

Creekwood Ranch

Reserve Management Plan

Type 2 Engagement

Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2023



2023 FINAL

Creekwood Ranch

January 1, 2023

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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, 2023

Board of Directors
Creekwood Ranch
Chandler, 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 Creekwood 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 Creekwood Ranch upon which this reserve management plan is based was performed by Greg Libke of Facilities Advisors Arizona on December 2, 2022.

The attached basic financial exhibits and disclosures comprise a Type 2 Reserve Study report of Creekwood Ranch. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2023, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2023, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Creekwood 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 Creekwood 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

This reserve study report is restricted to the management and members of the Creekwood 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 Creekwood 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 Creekwood 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, RSS
February 23, 2023

Statement of Position

Projection period: January 1, 2023 to 2052
 Type of Project: Planned Development
 Number of Units: 133
 Location: Chandler, AZ
 Project Construction date: January 1, 2000
 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	City responsibility
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
Mailbox Cluster Replacement	USPS

Summary of major components is presented on next page

Current Replacement Cost of All Components	\$ 309,700
Future Replacement Cost of All Components	\$ 380,419
Projected Balance of Reserve Funds at January 1, 2023	\$ 214,172
100% Funded Amount at January 1, 2023	\$ 204,981
Percent Funded at January 1, 2023	104.48 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2023	\$ -69
Projected Reserve Contribution	\$ 13,824
Average Annual Reserve Contribution Per Unit	\$ 104
Monthly Reserve Contribution First Year of Projection	\$ 1,152
Average Monthly Reserve Contribution Per Unit	\$ 9
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	0.34 %

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Building Exteriors	8	\$ 5,574
Furniture	5- 7	66,468
Irrigation	8	31,669
Landscaping	1-15	87,804
Lighting	4	6,190
Painting	4	4,221
Pavement	14	15,126
Walls & Fencing	1-24	163,368
		<u>\$ 380,420</u>

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/23 - 12/23	\$ 214,172.32	\$ 13,824.00	\$ 752.85	\$ 0.00	\$ 228,749.17
01/24 - 12/24	228,749.17	22,809.60	693.42	38,110.00	214,142.19
01/25 - 12/25	214,142.19	23,493.84	769.20	0.00	238,405.23
01/26 - 12/26	238,405.23	24,198.72	845.90	2,185.45	261,264.40
01/27 - 12/27	261,264.40	24,924.72	795.66	41,812.66	245,172.12
01/28 - 12/28	245,172.12	25,672.44	784.38	28,865.93	242,763.01
01/29 - 12/29	242,763.01	26,442.60	865.83	1,791.08	268,280.36
01/30 - 12/30	268,280.36	27,235.80	759.24	61,493.69	234,781.71
01/31 - 12/31	234,781.71	28,052.88	269.97	176,904.44	86,200.12
01/32 - 12/32	86,200.12	28,894.56	230.94	34,250.30	81,075.32
	<u>214,172.32</u>	<u>245,549.16</u>	<u>6,767.39</u>	<u>385,413.55</u>	<u>81,075.32</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/33 - 12/33	\$ 81,075.32	\$ 29,761.32	\$ 326.71	\$ 0.00	\$ 111,163.35
01/34 - 12/34	111,163.35	30,654.24	423.94	2,076.35	140,165.18
01/35 - 12/35	140,165.18	31,573.80	401.22	39,778.73	132,361.47
01/36 - 12/36	132,361.47	32,521.08	506.05	0.00	165,388.60
01/37 - 12/37	165,388.60	33,496.68	525.19	29,117.35	170,293.12
01/38 - 12/38	170,293.12	34,501.56	613.19	7,789.84	197,618.03
01/39 - 12/39	197,618.03	35,536.56	725.56	2,407.06	231,473.09
01/40 - 12/40	231,473.09	36,602.76	709.73	43,139.32	225,646.26
01/41 - 12/41	225,646.26	37,700.76	832.53	0.00	264,179.55
01/42 - 12/42	264,179.55	38,831.76	944.26	6,575.65	297,379.92
	<u>81,075.32</u>	<u>341,180.52</u>	<u>6,008.38</u>	<u>130,884.30</u>	<u>297,379.92</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/43 - 12/43	\$ 297,379.92	\$ 39,996.72	\$ 868.55	\$ 65,020.00	\$ 273,225.19
01/44 - 12/44	273,225.19	41,196.72	971.99	8,743.38	306,650.52
01/45 - 12/45	306,650.52	42,432.60	1,116.45	0.00	350,199.57
01/46 - 12/46	350,199.57	43,705.56	1,009.30	78,943.46	315,970.97
01/47 - 12/47	315,970.97	45,016.68	1,064.68	26,934.53	335,117.80
01/48 - 12/48	335,117.80	46,367.28	998.04	68,047.78	314,435.34
01/49 - 12/49	314,435.34	47,758.20	1,141.46	3,234.89	360,100.11
01/50 - 12/50	360,100.11	49,191.00	1,309.96	0.00	410,601.07
01/51 - 12/51	410,601.07	50,666.76	1,261.20	68,409.04	394,119.99
01/52 - 12/52	394,119.99	52,186.68	1,297.48	40,886.42	406,717.73
	<u>297,379.92</u>	<u>458,518.20</u>	<u>11,039.11</u>	<u>360,219.50</u>	<u>406,717.73</u>

