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Expenditures - Matrix Items

Component	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Pool Pumps & Motors - Replace								11,106		
Pool Restroom - Remodel								15,549		
Safety Fire Alarm System - Replace				23,090						
Signage - Refurbish & Replace	4,515									
Wood Pergola - Repair									58,570	
Wood Pool Pergola - Replace										
Wood Surfaces - Repaint	32,510								41,182	
	<u>55,537</u>	<u>0</u>	<u>648,069</u>	<u>26,051</u>	<u>5,081</u>	<u>152,793</u>	<u>290,703</u>	<u>399,221</u>	<u>425,302</u>	<u>194,416</u>

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

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Component List - Summary

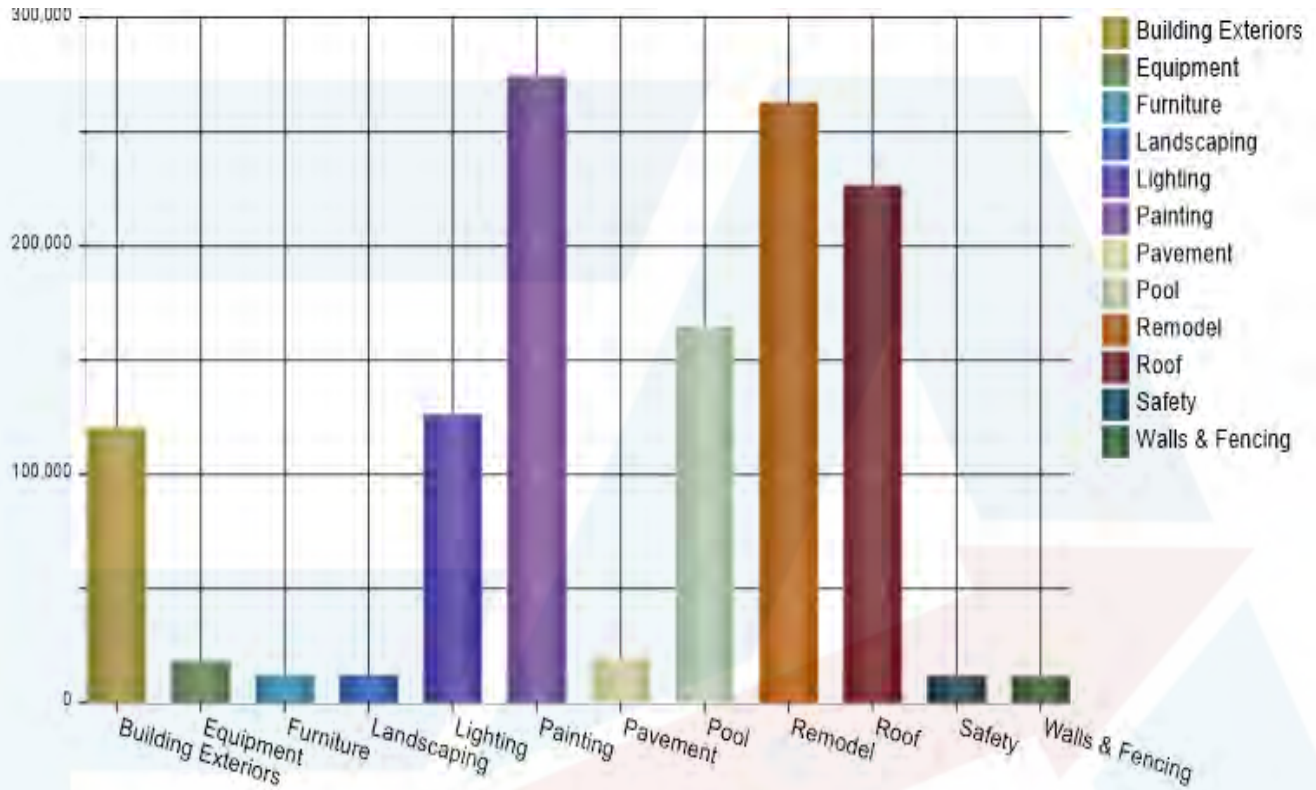
Category	Service Date	Replace Life	Current Cost	Future Cost
Building Exteriors	01/14-01/21	2:00 - 9:00	\$ 120,340.00	\$ 154,556.94
Equipment	01/09-01/20	2:00 -10:00	18,000.00	21,010.25
Furniture	01/09-01/12	0:00 - 7:00	11,750.00	12,956.84
Landscaping	01/11-01/16	1:00 - 2:00	11,800.00	12,463.00
Lighting	01/09-01/09	12:00 -22:00	126,000.00	232,602.87
Painting	01/17-01/20	4:00 - 6:00	274,175.00	323,670.16
Pavement	01/20-01/21	4:00 - 8:00	19,550.00	24,412.20
Pool	01/09-01/20	2:00 - 7:00	164,747.50	201,336.85
Remodel	01/09-01/20	2:00 -26:00	262,630.00	481,170.37
Roof	01/09-01/20	2:00 -12:00	226,325.00	304,105.66
Safety	01/21-01/21	11:00 -11:00	11,700.00	16,195.54
Walls & Fencing	01/09-01/09	11:00 -11:00	11,385.00	15,759.51
			<u>1,258,402.50</u>	<u>1,800,240.19</u>

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

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Component List - Category - Chart



Veritas at McCormick Ranch
January 1, 2022

Disclosures

Site Analysis

Veritas at McCormick Ranch is a planned development association located in Scottsdale, AZ. The Association consists of 36 units located near the corner of E. Via Paseo Del Norte and N. Via Paseo del Norte, encompassing approximately 3 acres. The units were constructed as a single phase in January 1, 2009. The project consists of (9) resident buildings, (1) pool, and common area green tracts. Construction is wood frame with stucco exterior cladding, foam and tile roofs systems.

The site analysis was performed on July 16, 2021 by Greg Libke of Facilities Advisors Arizona. Board members were interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

General Exclusions from the analysis are:

See Preparer's Report
See Disclosures and Summary of Significant Assumptions

Veritas at McCormick Ranch
January 1, 2022

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 0.10%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 0.51% as of January 1, 2022 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 2,486, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance	<u>\$ 2,486</u>
--	-----------------

Significant Assumptions

See Preparer's Report
See Disclosures and Summary of Significant Assumptions

2022 Final

Veritas at McCormick Ranch
January 1, 2022

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 0.10% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Building Exteriors	10:00	2:00 - 9:00	\$ 154,557
Equipment	8:00 -15:00	2:00 -10:00	21,010
Furniture	10:00 -20:00	0:00 - 7:00	12,957
Landscaping	8:00 -12:00	1:00 - 2:00	12,463
Lighting	25:00 -35:00	12:00 -22:00	232,603
Painting	8:00 -10:00	4:00 - 6:00	323,670
Pavement	5:00 -10:00	4:00 - 8:00	24,412
Pool	4:00 -20:00	2:00 - 7:00	201,337
Remodel	10:00 -30:00	2:00 -26:00	481,170
Roof	5:00 -25:00	2:00 -12:00	304,106
Safety	12:00	11:00	16,196
Walls & Fencing	24:00	11:00	15,760
			<u>1,800,241</u>

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Location	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Bldg Ext - Repaint									
910-000-0001	Bldg Exteriors	01/01/2020	\$ 170,000.00	1 Job	\$ 170,000	8:00	8:00	6:00	\$ 202,988
					170,000				202,988
Bldg Ext - Repair									
920-001-0002	Bldg Exteriors	01/01/2014	\$ 0.40	11,250 Sq Ft	\$ 4,500	10:00	10:00	2:00	\$ 4,774
920-002-0002	Bldg Exteriors	01/01/2020	0.40	89,600 Sq Ft	35,840	10:00	10:00	8:00	45,401
					40,340				50,175
Bldg Ext Awnings - Repair & Replace									
910-000-0003	Bldg Exteriors	01/01/2021	\$ 80,000.00	1 Job	\$ 80,000	10:00	10:00	9:00	\$ 104,381
					80,000				104,381
Bldg Ext Balcony - Resurface									
910-000-0004	Bldg Exteriors	01/01/2018	\$ 11.00	10,950 Sq Ft	\$ 120,450	30:00	30:00	26:00	\$ 259,761
					120,450				259,761
Bldg Ext Balcony - Waterproofing Reseal									
910-000-0005	Bldg Exteriors	01/01/2017	\$ 6.50	10,950 Sq Ft	\$ 71,175	10:00	10:00	5:00	\$ 82,511
					71,175				82,511
Bldg Ext Lighting - Replace									
910-000-0006	Bldg Exteriors	01/01/2009	\$ 250.00	72 Each	\$ 18,000	25:00	25:00	12:00	\$ 25,663
					18,000				25,663
Bldg Ext Roof Foam - Recoat									
910-000-0007	Bldg Exteriors	01/01/2019	\$ 1.00	13,600 Sq Ft	\$ 13,600	5:00	5:00	2:00	\$ 14,428
					13,600				14,428
Bldg Ext Roof Foam - Replace									
910-000-0008	Bldg Exteriors	01/01/2010	\$ 3.00	13,600 Sq Ft	\$ 40,800	20:00	20:00	8:00	\$ 51,684
					40,800				51,684

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Location	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Bldg Ext Roof Tile - Repair									
910-000-0009	Bldg Exteriors	01/01/2020	\$ 1.50	29,900 Sq Ft	\$ 44,850	10:00	10:00	8:00	\$ 56,814
					44,850				56,814
Bldg Ext Roof Tile Underlayment - Refurbish									
910-000-0010	Bldg Exteriors	01/01/2009	\$ 4.25	29,900 Sq Ft	\$ 127,075	25:00	25:00	12:00	\$ 181,178
					127,075				181,178
Concrete - Partial Replace									
910-000-0011	Community	01/01/2021	\$ 2,500.00	1 Job	\$ 2,500	5:00	5:00	4:00	\$ 2,813
					2,500				2,813
Fence Metal - Replace									
920-001-0012	Community	01/01/2009	\$ 45.00	88 LF	\$ 3,960	24:00	24:00	11:00	\$ 5,481
920-002-0012	Community	01/01/2009	45.00	165 LF	7,425	24:00	24:00	11:00	10,277
					11,385				15,759
Irrigation Controller - Replace									
910-000-0013	Community	01/01/2011	\$ 1,800.00	1 Each	\$ 1,800	12:00	12:00	1:00	\$ 1,854
					1,800				1,854
Landscape Granite - Replenish									
910-000-0014	Community	01/01/2016	\$ 10,000.00	1 Job	\$ 10,000	8:00	8:00	2:00	\$ 10,609
					10,000				10,609
Lighting Pole - Replace									
910-000-0015	Community	01/01/2009	\$ 2,700.00	40 Each	\$ 108,000	35:00	35:00	22:00	\$ 206,939
					108,000				206,939
Mailbox Cluster - Replace									
910-000-0016	Community	01/01/2009	\$ 1,250.00	3 Each	\$ 3,750	20:00	20:00	7:00	\$ 4,612
					3,750				4,612

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Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Location	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Metal Surfaces - Repaint									
910-000-0017	Community	01/01/2020	\$ 15,000.00	1 Job	\$ 15,000	8:00	8:00	6:00	\$ 17,910
					15,000				17,910
Park Bike Rack - Replace									
910-000-0018	Community	01/01/2009	\$ 750.00	2 Each	\$ 1,500	20:00	20:00	7:00	\$ 1,844
					1,500				1,844
Park Fountain - Refurbish									
910-000-0019	Community	01/01/2015	\$ 1,500.00	1 Job	\$ 1,500	10:00	10:00	3:00	\$ 1,639
					1,500				1,639
Pavers - Repair/Replace									
910-000-0020	Community	01/01/2020	\$ 0.55	31,000 Sq Ft	\$ 17,050	10:00	10:00	8:00	\$ 21,598
					17,050				21,598
Pool - Resurface									
920-001-0021	Pool	01/01/2009	\$ 135.00	1,050 LF	\$ 141,750	20:00	20:00	7:00	\$ 174,334
920-002-0021	Pool	01/01/2009	135.00	25 LF	3,375	20:00	20:00	7:00	4,150
					145,125				178,485
Pool BBQ Area - Remodel									
910-000-0022	Pool	01/01/2020	\$ 5,000.00	1 Job	\$ 5,000	12:00	12:00	10:00	\$ 6,719
					5,000				6,719
Pool Chlorinator - Replace									
910-000-0023	Pool	01/01/2020	\$ 2,500.00	1 Job	\$ 2,500	12:00	12:00	10:00	\$ 3,359
					2,500				3,359
Pool Deck - Repair & Reseal									
910-000-0024	Pool	01/01/2020	\$ 1.85	2,350 Sq Ft	\$ 4,347	4:00	4:00	2:00	\$ 4,612
					4,347				4,612

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Location	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Pool Deck - Resurface									
910-000-0025	Pool	01/01/2012	\$ 6.50	2,350 Sq Ft	\$ 15,275	16:00	16:00	6:00	\$ 18,239
					15,275				18,239
Pool Filter - Replace									
920-001-0026	Pool	01/01/2009	\$ 1,500.00	1 Each	\$ 1,500	15:00	15:00	2:00	\$ 1,591
920-002-0026	Pool	01/01/2009	1,500.00	1 Each	1,500	15:00	15:00	2:00	1,591
					3,000				3,182
Pool Furniture - Replace									
910-000-0027	Pool	01/01/2012	\$ 6,500.00	1 Job	\$ 6,500	10:00	10:00	0:00	\$ 6,500
					6,500				6,500
Pool Heater - Replace									
920-001-0028	Pool	01/01/2018	\$ 3,750.00	1 Each	\$ 3,750	8:00	8:00	4:00	\$ 4,220
920-002-0028	Pool	01/01/2017	3,750.00	1 Each	3,750	8:00	8:00	3:00	4,097
					7,500				8,318
Pool Outdoor Shower - Remodel									
910-000-0029	Pool	01/01/2009	\$ 30.00	110 Sq Ft	\$ 3,300	15:00	15:00	2:00	\$ 3,500
					3,300				3,500
Pool Pumps & Motors - Replace									
910-000-0030	Pool	01/01/2019	\$ 5,000.00	1 Job	\$ 5,000	10:00	10:00	7:00	\$ 6,149
					5,000				6,149
Pool Restroom - Remodel									
910-000-0031	Pool	01/01/2009	\$ 3,500.00	2 Each	\$ 7,000	20:00	20:00	7:00	\$ 8,609
					7,000				8,609
Safety Fire Alarm System - Replace									
910-000-0032	Community	01/01/2021	\$ 1,300.00	9 Each	\$ 11,700	12:00	12:00	11:00	\$ 16,195
					11,700				16,195

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Location	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Signage - Refurbish & Replace									
910-000-0033	Community	01/01/2012	\$ 2,500.00	1 Job	\$ 2,500	15:00	15:00	5:00	\$ 2,898
					2,500				2,898
Wood Pergola - Repair									
910-000-0034	Bldg Exteriors	01/01/2020	\$ 5.00	5,120 Sq Ft	\$ 25,600	10:00	10:00	8:00	\$ 32,429
					25,600				32,429
Wood Pool Pergola - Replace									
910-000-0035	Bldg Exteriors	01/01/2010	\$ 19.00	5,120 Sq Ft	\$ 97,280	30:00	30:00	18:00	\$ 165,612
					97,280				165,612
Wood Surfaces - Repaint									
910-000-0036	Community	01/01/2018	\$ 18,000.00	1 Job	\$ 18,000	8:00	8:00	4:00	\$ 20,259
					18,000				20,259
					<u>1,258,402</u>				<u>1,800,240</u>

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - By Location

Location			Service	Basis		Current	Adj	Rem	Future
Component	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Bldg Exteriors									
Bldg Ext - Repaint		Good	01/01/2020	\$ 170,000.00	1 Job	\$ 170,000	8:00	6:00	\$ 202,988
Bldg Ext - Repair	Ceiling	Good	01/01/2014	0.40	11,250 Sq Ft	4,500	10:00	2:00	4,774
Bldg Ext - Repair	Stucco	Good	01/01/2020	0.40	89,600 Sq Ft	35,840	10:00	8:00	45,401
Bldg Ext Awnings - Repair & Replace		Poor	01/01/2021	80,000.00	1 Job	80,000	10:00	9:00	104,381
Bldg Ext Balcony - Resurface		Good	01/01/2018	11.00	10,950 Sq Ft	120,450	30:00	26:00	259,761
Bldg Ext Balcony - Waterproofing Reseal		Good	01/01/2017	6.50	10,950 Sq Ft	71,175	10:00	5:00	82,511
Bldg Ext Lighting - Replace		Good	01/01/2009	250.00	72 Each	18,000	25:00	12:00	25,663
Bldg Ext Roof Foam - Recoat		Good	01/01/2019	1.00	13,600 Sq Ft	13,600	5:00	2:00	14,428
Bldg Ext Roof Foam - Replace		Good	01/01/2010	3.00	13,600 Sq Ft	40,800	20:00	8:00	51,684
Bldg Ext Roof Tile - Repair		Good	01/01/2020	1.50	29,900 Sq Ft	44,850	10:00	8:00	56,814
Bldg Ext Roof Tile Underlayment - Refurbi		Good	01/01/2009	4.25	29,900 Sq Ft	127,075	25:00	12:00	181,178
Wood Pergola - Repair		Good	01/01/2020	5.00	5,120 Sq Ft	25,600	10:00	8:00	32,429
Wood Pool Pergola - Replace		Good	01/01/2010	19.00	5,120 Sq Ft	97,280	30:00	18:00	165,612
						849,170			1,227,629
Community									
Concrete - Partial Replace	Walkways	Good	01/01/2021	\$ 2,500.00	1 Job	\$ 2,500	5:00	4:00	\$ 2,813
Fence Metal - Replace	West	Good	01/01/2009	45.00	88 LF	3,960	24:00	11:00	5,481
Fence Metal - Replace	Pool	Good	01/01/2009	45.00	165 LF	7,425	24:00	11:00	10,277
Irrigation Controller - Replace	Rainbird	Fair	01/01/2011	1,800.00	1 Each	1,800	12:00	1:00	1,854
Landscape Granite - Replenish		Good	01/01/2016	10,000.00	1 Job	10,000	8:00	2:00	10,609
Lighting Pole - Replace		Good	01/01/2009	2,700.00	40 Each	108,000	35:00	22:00	206,939
Mailbox Cluster - Replace	16 box + 2 parc	Good	01/01/2009	1,250.00	3 Each	3,750	20:00	7:00	4,612
Metal Surfaces - Repaint		Good	01/01/2020	15,000.00	1 Job	15,000	8:00	6:00	17,910
Park Bike Rack - Replace		Good	01/01/2009	750.00	2 Each	1,500	20:00	7:00	1,844
Park Fountain - Refurbish	Bldg E	Good	01/01/2015	1,500.00	1 Job	1,500	10:00	3:00	1,639
Pavers - Repair/Replace	Brick	Good	01/01/2020	0.55	31,000 Sq Ft	17,050	10:00	8:00	21,598
Safety Fire Alarm System - Replace		Good	01/01/2021	1,300.00	9 Each	11,700	12:00	11:00	16,195
Signage - Refurbish & Replace		Good	01/01/2012	2,500.00	1 Job	2,500	15:00	5:00	2,898
Wood Surfaces - Repaint		Good	01/01/2018	18,000.00	1 Job	18,000	8:00	4:00	20,259
						204,685			324,933