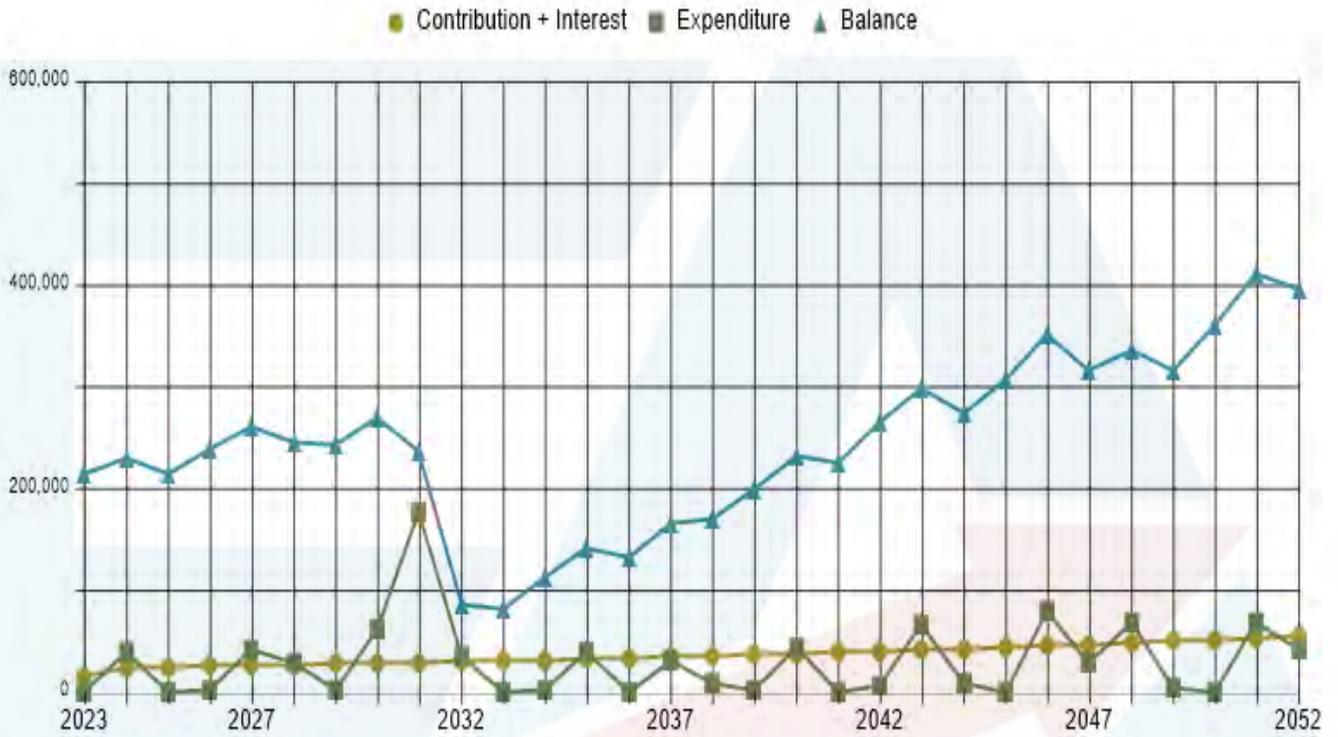


Creekwood Ranch

Analysis Date - January 1, 2023

Inflation: 3.00% Investment: 0.34% Contribution Factor: 0.00% Calc: Future

Cash Flow - Chart



2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Building Exteriors									5,573	
Furniture						17,273		49,194		
Irrigation									31,669	
Landscaping		24,720			31,401	11,592	1,791	12,298		29,357
Lighting					6,190					
Painting					4,220					4,892
Walls & Fencing		13,390		2,185					139,661	
	0	38,110	0	2,185	41,812	28,865	1,791	61,493	176,904	34,250

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Furniture								5,950		
Landscaping		2,076	39,778			7,789	2,407	37,189		
Lighting					8,319					
Painting					5,672					6,575
Pavement					15,125					
	0	2,076	39,778	0	29,117	7,789	2,407	43,139	0	6,575

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Furniture	14,629	5,952		78,943						8,483
Landscaping	50,390	2,790				68,047	3,234		63,833	
Lighting					11,180					
Painting					7,622					8,837
Pavement										23,565
Walls & Fencing					8,131				4,575	
	65,020	8,743	0	78,943	26,934	68,047	3,234	0	68,409	40,886

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Building Exteriors										
Bldg Ext Roof Tile - Replace									5,573	
	0	0	0	0	0	0	0	0	5,573	0
Furniture										
Park Furniture BBQ Grill - Replace						1,854				
Park Furniture Bench Metal - Replace						3,245				
Park Furniture Picnic Tables - Replace						4,289				
Park Play Structure - Replace								49,194		
Park Shade Fabric - Replace						3,709				
Park Tot Turf Rubberized Mat - Replac						4,173				
	0	0	0	0	0	17,273	0	49,194	0	0
Irrigation										
Drywell - Replace									31,669	
	0	0	0	0	0	0	0	0	31,669	0
Landscaping										
Landscape Granite - Replenish		23,175			31,401					29,357
Landscape Irrigation PUMP System - R						11,592				
Landscape Irrigation System - Refurbis								12,298		
Park Play Sand - Replenish		1,545					1,791			
	0	24,720	0	0	31,401	11,592	1,791	12,298	0	29,357
Lighting										
Lighting Landscape - Replace					6,190					
	0	0	0	0	6,190	0	0	0	0	0
Painting										
Community Surfaces - Repaint					4,220					4,892
	0	0	0	0	4,220	0	0	0	0	4,892

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Category	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Walls & Fencing										
Block Walls - Repair & Rebuild									139,661	
Monument - Install		13,390								
Monument - Refurbish				2,185						
	0	13,390	0	2,185	0	0	0	0	139,661	0
	0	38,110	0	2,185	41,812	28,865	1,791	61,493	176,904	34,250

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Category	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Furniture										
Park Tot Turf Rubberized Mat - Replac								5,950		
	0	0	0	0	0	0	0	5,950	0	0
Landscaping										
Landscape Granite - Replenish			39,778					37,189		
Landscape Irrigation PUMP System - R						7,789				
Park Play Sand - Replenish		2,076					2,407			
	0	2,076	39,778	0	0	7,789	2,407	37,189	0	0
Lighting										
Lighting Landscape - Replace					8,319					
	0	0	0	0	8,319	0	0	0	0	0
Painting										
Community Surfaces - Repaint					5,672					6,575
	0	0	0	0	5,672	0	0	0	0	6,575
Pavement										
Concrete - Partial Replace					15,125					
	0	0	0	0	15,125	0	0	0	0	0
	0	2,076	39,778	0	29,117	7,789	2,407	43,139	0	6,575

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Category	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Furniture										
Park Furniture BBQ Grill - Replace	2,889									
Park Furniture Bench Metal - Replace	5,057									
Park Furniture Picnic Tables - Replace	6,682									
Park Play Structure - Replace				78,943						
Park Shade Fabric - Replace		5,952								
Park Tot Turf Rubberized Mat - Replac										8,483
	14,629	5,952	0	78,943	0	0	0	0	0	8,483
Landscaping										
Landscape Granite - Replenish	50,390					47,110			63,833	
Landscape Irrigation PUMP System - R						20,937				
Park Play Sand - Replenish		2,790					3,234			
	50,390	2,790	0	0	0	68,047	3,234	0	63,833	0
Lighting										
Lighting Landscape - Replace					11,180					
	0	0	0	0	11,180	0	0	0	0	0
Painting										
Community Surfaces - Repaint					7,622					8,837
	0	0	0	0	7,622	0	0	0	0	8,837
Pavement										
Concrete - Partial Replace										23,565
	0	0	0	0	0	0	0	0	0	23,565
Walls & Fencing										
Monument - Refurbish					8,131				4,575	
	0	0	0	0	8,131	0	0	0	4,575	0
	65,020	8,743	0	78,943	26,934	68,047	3,234	0	68,409	40,886



Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category	Replace Date	Replace Life	Current Cost	Future Cost
Building Exteriors	01/31-01/31	8:00 - 8:00	\$ 4,400.00	\$ 5,573.79
Furniture	01/28-01/30	5:00 - 7:00	54,900.00	66,468.14
Irrigation	01/31-01/31	8:00 - 8:00	25,000.00	31,669.25
Landscaping	01/24-01/38	1:00 -15:00	76,900.00	87,803.02
Lighting	01/27-01/27	4:00 - 4:00	5,500.00	6,190.30
Painting	01/27-01/27	4:00 - 4:00	3,750.00	4,220.66
Pavement	01/37-01/37	14:00 -14:00	10,000.00	15,125.90
Walls & Fencing	01/24-01/47	1:00 -24:00	129,250.00	163,368.03
			<u>309,700.00</u>	<u>380,419.09</u>

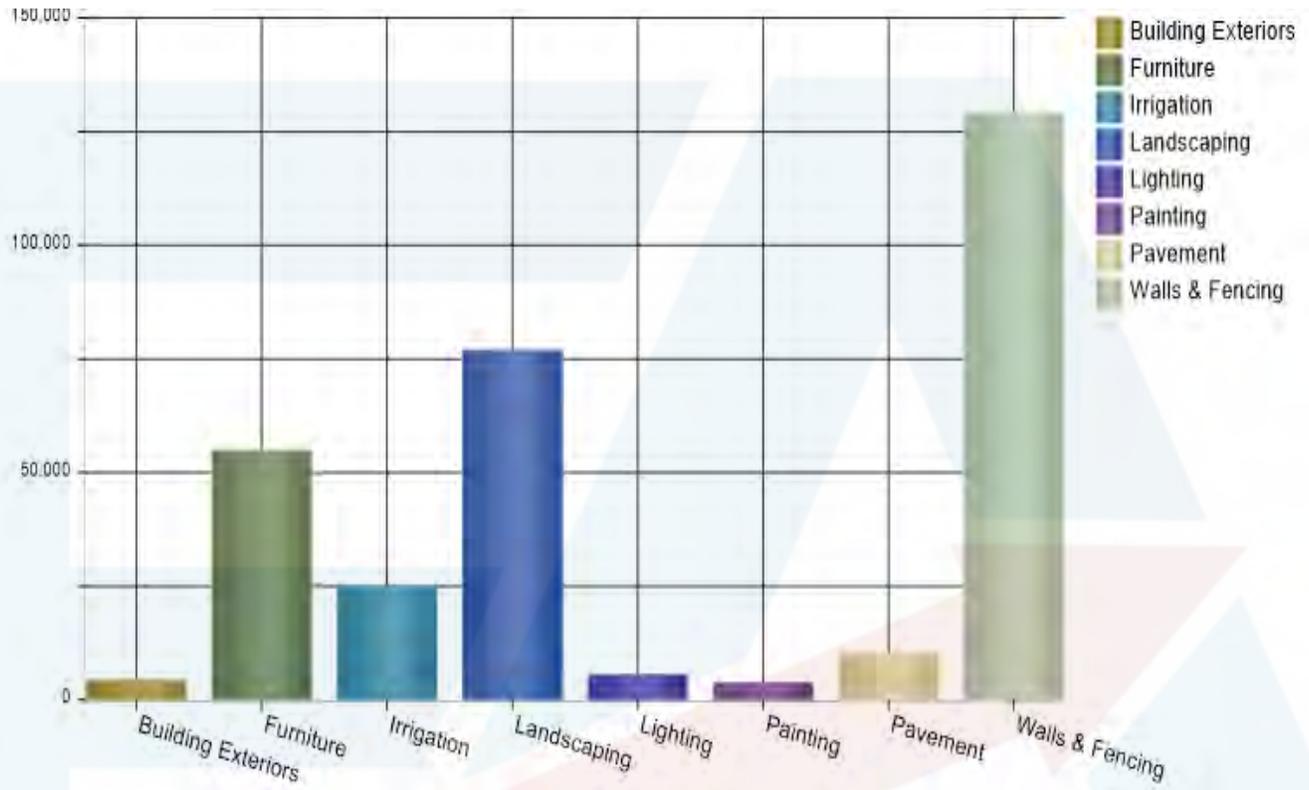
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Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Category - Chart



2023 FINAL

Creekwood Ranch
January 1, 2023

Disclosures

Site Analysis

Creekwood Ranch is a planned development association located in Chandler, AZ. The Association consists of 133 units located at the corner of S. Tower Ave and E. Chandler Heights Rd, encompassing approximately 46 acres. The units were constructed as a single phase in January 1, 2000. The project consists of common green tracts areas with Ramada, Landscaping, Irrigation, Fencing, and Monument responsibilities.

The site analysis was performed on December 2, 2022 by Greg Libke of Facilities Advisors Arizona. The Association manager was 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.

Creekwood Ranch
January 1, 2023

General Exclusions from the analysis are:

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 0.34%. 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 104.48% as of January 1, 2023 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 214,172, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Cash balance and Investment balance at Sept 30, 2022	\$ 211,157.32
Remaining 2022 contributions (\$1,005 x 3)	\$ 3,015.00

Total Funds available for reserves beginning balance \$ 214,172

Significant Assumptions

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 0.34% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% 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	30:00	8:00	\$ 5,574
Furniture	12:00 -16:00	5:00 - 7:00	66,468
Irrigation	30:00	8:00	31,669
Landscaping	5:00 -30:00	1:00 -15:00	87,804
Lighting	10:00	4:00	6,190
Painting	5:00	4:00	4,221
Pavement	15:00	14:00	15,126
Walls & Fencing	25:00 -30:00	1:00 -24:00	163,368
			<u>380,420</u>