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - By Location

Location	Desc	Condition	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Pool									
Pool - Resurface	Pool	Good	01/01/2009	\$ 135.00	1,050 LF	\$ 141,750	20:00	7:00	\$ 174,334
Pool - Resurface	Spa	Good	01/01/2009	135.00	25 LF	3,375	20:00	7:00	4,150
Pool BBQ Area - Remodel		Good	01/01/2020	5,000.00	1 Job	5,000	12:00	10:00	6,719
Pool Chlorinator - Replace		Good	01/01/2020	2,500.00	1 Job	2,500	12:00	10:00	3,359
Pool Deck - Repair & Reseal		Good	01/01/2020	1.85	2,350 Sq Ft	4,347	4:00	2:00	4,612
Pool Deck - Resurface		Good	01/01/2012	6.50	2,350 Sq Ft	15,275	16:00	6:00	18,239
Pool Filter - Replace	Pool	Good	01/01/2009	1,500.00	1 Each	1,500	15:00	2:00	1,591
Pool Filter - Replace	Spa	Good	01/01/2009	1,500.00	1 Each	1,500	15:00	2:00	1,591
Pool Furniture - Replace		Good	01/01/2012	6,500.00	1 Job	6,500	10:00	0:00	6,500
Pool Heater - Replace	Pool	Good	01/01/2018	3,750.00	1 Each	3,750	8:00	4:00	4,220
Pool Heater - Replace	Spa	Good	01/01/2017	3,750.00	1 Each	3,750	8:00	3:00	4,097
Pool Outdoor Shower - Remodel		Good	01/01/2009	30.00	110 Sq Ft	3,300	15:00	2:00	3,500
Pool Pumps & Motors - Replace		Good	01/01/2019	5,000.00	1 Job	5,000	10:00	7:00	6,149
Pool Restroom - Remodel		Good	01/01/2009	3,500.00	2 Each	7,000	20:00	7:00	8,609
						204,547			247,676
						1,258,402			1,800,240

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Veritas at McCormick Ranch

Supplementary Schedules Reserve Management Plan

Type 2 - Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2022



Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

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Veritas at McCormick Ranch
January 1, 2022

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See Preparer's Report
See Disclosures and Summary of Significant Assumptions



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Preparer's Report on Supplemental Information
Type 2 - Reserve Management Plan Reserve Study Update with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2022

Board of Directors
Veritas at McCormick Ranch
Scottsdale, AZ

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Veritas at McCormick Ranch's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Arizona
Greg Libke
March 13, 2022

2022 Final

See Disclosures and Summary of Significant Assumptions

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/22 - 12/22	\$ 2,486	\$ 32,076	0.00 %	\$ 12	\$ 6,500	\$ 28,074	4.80 %	\$ 584,127
1/23 - 12/23	28,074	51,081	59.25	51	1,854	77,353	11.11	696,168
1/24 - 12/24	77,353	76,621	50.00	76	41,107	112,943	14.59	774,033
1/25 - 12/25	112,943	84,283	10.00	149	5,736	191,640	21.44	893,644
1/26 - 12/26	191,640	92,712	10.00	211	27,293	257,270	25.78	997,710
1/27 - 12/27	257,270	101,983	10.00	226	85,409	274,071	26.14	1,048,199
1/28 - 12/28	274,071	112,181	10.00	96	244,329	142,018	15.11	939,770
1/29 - 12/29	142,018	123,399	10.00	12	216,427	49,004	5.69	860,182
1/30 - 12/30	49,004	135,739	10.00	0	207,927	-23,183	-2.93	790,416
1/31 - 12/31	-23,183	142,526	5.00	0	107,643	11,700	1.41	825,406
1/32 - 12/32	11,700	149,653	5.00	50	38,096	123,307	13.16	936,744
1/33 - 12/33	123,307	157,135	5.00	166	37,145	243,463	23.05	1,056,176
1/34 - 12/34	243,463	164,992	5.00	73	263,658	144,870	15.25	949,770
1/35 - 12/35	144,870	173,242	5.00	226	4,846	313,493	28.22	1,110,754
1/36 - 12/36	313,493	181,904	5.00	126	290,186	205,337	20.80	986,790
1/37 - 12/37	205,337	190,999	5.00	194	110,888	285,643	27.25	1,048,034
1/38 - 12/38	285,643	200,549	5.00	386	0	486,578	39.56	1,229,705
1/39 - 12/39	486,578	210,576	5.00	552	41,155	656,552	47.61	1,378,943
1/40 - 12/40	656,552	221,105	5.00	383	400,016	478,025	40.93	1,167,673
1/41 - 12/41	478,025	232,161	5.00	449	151,239	559,395	46.18	1,211,087
1/42 - 12/42	559,395	243,769	5.00	628	55,537	748,255	55.04	1,359,301
1/43 - 12/43	748,255	255,957	5.00	876	0	1,005,089	63.84	1,574,238
1/44 - 12/44	1,005,089	268,755	5.00	518	648,069	626,294	55.26	1,133,336
1/45 - 12/45	626,294	282,193	5.00	742	26,051	883,178	66.64	1,325,268
1/46 - 12/46	883,178	296,302	5.00	1,026	5,081	1,175,426	75.82	1,550,098
1/47 - 12/47	1,175,426	311,118	5.00	1,185	152,793	1,334,936	81.63	1,635,240
1/48 - 12/48	1,334,936	326,673	5.00	1,220	290,703	1,372,127	86.47	1,586,770
1/49 - 12/49	1,372,127	343,007	5.00	1,161	399,221	1,317,074	92.03	1,431,129
1/50 - 12/50	1,317,074	360,157	5.00	1,090	425,302	1,253,020	100.22	1,250,193
1/51 - 12/51	1,253,020	378,165	5.00	1,256	194,416	1,438,025	109.31	1,286,511

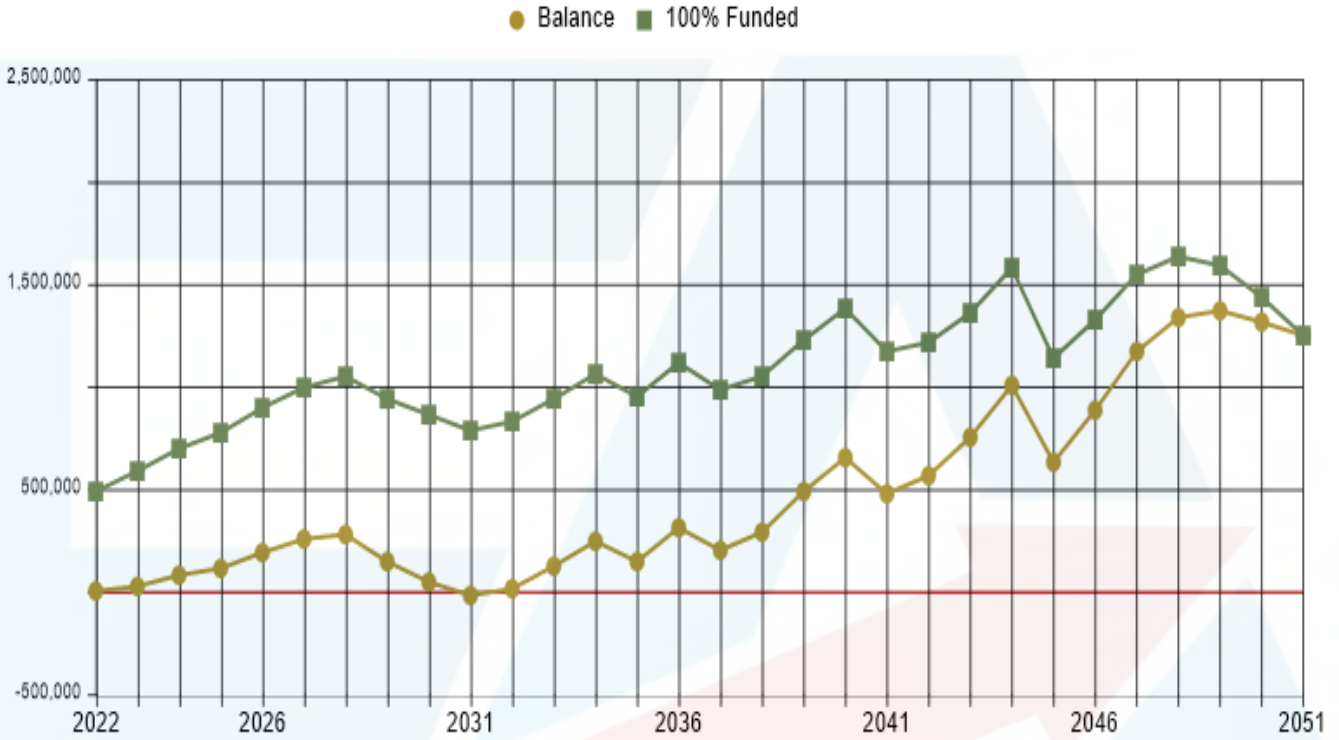
2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Chart



Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2022					
01/01/2022	Pool Furniture - Replace	910-000-0027	01/01/2012	10:00	\$ 6,500.00
					6,500.00
Year : 2023					
01/01/2023	Irrigation Controller - Replace	910-000-0013	01/01/2011	12:00	\$ 1,854.00
					1,854.00
Year : 2024					
01/01/2024	Bldg Ext - Repair	920-001-0002	01/01/2014	10:00	\$ 4,774.05
01/01/2024	Bldg Ext Roof Foam - Recoat	910-000-0007	01/01/2019	5:00	14,428.24
01/01/2024	Landscape Granite - Replenish	910-000-0014	01/01/2016	8:00	10,609.00
01/01/2024	Pool Deck - Repair & Reseal	910-000-0024	01/01/2020	4:00	4,612.26
01/01/2024	Pool Filter - Replace	920-001-0026	01/01/2009	15:00	1,591.35
01/01/2024	Pool Filter - Replace	920-002-0026	01/01/2009	15:00	1,591.35
01/01/2024	Pool Outdoor Shower - Remodel	910-000-0029	01/01/2009	15:00	3,500.97
					41,107.22
Year : 2025					
01/01/2025	Park Fountain - Refurbish	910-000-0019	01/01/2015	10:00	\$ 1,639.09
01/01/2025	Pool Heater - Replace	920-002-0028	01/01/2017	8:00	4,097.73
					5,736.82
Year : 2026					
01/01/2026	Concrete - Partial Replace	910-000-0011	01/01/2021	5:00	\$ 2,813.77
01/01/2026	Pool Heater - Replace	920-001-0028	01/01/2018	8:00	4,220.66
01/01/2026	Wood Surfaces - Repaint	910-000-0036	01/01/2018	8:00	20,259.16
					27,293.59
Year : 2027					
01/01/2027	Bldg Ext Balcony - Waterproofing Reseal	910-000-0005	01/01/2017	10:00	\$ 82,511.33
01/01/2027	Signage - Refurbish & Replace	910-000-0033	01/01/2012	15:00	2,898.19
					85,409.52
Year : 2028					
01/01/2028	Bldg Ext - Repaint	910-000-0001	01/01/2020	8:00	\$ 202,988.89
01/01/2028	Metal Surfaces - Repaint	910-000-0017	01/01/2020	8:00	17,910.78
01/01/2028	Pool Deck - Repair & Reseal	910-000-0024	01/01/2024	4:00	5,191.14
01/01/2028	Pool Deck - Resurface	910-000-0025	01/01/2012	16:00	18,239.15

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Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Code	Service Date	Estimated Life	Expenditure
					244,329.96
Year : 2029					
01/01/2029	Bldg Ext Roof Foam - Recoat	910-000-0007	01/01/2024	5:00	\$ 16,726.28
01/01/2029	Mailbox Cluster - Replace	910-000-0016	01/01/2009	20:00	4,612.03
01/01/2029	Park Bike Rack - Replace	910-000-0018	01/01/2009	20:00	1,844.81
01/01/2029	Pool - Resurface	920-001-0021	01/01/2009	20:00	174,334.62
01/01/2029	Pool - Resurface	920-002-0021	01/01/2009	20:00	4,150.82
01/01/2029	Pool Pumps & Motors - Replace	910-000-0030	01/01/2019	10:00	6,149.37
01/01/2029	Pool Restroom - Remodel	910-000-0031	01/01/2009	20:00	8,609.12
					216,427.05
Year : 2030					
01/01/2030	Bldg Ext - Repair	920-002-0002	01/01/2020	10:00	\$ 45,401.04
01/01/2030	Bldg Ext Roof Foam - Replace	910-000-0008	01/01/2010	20:00	51,684.22
01/01/2030	Bldg Ext Roof Tile - Repair	910-000-0009	01/01/2020	10:00	56,814.64
01/01/2030	Pavers - Repair/Replace	910-000-0020	01/01/2020	10:00	21,598.43
01/01/2030	Wood Pergola - Repair	910-000-0034	01/01/2020	10:00	32,429.31
					207,927.64
Year : 2031					
01/01/2031	Bldg Ext Awnings - Repair & Replace	910-000-0003	01/01/2021	10:00	\$ 104,381.85
01/01/2031	Concrete - Partial Replace	910-000-0011	01/01/2026	5:00	3,261.93
					107,643.78
Year : 2032					
01/01/2032	Landscape Granite - Replenish	910-000-0014	01/01/2024	8:00	\$ 13,439.16
01/01/2032	Pool BBQ Area - Remodel	910-000-0022	01/01/2020	12:00	6,719.58
01/01/2032	Pool Chlorinator - Replace	910-000-0023	01/01/2020	12:00	3,359.79
01/01/2032	Pool Deck - Repair & Reseal	910-000-0024	01/01/2028	4:00	5,842.68
01/01/2032	Pool Furniture - Replace	910-000-0027	01/01/2022	10:00	8,735.46
					38,096.67
Year : 2033					
01/01/2033	Fence Metal - Replace	920-001-0012	01/01/2009	24:00	\$ 5,481.57
01/01/2033	Fence Metal - Replace	920-002-0012	01/01/2009	24:00	10,277.94
01/01/2033	Pool Heater - Replace	920-002-0028	01/01/2025	8:00	5,190.88
01/01/2033	Safety Fire Alarm System - Replace	910-000-0032	01/01/2021	12:00	16,195.54
					37,145.93

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2034					
01/01/2034	Bldg Ext - Repair	920-001-0002	01/01/2024	10:00	\$ 6,415.92
01/01/2034	Bldg Ext Lighting - Replace	910-000-0006	01/01/2009	25:00	25,663.70
01/01/2034	Bldg Ext Roof Foam - Recoat	910-000-0007	01/01/2029	5:00	19,390.35
01/01/2034	Bldg Ext Roof Tile Underlayment - Refurbish	910-000-0010	01/01/2009	25:00	181,178.56
01/01/2034	Pool Heater - Replace	920-001-0028	01/01/2026	8:00	5,346.60
01/01/2034	Wood Surfaces - Repaint	910-000-0036	01/01/2026	8:00	25,663.70
					263,658.83
Year : 2035					
01/01/2035	Irrigation Controller - Replace	910-000-0013	01/01/2023	12:00	\$ 2,643.36
01/01/2035	Park Fountain - Refurbish	910-000-0019	01/01/2025	10:00	2,202.80
					4,846.16
Year : 2036					
01/01/2036	Bldg Ext - Repaint	910-000-0001	01/01/2028	8:00	\$ 257,140.25
01/01/2036	Concrete - Partial Replace	910-000-0011	01/01/2031	5:00	3,781.47
01/01/2036	Metal Surfaces - Repaint	910-000-0017	01/01/2028	8:00	22,688.85
01/01/2036	Pool Deck - Repair & Reseal	910-000-0024	01/01/2032	4:00	6,575.98
					290,186.55
Year : 2037					
01/01/2037	Bldg Ext Balcony - Waterproofing Reseal	910-000-0005	01/01/2027	10:00	\$ 110,888.33
					110,888.33
Year : 2039					
01/01/2039	Bldg Ext Roof Foam - Recoat	910-000-0007	01/01/2034	5:00	\$ 22,478.73
01/01/2039	Pool Filter - Replace	920-001-0026	01/01/2024	15:00	2,479.27
01/01/2039	Pool Filter - Replace	920-002-0026	01/01/2024	15:00	2,479.27
01/01/2039	Pool Outdoor Shower - Remodel	910-000-0029	01/01/2024	15:00	5,454.40
01/01/2039	Pool Pumps & Motors - Replace	910-000-0030	01/01/2029	10:00	8,264.24
					41,155.91
Year : 2040					
01/01/2040	Bldg Ext - Repair	920-002-0002	01/01/2030	10:00	\$ 61,015.20
01/01/2040	Bldg Ext Roof Tile - Repair	910-000-0009	01/01/2030	10:00	76,354.12
01/01/2040	Landscape Granite - Replenish	910-000-0014	01/01/2032	8:00	17,024.33
01/01/2040	Pavers - Repair/Replace	910-000-0020	01/01/2030	10:00	29,026.48
01/01/2040	Pool Deck - Repair & Reseal	910-000-0024	01/01/2036	4:00	7,401.33
01/01/2040	Wood Pergola - Repair	910-000-0034	01/01/2030	10:00	43,582.29