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Bldg Ext Roof Tile - Replace										
	Park		01/01/2031	\$ 8.00	550 Sq Ft	\$ 4,400	30:00	30:00	8:00	\$ 5,573
						4,400				5,573
Block Walls - Repair & Rebuild										
	Community		01/01/2031	\$ 35.00	3,150 Sq Ft	\$ 110,250	30:00	30:00	8:00	\$ 139,661
						110,250				139,661
Community Surfaces - Repaint										
	Park		01/01/2027	\$ 1.50	2,500 Sq Ft	\$ 3,750	5:00	5:00	4:00	\$ 4,220
						3,750				4,220
Concrete - Partial Replace										
	Community		01/01/2037	\$ 10,000.00	1 Job	\$ 10,000	15:00	15:00	14:00	\$ 15,125
						10,000				15,125
Drywell - Replace										
	Community		01/01/2031	\$ 25,000.00	1 Drywells	\$ 25,000	30:00	30:00	8:00	\$ 31,669
						25,000				31,669
Landscape Granite - Replenish										
	Community		01/01/2024	\$ 90.00	250 Job	\$ 22,500	8:00	8:00	1:00	\$ 23,175
	Park		01/01/2027	90.00	310 Job	27,900	8:00	8:00	4:00	31,401
						50,400				54,576
Landscape Irrigation PUMP System - Refurbish										
	Community		01/01/2038	\$ 5,000.00	1 Job	\$ 5,000	20:00	20:00	15:00	\$ 7,789
						5,000				7,789
Landscape Irrigation PUMP System - Replace										
	Community		01/01/2028	\$ 10,000.00	1 Job	\$ 10,000	20:00	20:00	5:00	\$ 11,592
						10,000				11,592

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Landscape Irrigation System - Refurbish										
	Community		01/01/2030	\$ 10,000.00	1 Job	\$ 10,000	30:00	30:00	7:00	\$ 12,298
						10,000				12,298
Lighting Landscape - Replace										
	Entry		01/01/2027	\$ 5,500.00	1 Job	\$ 5,500	10:00	10:00	4:00	\$ 6,190
						5,500				6,190
Monument - Install										
	Entry	North	01/01/2024	\$ 6,500.00	1 Job	\$ 6,500	25:00	25:00	1:00	\$ 6,695
	Entry	East	01/01/2024	6,500.00	1 Job	6,500	25:00	25:00	1:00	6,695
						13,000				13,390
Monument - Refurbish										
	Entry	Main	01/01/2026	\$ 2,000.00	1 Job	\$ 2,000	25:00	25:00	3:00	\$ 2,185
	Entry	North	01/01/2047	2,000.00	1 Job	2,000	25:00	25:00	24:00	4,065
	Entry	East	01/01/2047	2,000.00	1 Job	2,000	25:00	25:00	24:00	4,065
						6,000				10,316
Park Furniture BBQ Grill - Replace										
	Park		01/01/2028	\$ 800.00	2 Each	\$ 1,600	15:00	15:00	5:00	\$ 1,854
						1,600				1,854
Park Furniture Bench Metal - Replace										
	Park		01/01/2028	\$ 1,400.00	2 Each	\$ 2,800	15:00	15:00	5:00	\$ 3,245
						2,800				3,245
Park Furniture Picnic Tables - Replace										
	Park		01/01/2028	\$ 1,850.00	2 Each	\$ 3,700	15:00	15:00	5:00	\$ 4,289
						3,700				4,289
Park Play Sand - Replenish										
	Park		01/01/2024	\$ 1,500.00	1 Job	\$ 1,500	5:00	5:00	1:00	\$ 1,545
						1,500				1,545



Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Park Play Structure - Replace										
	Park		01/01/2030	\$ 40,000.00	1 Each	\$ 40,000	16:00	16:00	7:00	\$ 49,194
						40,000				49,194
Park Shade Fabric - Replace										
	Park		01/01/2028	\$ 10.00	320 Sq Ft	\$ 3,200	16:00	16:00	5:00	\$ 3,709
						3,200				3,709
Park Tot Turf Rubberized Mat - Replace										
	Park		01/01/2028	\$ 30.00	120 Sq Ft	\$ 3,600	12:00	12:00	5:00	\$ 4,173
						3,600				4,173
						<u>309,700</u>				<u>380,419</u>

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Creekwood Ranch

Supplementary Schedules Reserve Management Plan

Type 2 - Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2023



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.

2023 FINAL



Facilities Advisors Arizona
101 N. Colorado Street #1741
Chandler, AZ 85244

Greg Libke
Greg@FacilitiesAdvisorsLLC.com
www.ArizonaReserveStudy.com
(602) 698-0905



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, 2023

Board of Directors
Creekwood Ranch
Chandler, 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 Creekwood 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 International LLC
Greg Libke, RSS
February 23, 2023

2023 FINAL

See Disclosures and Summary of Significant Assumptions

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% 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
1/23 - 12/23	\$ 214,172	\$ 13,824	0.00 %	\$ 752	\$ 0	\$ 228,749	99.32 %	\$ 230,293
1/24 - 12/24	228,749	22,809	65.00	693	38,110	214,142	98.62	217,135
1/25 - 12/25	214,142	23,493	3.00	769	0	238,405	97.94	243,411
1/26 - 12/26	238,405	24,198	3.00	845	2,185	261,264	97.19	268,817
1/27 - 12/27	261,264	24,924	3.00	795	41,812	245,172	96.22	254,780
1/28 - 12/28	245,172	25,672	3.00	784	28,865	242,763	95.46	254,286
1/29 - 12/29	242,763	26,442	3.00	865	1,791	268,280	95.02	282,312
1/30 - 12/30	268,280	27,235	3.00	759	61,493	234,781	93.78	250,352
1/31 - 12/31	234,781	28,052	3.00	269	176,904	86,200	86.85	99,248
1/32 - 12/32	86,200	28,894	3.00	230	34,250	81,075	88.84	91,253
1/33 - 12/33	81,075	29,761	3.00	326	0	111,163	93.39	119,024
1/34 - 12/34	111,163	30,654	3.00	423	2,076	140,165	95.84	146,241
1/35 - 12/35	140,165	31,573	3.00	401	39,778	132,361	97.17	136,215
1/36 - 12/36	132,361	32,521	3.00	506	0	165,388	98.64	167,656
1/37 - 12/37	165,388	33,496	3.00	525	29,117	170,293	99.66	170,871
1/38 - 12/38	170,293	34,501	3.00	613	7,789	197,618	100.31	196,995
1/39 - 12/39	197,618	35,536	3.00	725	2,407	231,473	100.50	230,317
1/40 - 12/40	231,473	36,602	3.00	709	43,139	225,646	100.92	223,581
1/41 - 12/41	225,646	37,700	3.00	832	0	264,179	100.83	262,001
1/42 - 12/42	264,179	38,831	3.00	944	6,575	297,379	100.55	295,752
1/43 - 12/43	297,379	39,996	3.00	868	65,020	273,225	100.71	271,297
1/44 - 12/44	273,225	41,196	3.00	971	8,743	306,650	100.51	305,083
1/45 - 12/45	306,650	42,432	3.00	1,116	0	350,199	100.07	349,928
1/46 - 12/46	350,199	43,705	3.00	1,009	78,943	315,970	100.02	315,877
1/47 - 12/47	315,970	45,016	3.00	1,064	26,934	335,117	99.89	335,477
1/48 - 12/48	335,117	46,367	3.00	998	68,047	314,435	99.99	314,454
1/49 - 12/49	314,435	47,758	3.00	1,141	3,234	360,100	99.82	360,728
1/50 - 12/50	360,100	49,191	3.00	1,309	0	410,601	99.43	412,927
1/51 - 12/51	410,601	50,666	3.00	1,261	68,409	394,119	99.15	397,472
1/52 - 12/52	394,119	52,186	3.00	1,297	40,886	406,717	98.95	406,519