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Code	Service Date	Estimated Life	Expenditure
01/01/2040	Wood Pool Pergola - Replace	910-000-0035	01/01/2010	30:00	\$ 165,612.69
					400,016.44
Year : 2041					
01/01/2041	Bldg Ext Awnings - Repair & Replace	910-000-0003	01/01/2031	10:00	\$ 140,280.48
01/01/2041	Concrete - Partial Replace	910-000-0011	01/01/2036	5:00	4,383.77
01/01/2041	Pool Heater - Replace	920-002-0028	01/01/2033	8:00	6,575.65
					151,239.90
Year : 2042					
01/01/2042	Pool Furniture - Replace	910-000-0027	01/01/2032	10:00	\$ 11,739.72
01/01/2042	Pool Heater - Replace	920-001-0028	01/01/2034	8:00	6,772.92
01/01/2042	Signage - Refurbish & Replace	910-000-0033	01/01/2027	15:00	4,515.28
01/01/2042	Wood Surfaces - Repaint	910-000-0036	01/01/2034	8:00	32,510.00
					55,537.92
Year : 2044					
01/01/2044	Bldg Ext - Repaint	910-000-0001	01/01/2036	8:00	\$ 325,737.58
01/01/2044	Bldg Ext - Repair	920-001-0002	01/01/2034	10:00	8,622.47
01/01/2044	Bldg Ext Roof Foam - Recoat	910-000-0007	01/01/2039	5:00	26,059.01
01/01/2044	Lighting Pole - Replace	910-000-0015	01/01/2009	35:00	206,939.17
01/01/2044	Metal Surfaces - Repaint	910-000-0017	01/01/2036	8:00	28,741.55
01/01/2044	Pool BBQ Area - Remodel	910-000-0022	01/01/2032	12:00	9,580.52
01/01/2044	Pool Chlorinator - Replace	910-000-0023	01/01/2032	12:00	4,790.26
01/01/2044	Pool Deck - Repair & Reseal	910-000-0024	01/01/2040	4:00	8,330.26
01/01/2044	Pool Deck - Resurface	910-000-0025	01/01/2028	16:00	29,268.48
					648,069.30
Year : 2045					
01/01/2045	Park Fountain - Refurbish	910-000-0019	01/01/2035	10:00	\$ 2,960.38
01/01/2045	Safety Fire Alarm System - Replace	910-000-0032	01/01/2033	12:00	23,090.96
					26,051.34
Year : 2046					
01/01/2046	Concrete - Partial Replace	910-000-0011	01/01/2041	5:00	\$ 5,081.99
					5,081.99

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2047					
01/01/2047	Bldg Ext Balcony - Waterproofing Reseal	910-000-0005	01/01/2037	10:00	\$ 149,024.64
01/01/2047	Irrigation Controller - Replace	910-000-0013	01/01/2035	12:00	3,768.80
					152,793.44
Year : 2048					
01/01/2048	Bldg Ext Balcony - Resurface	910-000-0004	01/01/2018	30:00	\$ 259,761.42
01/01/2048	Landscape Granite - Replenish	910-000-0014	01/01/2040	8:00	21,565.91
01/01/2048	Pool Deck - Repair & Reseal	910-000-0024	01/01/2044	4:00	9,375.78
					290,703.11
Year : 2049					
01/01/2049	Bldg Ext Roof Foam - Recoat	910-000-0007	01/01/2044	5:00	\$ 30,209.53
01/01/2049	Mailbox Cluster - Replace	910-000-0016	01/01/2029	20:00	8,329.83
01/01/2049	Park Bike Rack - Replace	910-000-0018	01/01/2029	20:00	3,331.93
01/01/2049	Pool - Resurface	920-001-0021	01/01/2029	20:00	314,867.72
01/01/2049	Pool - Resurface	920-002-0021	01/01/2029	20:00	7,496.85
01/01/2049	Pool Heater - Replace	920-002-0028	01/01/2041	8:00	8,329.83
01/01/2049	Pool Pumps & Motors - Replace	910-000-0030	01/01/2039	10:00	11,106.45
01/01/2049	Pool Restroom - Remodel	910-000-0031	01/01/2029	20:00	15,549.02
					399,221.16
Year : 2050					
01/01/2050	Bldg Ext - Repair	920-002-0002	01/01/2040	10:00	\$ 81,999.33
01/01/2050	Bldg Ext Roof Foam - Replace	910-000-0008	01/01/2030	20:00	93,347.45
01/01/2050	Bldg Ext Roof Tile - Repair	910-000-0009	01/01/2040	10:00	102,613.56
01/01/2050	Pavers - Repair/Replace	910-000-0020	01/01/2040	10:00	39,009.17
01/01/2050	Pool Heater - Replace	920-001-0028	01/01/2042	8:00	8,579.73
01/01/2050	Wood Pergola - Repair	910-000-0034	01/01/2040	10:00	58,570.95
01/01/2050	Wood Surfaces - Repaint	910-000-0036	01/01/2042	8:00	41,182.70
					425,302.89
Year : 2051					
01/01/2051	Bldg Ext Awnings - Repair & Replace	910-000-0003	01/01/2041	10:00	\$ 188,525.24
01/01/2051	Concrete - Partial Replace	910-000-0011	01/01/2046	5:00	5,891.41
					194,416.65

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Ext - Repaint					
01/01/2028	Bldg Exteriors	01/01/2020	8:00	\$ 170,000.00	\$ 202,988.89
01/01/2036	Bldg Exteriors	01/01/2028	8:00	170,000.00	257,140.25
01/01/2044	Bldg Exteriors	01/01/2036	8:00	170,000.00	325,737.58
				510,000.00	785,866.72
Bldg Ext - Repair					
01/01/2024	Bldg Exteriors	01/01/2014	10:00	\$ 4,500.00	\$ 4,774.05
01/01/2030	Bldg Exteriors	01/01/2020	10:00	35,840.00	45,401.04
01/01/2034	Bldg Exteriors	01/01/2024	10:00	4,500.00	6,415.92
01/01/2040	Bldg Exteriors	01/01/2030	10:00	35,840.00	61,015.20
01/01/2044	Bldg Exteriors	01/01/2034	10:00	4,500.00	8,622.47
01/01/2050	Bldg Exteriors	01/01/2040	10:00	35,840.00	81,999.33
				121,020.00	208,228.01
Bldg Ext Awnings - Repair & Replace					
01/01/2031	Bldg Exteriors	01/01/2021	10:00	\$ 80,000.00	\$ 104,381.85
01/01/2041	Bldg Exteriors	01/01/2031	10:00	80,000.00	140,280.48
01/01/2051	Bldg Exteriors	01/01/2041	10:00	80,000.00	188,525.24
				240,000.00	433,187.57
Bldg Ext Balcony - Resurface					
01/01/2048	Bldg Exteriors	01/01/2018	30:00	\$ 120,450.00	\$ 259,761.42
				120,450.00	259,761.42
Bldg Ext Balcony - Waterproofing Reseal					
01/01/2027	Bldg Exteriors	01/01/2017	10:00	\$ 71,175.00	\$ 82,511.33
01/01/2037	Bldg Exteriors	01/01/2027	10:00	71,175.00	110,888.33
01/01/2047	Bldg Exteriors	01/01/2037	10:00	71,175.00	149,024.64
				213,525.00	342,424.30
Bldg Ext Lighting - Replace					
01/01/2034	Bldg Exteriors	01/01/2009	25:00	\$ 18,000.00	\$ 25,663.70
				18,000.00	25,663.70
Bldg Ext Roof Foam - Recoat					
01/01/2024	Bldg Exteriors	01/01/2019	5:00	\$ 13,600.00	\$ 14,428.24
01/01/2029	Bldg Exteriors	01/01/2024	5:00	13,600.00	16,726.28
01/01/2034	Bldg Exteriors	01/01/2029	5:00	13,600.00	19,390.35
01/01/2039	Bldg Exteriors	01/01/2034	5:00	13,600.00	22,478.73
01/01/2044	Bldg Exteriors	01/01/2039	5:00	13,600.00	26,059.01
01/01/2049	Bldg Exteriors	01/01/2044	5:00	13,600.00	30,209.53

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Ext Roof Foam - Recoat					
				81,600.00	129,292.14
Bldg Ext Roof Foam - Replace					
01/01/2030	Bldg Exteriors	01/01/2010	20:00	\$ 40,800.00	\$ 51,684.22
01/01/2050	Bldg Exteriors	01/01/2030	20:00	40,800.00	93,347.45
				81,600.00	145,031.67
Bldg Ext Roof Tile - Repair					
01/01/2030	Bldg Exteriors	01/01/2020	10:00	\$ 44,850.00	\$ 56,814.64
01/01/2040	Bldg Exteriors	01/01/2030	10:00	44,850.00	76,354.12
01/01/2050	Bldg Exteriors	01/01/2040	10:00	44,850.00	102,613.56
				134,550.00	235,782.32
Bldg Ext Roof Tile Underlayment - Refurbish					
01/01/2034	Bldg Exteriors	01/01/2009	25:00	\$ 127,075.00	\$ 181,178.56
				127,075.00	181,178.56
Concrete - Partial Replace					
01/01/2026	Community	01/01/2021	5:00	\$ 2,500.00	\$ 2,813.77
01/01/2031	Community	01/01/2026	5:00	2,500.00	3,261.93
01/01/2036	Community	01/01/2031	5:00	2,500.00	3,781.47
01/01/2041	Community	01/01/2036	5:00	2,500.00	4,383.77
01/01/2046	Community	01/01/2041	5:00	2,500.00	5,081.99
01/01/2051	Community	01/01/2046	5:00	2,500.00	5,891.41
				15,000.00	25,214.34
Fence Metal - Replace					
01/01/2033	Community	01/01/2009	24:00	\$ 3,960.00	\$ 5,481.57
01/01/2033	Community	01/01/2009	24:00	7,425.00	10,277.94
				11,385.00	15,759.51
Irrigation Controller - Replace					
01/01/2023	Community	01/01/2011	12:00	\$ 1,800.00	\$ 1,854.00
01/01/2035	Community	01/01/2023	12:00	1,800.00	2,643.36
01/01/2047	Community	01/01/2035	12:00	1,800.00	3,768.80
				5,400.00	8,266.16
Landscape Granite - Replenish					
01/01/2024	Community	01/01/2016	8:00	\$ 10,000.00	\$ 10,609.00
01/01/2032	Community	01/01/2024	8:00	10,000.00	13,439.16
01/01/2040	Community	01/01/2032	8:00	10,000.00	17,024.33

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Landscape Granite - Replenish					
01/01/2048	Community	01/01/2040	8:00	\$ 10,000.00	\$ 21,565.91
				40,000.00	62,638.40
Lighting Pole - Replace					
01/01/2044	Community	01/01/2009	35:00	\$ 108,000.00	\$ 206,939.17
				108,000.00	206,939.17
Mailbox Cluster - Replace					
01/01/2029	Community	01/01/2009	20:00	\$ 3,750.00	\$ 4,612.03
01/01/2049	Community	01/01/2029	20:00	3,750.00	8,329.83
				7,500.00	12,941.86
Metal Surfaces - Repaint					
01/01/2028	Community	01/01/2020	8:00	\$ 15,000.00	\$ 17,910.78
01/01/2036	Community	01/01/2028	8:00	15,000.00	22,688.85
01/01/2044	Community	01/01/2036	8:00	15,000.00	28,741.55
				45,000.00	69,341.18
Park Bike Rack - Replace					
01/01/2029	Community	01/01/2009	20:00	\$ 1,500.00	\$ 1,844.81
01/01/2049	Community	01/01/2029	20:00	1,500.00	3,331.93
				3,000.00	5,176.74
Park Fountain - Refurbish					
01/01/2025	Community	01/01/2015	10:00	\$ 1,500.00	\$ 1,639.09
01/01/2035	Community	01/01/2025	10:00	1,500.00	2,202.80
01/01/2045	Community	01/01/2035	10:00	1,500.00	2,960.38
				4,500.00	6,802.27
Pavers - Repair/Replace					
01/01/2030	Community	01/01/2020	10:00	\$ 17,050.00	\$ 21,598.43
01/01/2040	Community	01/01/2030	10:00	17,050.00	29,026.48
01/01/2050	Community	01/01/2040	10:00	17,050.00	39,009.17
				51,150.00	89,634.08
Pool - Resurface					
01/01/2029	Pool	01/01/2009	20:00	\$ 141,750.00	\$ 174,334.62
01/01/2029	Pool	01/01/2009	20:00	3,375.00	4,150.82
01/01/2049	Pool	01/01/2029	20:00	141,750.00	314,867.72
01/01/2049	Pool	01/01/2029	20:00	3,375.00	7,496.85

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool - Resurface					
				290,250.00	500,850.01
Pool BBQ Area - Remodel					
01/01/2032	Pool	01/01/2020	12:00	\$ 5,000.00	\$ 6,719.58
01/01/2044	Pool	01/01/2032	12:00	5,000.00	9,580.52
				10,000.00	16,300.10
Pool Chlorinator - Replace					
01/01/2032	Pool	01/01/2020	12:00	\$ 2,500.00	\$ 3,359.79
01/01/2044	Pool	01/01/2032	12:00	2,500.00	4,790.26
				5,000.00	8,150.05
Pool Deck - Repair & Reseal					
01/01/2024	Pool	01/01/2020	4:00	\$ 4,347.50	\$ 4,612.26
01/01/2028	Pool	01/01/2024	4:00	4,347.50	5,191.14
01/01/2032	Pool	01/01/2028	4:00	4,347.50	5,842.68
01/01/2036	Pool	01/01/2032	4:00	4,347.50	6,575.98
01/01/2040	Pool	01/01/2036	4:00	4,347.50	7,401.33
01/01/2044	Pool	01/01/2040	4:00	4,347.50	8,330.26
01/01/2048	Pool	01/01/2044	4:00	4,347.50	9,375.78
				30,432.50	47,329.43
Pool Deck - Resurface					
01/01/2028	Pool	01/01/2012	16:00	\$ 15,275.00	\$ 18,239.15
01/01/2044	Pool	01/01/2028	16:00	15,275.00	29,268.48
				30,550.00	47,507.63
Pool Filter - Replace					
01/01/2024	Pool	01/01/2009	15:00	\$ 1,500.00	\$ 1,591.35
01/01/2024	Pool	01/01/2009	15:00	1,500.00	1,591.35
01/01/2039	Pool	01/01/2024	15:00	1,500.00	2,479.27
01/01/2039	Pool	01/01/2024	15:00	1,500.00	2,479.27
				6,000.00	8,141.24
Pool Furniture - Replace					
01/01/2022	Pool	01/01/2012	10:00	\$ 6,500.00	\$ 6,500.00
01/01/2032	Pool	01/01/2022	10:00	6,500.00	8,735.46
01/01/2042	Pool	01/01/2032	10:00	6,500.00	11,739.72
				19,500.00	26,975.18
Pool Heater - Replace					

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Heater - Replace					
01/01/2025	Pool	01/01/2017	8:00	\$ 3,750.00	\$ 4,097.73
01/01/2026	Pool	01/01/2018	8:00	3,750.00	4,220.66
01/01/2033	Pool	01/01/2025	8:00	3,750.00	5,190.88
01/01/2034	Pool	01/01/2026	8:00	3,750.00	5,346.60
01/01/2041	Pool	01/01/2033	8:00	3,750.00	6,575.65
01/01/2042	Pool	01/01/2034	8:00	3,750.00	6,772.92
01/01/2049	Pool	01/01/2041	8:00	3,750.00	8,329.83
01/01/2050	Pool	01/01/2042	8:00	3,750.00	8,579.73
				<u>30,000.00</u>	<u>49,114.00</u>
Pool Outdoor Shower - Remodel					
01/01/2024	Pool	01/01/2009	15:00	\$ 3,300.00	\$ 3,500.97
01/01/2039	Pool	01/01/2024	15:00	3,300.00	5,454.40
				<u>6,600.00</u>	<u>8,955.37</u>
Pool Pumps & Motors - Replace					
01/01/2029	Pool	01/01/2019	10:00	\$ 5,000.00	\$ 6,149.37
01/01/2039	Pool	01/01/2029	10:00	5,000.00	8,264.24
01/01/2049	Pool	01/01/2039	10:00	5,000.00	11,106.45
				<u>15,000.00</u>	<u>25,520.06</u>
Pool Restroom - Remodel					
01/01/2029	Pool	01/01/2009	20:00	\$ 7,000.00	\$ 8,609.12
01/01/2049	Pool	01/01/2029	20:00	7,000.00	15,549.02
				<u>14,000.00</u>	<u>24,158.14</u>
Safety Fire Alarm System - Replace					
01/01/2033	Community	01/01/2021	12:00	\$ 11,700.00	\$ 16,195.54
01/01/2045	Community	01/01/2033	12:00	11,700.00	23,090.96
				<u>23,400.00</u>	<u>39,286.50</u>
Signage - Refurbish & Replace					
01/01/2027	Community	01/01/2012	15:00	\$ 2,500.00	\$ 2,898.19
01/01/2042	Community	01/01/2027	15:00	2,500.00	4,515.28
				<u>5,000.00</u>	<u>7,413.47</u>
Wood Pergola - Repair					
01/01/2030	Bldg Exteriors	01/01/2020	10:00	\$ 25,600.00	\$ 32,429.31
01/01/2040	Bldg Exteriors	01/01/2030	10:00	25,600.00	43,582.29
01/01/2050	Bldg Exteriors	01/01/2040	10:00	25,600.00	58,570.95