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Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% 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
1/23 - 12/23	\$ 214,172	\$ 13,824	0.00 %	\$ 752	\$ 0	\$ 228,749	99.32 %	\$ 230,293
1/24 - 12/24	228,749	13,824	0.00	678	38,110	205,141	94.47	217,135
1/25 - 12/25	205,141	13,824	0.00	722	0	219,687	90.25	243,411
1/26 - 12/26	219,687	13,824	0.00	764	2,185	232,090	86.33	268,817
1/27 - 12/27	232,090	13,824	0.00	677	41,812	204,779	80.37	254,780
1/28 - 12/28	204,779	13,824	0.00	626	28,865	190,363	74.86	254,286
1/29 - 12/29	190,363	13,824	0.00	665	1,791	203,062	71.92	282,312
1/30 - 12/30	203,062	13,824	0.00	514	61,493	155,907	62.27	250,352
1/31 - 12/31	155,907	13,824	0.00	19	176,904	-7,153	-7.20	99,248
1/32 - 12/32	-7,153	13,824	0.00	0	34,250	-27,580	-30.22	91,253
1/33 - 12/33	-27,580	13,824	0.00	0	0	-13,756	-11.55	119,024
1/34 - 12/34	-13,756	13,824	0.00	0	2,076	-2,008	-1.37	146,241
1/35 - 12/35	-2,008	13,824	0.00	0	39,778	-27,963	-20.52	136,215
1/36 - 12/36	-27,963	13,824	0.00	0	0	-14,139	-8.43	167,656
1/37 - 12/37	-14,139	13,824	0.00	0	29,117	-29,432	-17.22	170,871
1/38 - 12/38	-29,432	13,824	0.00	0	7,789	-23,398	-11.87	196,995
1/39 - 12/39	-23,398	13,824	0.00	0	2,407	-11,981	-5.20	230,317
1/40 - 12/40	-11,981	13,824	0.00	0	43,139	-41,296	-18.47	223,581
1/41 - 12/41	-41,296	13,824	0.00	0	0	-27,472	-10.48	262,001
1/42 - 12/42	-27,472	13,824	0.00	0	6,575	-20,224	-6.83	295,752
1/43 - 12/43	-20,224	13,824	0.00	0	65,020	-71,420	-26.32	271,297
1/44 - 12/44	-71,420	13,824	0.00	0	8,743	-66,339	-21.74	305,083
1/45 - 12/45	-66,339	13,824	0.00	0	0	-52,515	-15.00	349,928
1/46 - 12/46	-52,515	13,824	0.00	0	78,943	-117,635	-37.24	315,877
1/47 - 12/47	-117,635	13,824	0.00	0	26,934	-130,745	-38.97	335,477
1/48 - 12/48	-130,745	13,824	0.00	0	68,047	-184,969	-58.82	314,454
1/49 - 12/49	-184,969	13,824	0.00	0	3,234	-174,380	-48.34	360,728
1/50 - 12/50	-174,380	13,824	0.00	0	0	-160,556	-38.88	412,927
1/51 - 12/51	-160,556	13,824	0.00	0	68,409	-215,141	-54.12	397,472
1/52 - 12/52	-215,141	13,824	0.00	0	40,886	-242,203	-59.86	406,519

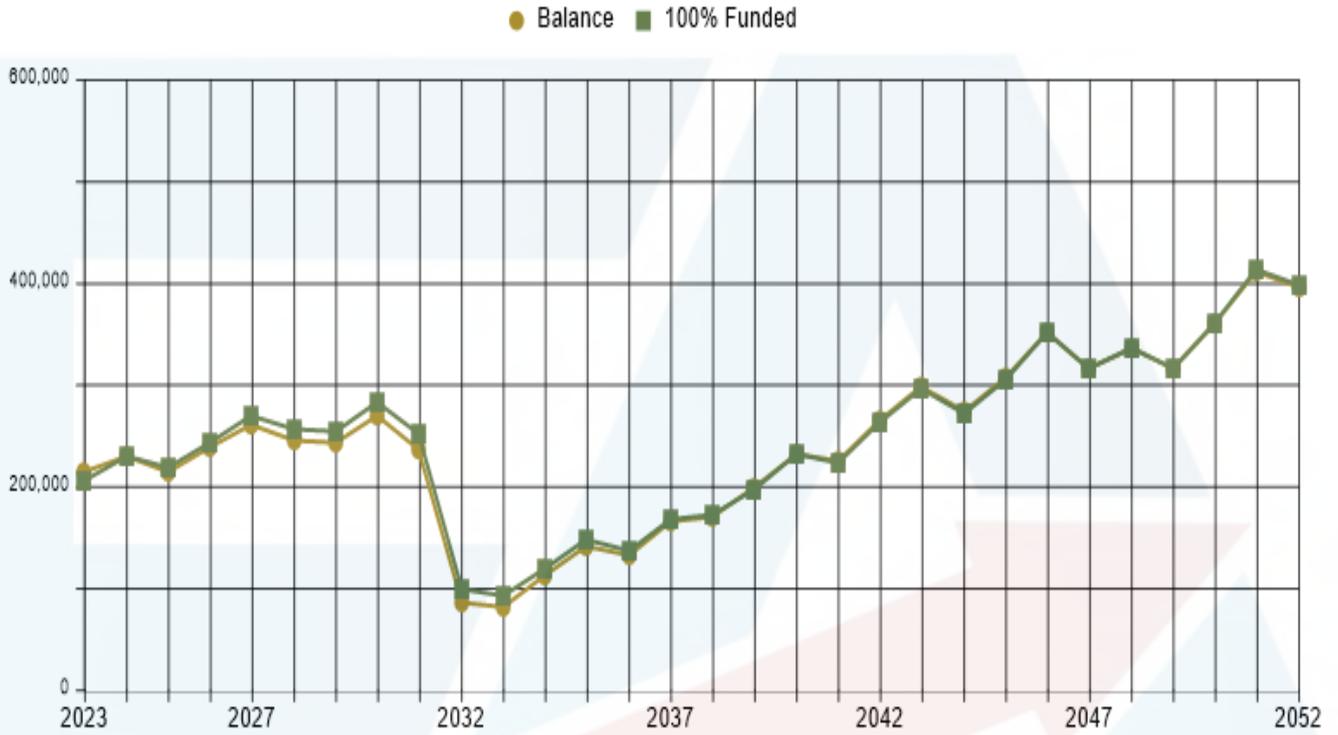
2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation: 3.00% Investment: 0.34% Contribution Factor: 0.00% Calc: Future