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

<u>Date</u>	<u>Location</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Current Cost</u>	<u>Expenditure</u>
Wood Pergola - Repair					
				76,800.00	134,582.55
Wood Pool Pergola - Replace					
01/01/2040	Bldg Exteriors	01/01/2010	30:00	\$ 97,280.00	\$ 165,612.69
				97,280.00	165,612.69
Wood Surfaces - Repaint					
01/01/2026	Community	01/01/2018	8:00	\$ 18,000.00	\$ 20,259.16
01/01/2034	Community	01/01/2026	8:00	18,000.00	25,663.70
01/01/2042	Community	01/01/2034	8:00	18,000.00	32,510.00
01/01/2050	Community	01/01/2042	8:00	18,000.00	41,182.70
				72,000.00	119,615.56

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext - Repaint

Item Number	1	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Painting	Basis Cost	\$ 170,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Good	01/01/2020	01/01/2028	6:00	8:00	1	170,000.00	202,988.89
								170,000.00	202,988.89

Comments



Funding to repaint community surfaces as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext - Repair

Item Number	2	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Building Exteriors	Basis Cost	\$ 0.40
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors	Ceiling	Good	01/01/2014	01/01/2024	2:00	10:00	11,250	4,500.00	4,774.05
Bldg Exteriors	Stucco	Good	01/01/2020	01/01/2030	8:00	10:00	89,600	35,840.00	45,401.04
								40,340.00	50,175.09

Comments



Funding to repair building exteriors as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Awnings - Repair & Replace

Item Number	3	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Building Exteriors	Basis Cost	\$ 80,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Poor	01/01/2021	01/01/2031	9:00	10:00	1	80,000.00	104,381.85
								80,000.00	104,381.85

Comments



Funding to replace Awnings on Bldg Exteriors as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Balcony - Resurface

Item Number	4	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Remodel	Basis Cost	\$ 11.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Good	01/01/2018	01/01/2048	26:00	30:00	10,950	120,450.00	259,761.42
								120,450.00	259,761.42

Comments



Funding to resurface balcony surfaces as needed.

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Balcony - Waterproofing Reseal

Item Number	5	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Painting	Basis Cost	\$ 6.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Good	01/01/2017	01/01/2027	5:00	10:00	10,950	71,175.00	82,511.33
								71,175.00	82,511.33

Comments



Funding to reseal balcony surfaces as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Lighting - Replace

Item Number	6	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Lighting	Basis Cost	\$ 250.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Good	01/01/2009	01/01/2034	12:00	25:00	72	18,000.00	25,663.70
								18,000.00	25,663.70

Comments



Funding to replace lighting as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Roof Foam - Recoat

Item Number	7	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	5 Years
Category	Roof	Basis Cost	\$ 1.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Good	01/01/2019	01/01/2024	2:00	5:00	13,600	13,600.00	14,428.24
								13,600.00	14,428.24

Comments



Funding to recoat foam roofs as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Roof Foam - Replace

Item Number	8	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	20 Years
Category	Roof	Basis Cost	\$ 3.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Good	01/01/2010	01/01/2030	8:00	20:00	13,600	40,800.00	51,684.22
								40,800.00	51,684.22

Comments



Funding to replace foam roofs as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Roof Tile - Repair

Item Number	9	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Roof	Basis Cost	\$ 1.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Good	01/01/2020	01/01/2030	8:00	10:00	29,900	44,850.00	56,814.64
								44,850.00	56,814.64

Comments



Funding to repair roof tile as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Roof Tile Underlayment - Refurbish

Item Number	10	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Roof	Basis Cost	\$ 4.25
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Good	01/01/2009	01/01/2034	12:00	25:00	29,900	127,075.00	181,178.56
								127,075.00	181,178.56

Comments



Funding to replace underlayment on all tile roof areas. Tile roof systems are designed to last for the life of the project. However, the integrity of the tile roof is dependent on the condition of the roof underlayment. The tile can last indefinitely but will not keep the building watertight unless the underlayment is intact.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete - Partial Replace

Item Number	11	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Pavement	Basis Cost	\$ 2,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Walkways	Good	01/01/2021	01/01/2026	4:00	5:00	1	2,500.00	2,813.77
								2,500.00	2,813.77

Comments



Funding to periodically repair and replace portions of community concrete.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

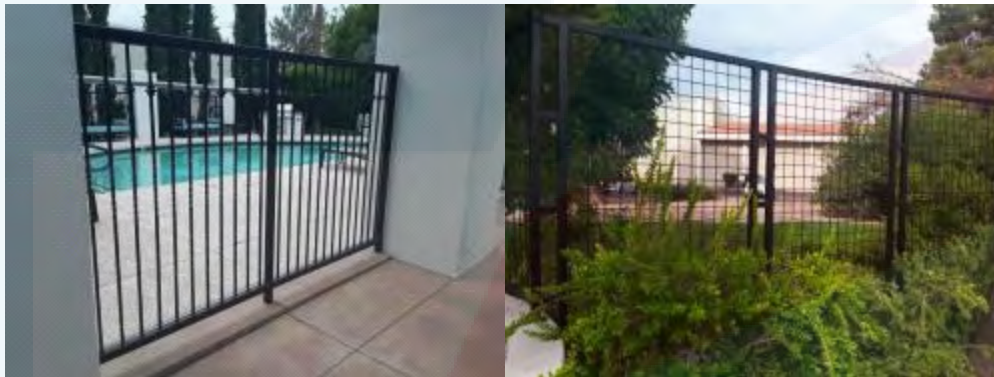
Component List - Full Detail

Fence Metal - Replace

Item Number	12	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	24 Years
Category	Walls & Fencing	Basis Cost	\$ 45.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	West	Good	01/01/2009	01/01/2033	11:00	24:00	88	3,960.00	5,481.57
Community	Pool	Good	01/01/2009	01/01/2033	11:00	24:00	165	7,425.00	10,277.94
								11,385.00	15,759.51

Comments



Funding to replace metal fencing as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation Controller - Replace

Item Number	13	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Landscaping	Basis Cost	\$ 1,800.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Rainbird	Fair	01/01/2011	01/01/2023	1:00	12:00	1	1,800.00	1,854.00
								1,800.00	1,854.00

Comments



Funding to replace Rainbird irrigation controller as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Granite - Replenish

Item Number	14	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Landscaping	Basis Cost	\$ 10,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2016	01/01/2024	2:00	8:00	1	10,000.00	10,609.00
								10,000.00	10,609.00

Comments



Funding to replenish landscape granite as needed with 1" top-dress.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lighting Pole - Replace

Item Number	15	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	35 Years
Category	Lighting	Basis Cost	\$ 2,700.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2009	01/01/2044	22:00	35:00	40	108,000.00	206,939.17
								108,000.00	206,939.17

Comments



Funding to replace light poles throughout community.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Mailbox Cluster - Replace

Item Number	16	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Furniture	Basis Cost	\$ 1,250.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	16 box + 2 parc	Good	01/01/2009	01/01/2029	7:00	20:00	3	3,750.00	4,612.03
								3,750.00	4,612.03

Comments



Funding to replace mounted mailbox clusters as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Metal Surfaces - Repaint

Item Number	17	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Painting	Basis Cost	\$ 15,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2020	01/01/2028	6:00	8:00	1	15,000.00	17,910.78
								15,000.00	17,910.78

Comments



Pole Lights (\$5000), Pool Fence (\$2000), Balcony Rails & Decks (\$8000)

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Bike Rack - Replace

Item Number	18	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Furniture	Basis Cost	\$ 750.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2009	01/01/2029	7:00	20:00	2	1,500.00	1,844.81
								1,500.00	1,844.81

Comments



Funding to replace bike racks as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Fountain - Refurbish

Item Number	19	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Remodel	Basis Cost	\$ 1,500.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Bldg E	Good	01/01/2015	01/01/2025	3:00	10:00	1	1,500.00	1,639.09
								1,500.00	1,639.09

Comments



2013 - \$1,000 repairs.

Funding allocated to maintain in working condition.

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pavers - Repair/Replace

Item Number	20	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Pavement	Basis Cost	\$ 0.55
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Brick	Good	01/01/2020	01/01/2030	8:00	10:00	31,000	17,050.00	21,598.43
								17,050.00	21,598.43

Comments



Funding to periodically repair and replace portions of community pavers.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool - Resurface

Item Number	21	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	20 Years
Category	Pool	Basis Cost	\$ 135.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	Pool	Good	01/01/2009	01/01/2029	7:00	20:00	1,050	141,750.00	174,334.62
Pool	Spa	Good	01/01/2009	01/01/2029	7:00	20:00	25	3,375.00	4,150.82
								145,125.00	178,485.44

Comments



Funding to resurface pool and spa as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool BBQ Area - Remodel

Item Number	22	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	12 Years
Category	Remodel	Basis Cost	\$ 5,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2020	01/01/2032	10:00	12:00	1	5,000.00	6,719.58
								5,000.00	6,719.58

Comments



Funding to remodel BBQ area as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Chlorinator - Replace

Item Number	23	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 2,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2020	01/01/2032	10:00	12:00	1	2,500.00	3,359.79
								2,500.00	3,359.79

Comments



Funding to replace chlorinator as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Deck - Repair & Reseal

Item Number	24	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	4 Years
Category	Pool	Basis Cost	\$ 1.85
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2020	01/01/2024	2:00	4:00	2,350	4,347.50	4,612.26
								4,347.50	4,612.26

Comments



Funding to repair and reseal the pool deck as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

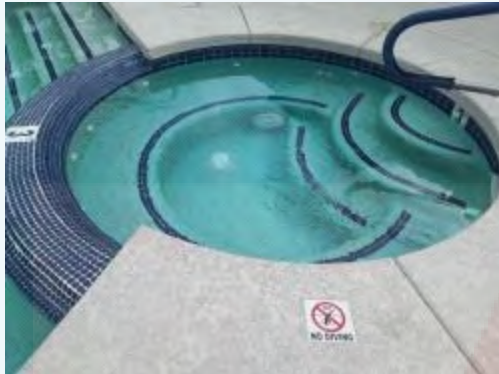
Component List - Full Detail

Pool Deck - Resurface

Item Number	25	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	16 Years
Category	Pool	Basis Cost	\$ 6.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2012	01/01/2028	6:00	16:00	2,350	15,275.00	18,239.15
								15,275.00	18,239.15

Comments



2009 - Installed
Funding to resurface the pool deck as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Filter - Replace

Item Number	26	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 1,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	Pool	Good	01/01/2009	01/01/2024	2:00	15:00	1	1,500.00	1,591.35
Pool	Spa	Good	01/01/2009	01/01/2024	2:00	15:00	1	1,500.00	1,591.35
								3,000.00	3,182.70

Comments

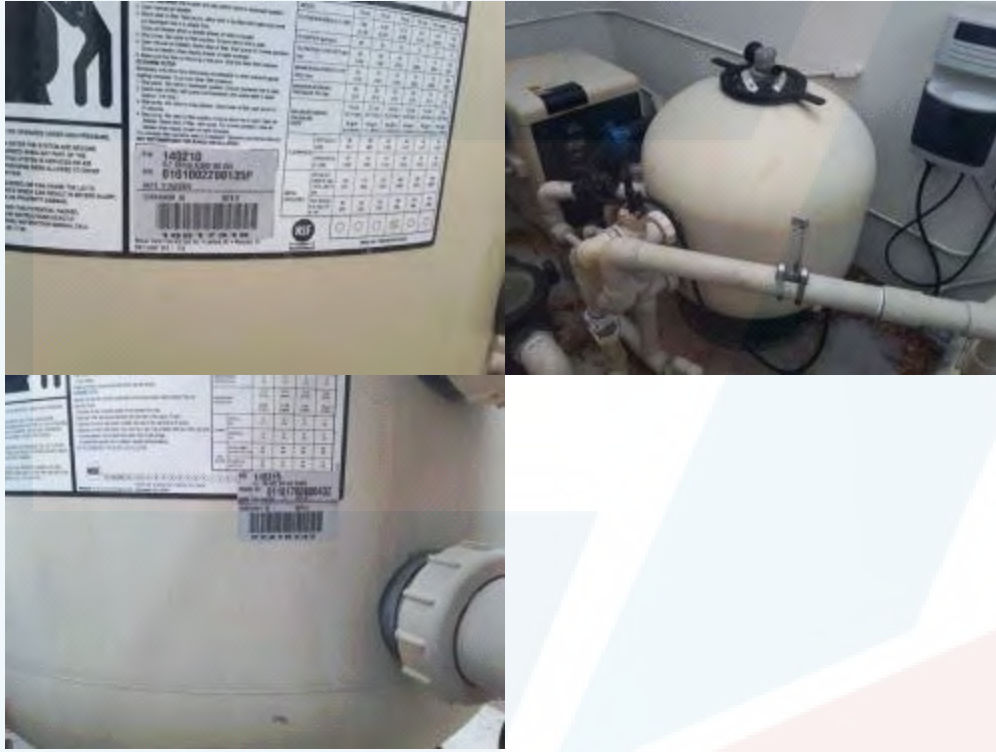


2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future



Triton II T-100

Pool - Serial: 01161780800432, Mfg. Date: 06/26/2008.

Spa - Serial: 01161780800442, Mfg. Date: 06/26/2008.

Replace as needed.

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Furniture - Replace

Item Number	27	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Furniture	Basis Cost	\$ 6,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2012	01/01/2022	0:00	10:00	1	6,500.00	6,500.00
								6,500.00	6,500.00

Comments



Funding to replace pool furniture as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Heater - Replace

Item Number	28	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 3,750.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	Pool	Good	01/01/2018	01/01/2026	4:00	8:00	1	3,750.00	4,220.66
Pool	Spa	Good	01/01/2017	01/01/2025	3:00	8:00	1	3,750.00	4,097.73
								7,500.00	8,318.39

Comments



2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future



2018 - Replaced for \$2,722 MasterTemp 400 (Pool)

2017 - Replaced for \$2,225 MasterTemp 250 (Spa)

Replace as needed.

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Outdoor Shower - Remodel

Item Number	29	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	15 Years
Category	Remodel	Basis Cost	\$ 30.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2009	01/01/2024	2:00	15:00	110	3,300.00	3,500.97
								3,300.00	3,500.97

Comments



Allocation of funds to remodel the outdoor shower area as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Pumps & Motors - Replace

Item Number	30	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 5,000.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2019	01/01/2029	7:00	10:00	1	5,000.00	6,149.37
								5,000.00	6,149.37

Comments



2019 - Replaced for \$4,196.
Stealth pumps

Replace as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Restroom - Remodel

Item Number	31	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Remodel	Basis Cost	\$ 3,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2009	01/01/2029	7:00	20:00	2	7,000.00	8,609.12
								7,000.00	8,609.12

Comments



Remodel pool area bathrooms as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Safety Fire Alarm System - Replace

Item Number	32	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Safety	Basis Cost	\$ 1,300.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2021	01/01/2033	11:00	12:00	9	11,700.00	16,195.54
								11,700.00	16,195.54

Comments



Allowance to address maintenance on the fire alarm system as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Signage - Refurbish & Replace

Item Number	33	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Remodel	Basis Cost	\$ 2,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2012	01/01/2027	5:00	15:00	1	2,500.00	2,898.19
								2,500.00	2,898.19

Comments



Bulletin \$1000, Monument \$1500.

Funding to repair & replace as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Wood Pergola - Repair

Item Number	34	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Remodel	Basis Cost	\$ 5.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Good	01/01/2020	01/01/2030	8:00	10:00	5,120	25,600.00	32,429.31
								25,600.00	32,429.31

Comments



Funding to repair as needed bldg exterior pergolas.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Wood Pool Pergola - Replace

Item Number	35	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Remodel	Basis Cost	\$ 19.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg Exteriors		Good	01/01/2010	01/01/2040	18:00	30:00	5,120	97,280.00	165,612.69
								97,280.00	165,612.69

Comments



Funding to replace pergola as needed.

2022 Final

Veritas at McCormick Ranch

Analysis Date - January 1, 2022

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Wood Surfaces - Repaint

Item Number	36	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Painting	Basis Cost	\$ 18,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2018	01/01/2026	4:00	8:00	1	18,000.00	20,259.16
								18,000.00	20,259.16

Comments



2020 - Repainted for \$17,316

Repaint as needed.

2022 Final