Percent Funded - Annual - Chart



2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category	Service	Estimated			Current Cost	Expenditure
Date	Component	Location	Date	Life		
Year : 2024						
Landscaping						
01/01/2024	Landscape Granite - Replenish	Community	01/01/2016	8:00	\$ 22,500.00	\$ 23,175.00
01/01/2024	Park Play Sand - Replenish	Park	01/01/2019	5:00	1,500.00	1,545.00
					24,000.00	24,720.00
Walls & Fencing						
01/01/2024	Monument - Install	Entry		25:00	\$ 6,500.00	\$ 6,695.00
01/01/2024	Monument - Install	Entry		25:00	6,500.00	6,695.00
					13,000.00	13,390.00
Year : 2026						
Walls & Fencing						
01/01/2026	Monument - Refurbish	Entry	01/01/2001	25:00	\$ 2,000.00	\$ 2,185.45
					2,000.00	2,185.45
Year : 2027						
Landscaping						
01/01/2027	Landscape Granite - Replenish	Park	01/01/2019	8:00	\$ 27,900.00	\$ 31,401.70
					27,900.00	31,401.70
Lighting						
01/01/2027	Lighting Landscape - Replace	Entry	01/01/2017	10:00	\$ 5,500.00	\$ 6,190.30
					5,500.00	6,190.30
Painting						
01/01/2027	Community Surfaces - Repaint	Park	01/01/2022	5:00	\$ 3,750.00	\$ 4,220.66
					3,750.00	4,220.66
Year : 2028						
Furniture						
01/01/2028	Park Furniture BBQ Grill - Replace	Park	01/01/2013	15:00	\$ 1,600.00	\$ 1,854.84
01/01/2028	Park Furniture Bench Metal - Replace	Park	01/01/2013	15:00	2,800.00	3,245.97
01/01/2028	Park Furniture Picnic Tables - Replace	Park	01/01/2013	15:00	3,700.00	4,289.31
01/01/2028	Park Shade Fabric - Replace	Park	01/01/2012	16:00	3,200.00	3,709.68
01/01/2028	Park Tot Turf Rubberized Mat - Replace	Park	01/01/2016	12:00	3,600.00	4,173.39
					14,900.00	17,273.19
Landscaping						
01/01/2028	Landscape Irrigation PUMP System - Re	Community	01/01/2008	20:00	\$ 10,000.00	\$ 11,592.74
					10,000.00	11,592.74
Year : 2029						
Landscaping						
01/01/2029	Park Play Sand - Replenish	Park	01/01/2024	5:00	\$ 1,500.00	\$ 1,791.08
					1,500.00	1,791.08



Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category	Service	Estimated				
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2030						
Furniture						
01/01/2030	Park Play Structure - Replace	Park	01/01/2014	16:00	\$ 40,000.00	\$ 49,194.95
					40,000.00	49,194.95
Landscaping						
01/01/2030	Landscape Irrigation System - Refurbish	Community	01/01/2000	30:00	\$ 10,000.00	\$ 12,298.74
					10,000.00	12,298.74
Year : 2031						
Building Exteriors						
01/01/2031	Bldg Ext Roof Tile - Replace	Park	01/01/2001	30:00	\$ 4,400.00	\$ 5,573.79
					4,400.00	5,573.79
Irrigation						
01/01/2031	Drywell - Replace	Community	01/01/2001	30:00	\$ 25,000.00	\$ 31,669.25
					25,000.00	31,669.25
Walls & Fencing						
01/01/2031	Block Walls - Repair & Rebuild	Community	01/01/2001	30:00	\$ 110,250.00	\$ 139,661.40
					110,250.00	139,661.40
Year : 2032						
Landscaping						
01/01/2032	Landscape Granite - Replenish	Community	01/01/2024	8:00	\$ 22,500.00	\$ 29,357.40
					22,500.00	29,357.40
Painting						
01/01/2032	Community Surfaces - Repaint	Park	01/01/2027	5:00	\$ 3,750.00	\$ 4,892.90
					3,750.00	4,892.90
Year : 2034						
Landscaping						
01/01/2034	Park Play Sand - Replenish	Park	01/01/2029	5:00	\$ 1,500.00	\$ 2,076.35
					1,500.00	2,076.35
Year : 2035						
Landscaping						
01/01/2035	Landscape Granite - Replenish	Park	01/01/2027	8:00	\$ 27,900.00	\$ 39,778.73
					27,900.00	39,778.73
Year : 2037						
Lighting						
01/01/2037	Lighting Landscape - Replace	Entry	01/01/2027	10:00	\$ 5,500.00	\$ 8,319.24
					5,500.00	8,319.24
Painting						
01/01/2037	Community Surfaces - Repaint	Park	01/01/2032	5:00	\$ 3,750.00	\$ 5,672.21



Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
					3,750.00	5,672.21
Pavement						
01/01/2037	Concrete - Partial Replace	Community	01/01/2022	15:00	\$ 10,000.00	\$ 15,125.90
					10,000.00	15,125.90
Year : 2038						
Landscaping						
01/01/2038	Landscape Irrigation PUMP System - Re	Community	01/01/2018	20:00	\$ 5,000.00	\$ 7,789.84
					5,000.00	7,789.84
Year : 2039						
Landscaping						
01/01/2039	Park Play Sand - Replenish	Park	01/01/2034	5:00	\$ 1,500.00	\$ 2,407.06
					1,500.00	2,407.06
Year : 2040						
Furniture						
01/01/2040	Park Tot Turf Rubberized Mat - Replace	Park	01/01/2028	12:00	\$ 3,600.00	\$ 5,950.25
					3,600.00	5,950.25
Landscaping						
01/01/2040	Landscape Granite - Replenish	Community	01/01/2032	8:00	\$ 22,500.00	\$ 37,189.07
					22,500.00	37,189.07
Year : 2042						
Painting						
01/01/2042	Community Surfaces - Repaint	Park	01/01/2037	5:00	\$ 3,750.00	\$ 6,575.65
					3,750.00	6,575.65
Year : 2043						
Furniture						
01/01/2043	Park Furniture BBQ Grill - Replace	Park	01/01/2028	15:00	\$ 1,600.00	\$ 2,889.78
01/01/2043	Park Furniture Bench Metal - Replace	Park	01/01/2028	15:00	2,800.00	5,057.11
01/01/2043	Park Furniture Picnic Tables - Replace	Park	01/01/2028	15:00	3,700.00	6,682.61
					8,100.00	14,629.50
Landscaping						
01/01/2043	Landscape Granite - Replenish	Park	01/01/2035	8:00	\$ 27,900.00	\$ 50,390.50
					27,900.00	50,390.50
Year : 2044						
Furniture						
01/01/2044	Park Shade Fabric - Replace	Park	01/01/2028	16:00	\$ 3,200.00	\$ 5,952.94
					3,200.00	5,952.94
Landscaping						
01/01/2044	Park Play Sand - Replenish	Park	01/01/2039	5:00	\$ 1,500.00	\$ 2,790.44



Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category	Service	Estimated				
Date	Component	Location	Date	Life	Current Cost	Expenditure
					1,500.00	2,790.44
Year : 2046						
Furniture						
01/01/2046	Park Play Structure - Replace	Park	01/01/2030	16:00	\$ 40,000.00	\$ 78,943.46
					40,000.00	78,943.46
Year : 2047						
Lighting						
01/01/2047	Lighting Landscape - Replace	Entry	01/01/2037	10:00	\$ 5,500.00	\$ 11,180.37
					5,500.00	11,180.37
Painting						
01/01/2047	Community Surfaces - Repaint	Park	01/01/2042	5:00	\$ 3,750.00	\$ 7,622.98
					3,750.00	7,622.98
Walls & Fencing						
01/01/2047	Monument - Refurbish	Entry	01/01/2022	25:00	\$ 2,000.00	\$ 4,065.59
01/01/2047	Monument - Refurbish	Entry	01/01/2022	25:00	2,000.00	4,065.59
					4,000.00	8,131.18
Year : 2048						
Landscaping						
01/01/2048	Landscape Granite - Replenish	Community	01/01/2040	8:00	\$ 22,500.00	\$ 47,110.00
01/01/2048	Landscape Irrigation PUMP System - Re	Community	01/01/2028	20:00	10,000.00	20,937.78
					32,500.00	68,047.78
Year : 2049						
Landscaping						
01/01/2049	Park Play Sand - Replenish	Park	01/01/2044	5:00	\$ 1,500.00	\$ 3,234.89
					1,500.00	3,234.89
Year : 2051						
Landscaping						
01/01/2051	Landscape Granite - Replenish	Park	01/01/2043	8:00	\$ 27,900.00	\$ 63,833.18
					27,900.00	63,833.18
Walls & Fencing						
01/01/2051	Monument - Refurbish	Entry	01/01/2026	25:00	\$ 2,000.00	\$ 4,575.86
					2,000.00	4,575.86
Year : 2052						
Furniture						
01/01/2052	Park Tot Turf Rubberized Mat - Replace	Park	01/01/2040	12:00	\$ 3,600.00	\$ 8,483.64
					3,600.00	8,483.64
Painting						
01/01/2052	Community Surfaces - Repaint	Park	01/01/2047	5:00	\$ 3,750.00	\$ 8,837.12



Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
					3,750.00	8,837.12
Pavement						
01/01/2052	Concrete - Partial Replace	Community	01/01/2037	15:00	\$ 10,000.00	\$ 23,565.66
					10,000.00	23,565.66

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category	Location	Service Date	Estimated Life	Current Cost	Expenditure
Building Exteriors					
Bldg Ext Roof Tile - Replace					
01/01/2031	Park	01/01/2001	30:00	\$ 4,400.00	\$ 5,573.79
				4,400.00	5,573.79
Furniture					
Park Furniture BBQ Grill - Replace					
01/01/2028	Park	01/01/2013	15:00	\$ 1,600.00	\$ 1,854.84
01/01/2043	Park	01/01/2028	15:00	1,600.00	2,889.78
				3,200.00	4,744.62
Park Furniture Bench Metal - Replace					
01/01/2028	Park	01/01/2013	15:00	\$ 2,800.00	\$ 3,245.97
01/01/2043	Park	01/01/2028	15:00	2,800.00	5,057.11
				5,600.00	8,303.08
Park Furniture Picnic Tables - Replace					
01/01/2028	Park	01/01/2013	15:00	\$ 3,700.00	\$ 4,289.31
01/01/2043	Park	01/01/2028	15:00	3,700.00	6,682.61
				7,400.00	10,971.92
Park Play Structure - Replace					
01/01/2030	Park	01/01/2014	16:00	\$ 40,000.00	\$ 49,194.95
01/01/2046	Park	01/01/2030	16:00	40,000.00	78,943.46
				80,000.00	128,138.41
Park Shade Fabric - Replace					
01/01/2028	Park	01/01/2012	16:00	\$ 3,200.00	\$ 3,709.68
01/01/2044	Park	01/01/2028	16:00	3,200.00	5,952.94
				6,400.00	9,662.62
Park Tot Turf Rubberized Mat - Replace					
01/01/2028	Park	01/01/2016	12:00	\$ 3,600.00	\$ 4,173.39
01/01/2040	Park	01/01/2028	12:00	3,600.00	5,950.25
01/01/2052	Park	01/01/2040	12:00	3,600.00	8,483.64
				10,800.00	18,607.28
Irrigation					
Drywell - Replace					
01/01/2031	Community	01/01/2001	30:00	\$ 25,000.00	\$ 31,669.25
				25,000.00	31,669.25
Landscaping					
Landscape Granite - Replenish					
01/01/2024	Community	01/01/2016	8:00	\$ 22,500.00	\$ 23,175.00
01/01/2027	Park	01/01/2019	8:00	27,900.00	31,401.70
01/01/2032	Community	01/01/2024	8:00	22,500.00	29,357.40
01/01/2035	Park	01/01/2027	8:00	27,900.00	39,778.73



Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
Landscape Granite - Replenish					
01/01/2040	Community	01/01/2032	8:00	\$ 22,500.00	\$ 37,189.07
01/01/2043	Park	01/01/2035	8:00	27,900.00	50,390.50
01/01/2048	Community	01/01/2040	8:00	22,500.00	47,110.00
01/01/2051	Park	01/01/2043	8:00	27,900.00	63,833.18
				201,600.00	322,235.58
Landscape Irrigation PUMP System - Refurbish					
01/01/2038	Community	01/01/2018	20:00	\$ 5,000.00	\$ 7,789.84
				5,000.00	7,789.84
Landscape Irrigation PUMP System - Replace					
01/01/2028	Community	01/01/2008	20:00	\$ 10,000.00	\$ 11,592.74
01/01/2048	Community	01/01/2028	20:00	10,000.00	20,937.78
				20,000.00	32,530.52
Landscape Irrigation System - Refurbish					
01/01/2030	Community	01/01/2000	30:00	\$ 10,000.00	\$ 12,298.74
				10,000.00	12,298.74
Park Play Sand - Replenish					
01/01/2024	Park	01/01/2019	5:00	\$ 1,500.00	\$ 1,545.00
01/01/2029	Park	01/01/2024	5:00	1,500.00	1,791.08
01/01/2034	Park	01/01/2029	5:00	1,500.00	2,076.35
01/01/2039	Park	01/01/2034	5:00	1,500.00	2,407.06
01/01/2044	Park	01/01/2039	5:00	1,500.00	2,790.44
01/01/2049	Park	01/01/2044	5:00	1,500.00	3,234.89
				9,000.00	13,844.82
Lighting					
Lighting Landscape - Replace					
01/01/2027	Entry	01/01/2017	10:00	\$ 5,500.00	\$ 6,190.30
01/01/2037	Entry	01/01/2027	10:00	5,500.00	8,319.24
01/01/2047	Entry	01/01/2037	10:00	5,500.00	11,180.37
				16,500.00	25,689.91
Painting					
Community Surfaces - Repaint					
01/01/2027	Park	01/01/2022	5:00	\$ 3,750.00	\$ 4,220.66
01/01/2032	Park	01/01/2027	5:00	3,750.00	4,892.90
01/01/2037	Park	01/01/2032	5:00	3,750.00	5,672.21
01/01/2042	Park	01/01/2037	5:00	3,750.00	6,575.65
01/01/2047	Park	01/01/2042	5:00	3,750.00	7,622.98
01/01/2052	Park	01/01/2047	5:00	3,750.00	8,837.12
				22,500.00	37,821.52
Pavement					
Concrete - Partial Replace					



Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
Concrete - Partial Replace					
01/01/2037	Community	01/01/2022	15:00	\$ 10,000.00	\$ 15,125.90
01/01/2052	Community	01/01/2037	15:00	10,000.00	23,565.66
				20,000.00	38,691.56
Walls & Fencing					
Block Walls - Repair & Rebuild					
01/01/2031	Community	01/01/2001	30:00	\$ 110,250.00	\$ 139,661.40
				110,250.00	139,661.40
Monument - Install					
01/01/2024	Entry		25:00	\$ 6,500.00	\$ 6,695.00
01/01/2024	Entry		25:00	6,500.00	6,695.00
				13,000.00	13,390.00
Monument - Refurbish					
01/01/2026	Entry	01/01/2001	25:00	\$ 2,000.00	\$ 2,185.45
01/01/2047	Entry	01/01/2022	25:00	2,000.00	4,065.59
01/01/2047	Entry	01/01/2022	25:00	2,000.00	4,065.59
01/01/2051	Entry	01/01/2026	25:00	2,000.00	4,575.86
				8,000.00	14,892.49

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Ext Roof Tile - Replace

Item Number	21	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Building Exteriors	Basis Cost	\$ 8.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Park		Good	01/01/2001	01/01/2031	8:00	30:00	550	4,400.00	5,573.79
								4,400.00	5,573.79

Comments



Funding to replace underlayment as needed.

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Block Walls - Repair & Rebuild

Item Number	11	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Walls & Fencing	Basis Cost	\$ 35.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2001	01/01/2031	8:00	30:00	3,150	110,250.00	139,661.40
								110,250.00	139,661.40

Comments



CC&R's state that homeowners responsible for their own walls.

Common wall with San Tan Junior High School - 450-feet x 7-foot

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Community Surfaces - Repaint

Item Number	24	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	5 Years
Category	Painting	Basis Cost	\$ 1.50
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Park		Good	01/01/2022	01/01/2027	4:00	5:00	2,500	3,750.00	4,220.66
								3,750.00	4,220.66

Comments



Ramada Culvert Rails, View Fencing

Funding to repaint as needed the

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete - Partial Replace

Item Number	3	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Pavement	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	01/01/2022	01/01/2037	14:00	15:00	1	10,000.00	15,125.90
								10,000.00	15,125.90

Comments



Funding to replace areas as needed.

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Drywell - Replace

Item Number	2	Measurement Basis	Drywells
Type	Common Area	Estimated Useful Life	30 Years
Category	Irrigation	Basis Cost	\$ 25,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2001	01/01/2031	8:00	30:00	1	25,000.00	31,669.25
								25,000.00	31,669.25

Comments



Funding to partially replace as needed.

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Granite - Replenish

Item Number	5	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Landscaping	Basis Cost	\$ 90.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community Park		Good	01/01/2016	01/01/2024	1:00	8:00	250	22,500.00	23,175.00
		Good	01/01/2019	01/01/2027	4:00	8:00	310	27,900.00	31,401.70
								50,400.00	54,576.70

Comments



Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Irrigation PUMP System - Refurbish

Item Number	7	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Landscaping	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
Community		Good	01/01/2018	01/01/2038	15:00	20:00	1	5,000.00	7,789.84
								5,000.00	7,789.84

Comments



Model: FBS-F-35-60-5-3-1-230-PR-B-A, Serial: 10540F.

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Irrigation PUMP System - Replace

Item Number	8	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 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	01/01/2008	01/01/2028	5:00	20:00	1	10,000.00	11,592.74
								10,000.00	11,592.74

Comments



Model: FBS-F-35-60-5-3-1-230-PR-B-A, Serial: 10540F.

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Irrigation System - Refurbish

Item Number	9	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 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	01/01/2000	01/01/2030	7:00	30:00	1	10,000.00	12,298.74
								10,000.00	12,298.74

Comments



2023 - Started funding for Irrigation System

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lighting Landscape - Replace

Item Number	12	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Lighting	Basis Cost	\$ 5,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry		Good	01/01/2017	01/01/2027	4:00	10:00	1	5,500.00	6,190.30
								5,500.00	6,190.30

Comments



2017 - Replaced Palm Trees for \$3,450.

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Monument - Install

Item Number	14	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	25 Years
Category	Walls & Fencing	Basis Cost	\$ 6,500.00
Tracking Method	Logistical One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry	North	Good	/ /	01/01/2024	1:00	25:00	1	6,500.00	6,695.00
Entry	East	Good	/ /	01/01/2024	1:00	25:00	1	6,500.00	6,695.00
								13,000.00	13,390.00

Comments

Funding to install, as a one-time funded activity, monument at various entries.

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Monument - Refurbish

Item Number	13	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	25 Years
Category	Walls & Fencing	Basis Cost	\$ 2,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entry	Main	Good	01/01/2001	01/01/2026	3:00	25:00	1	2,000.00	2,185.45
Entry	North	Good	01/01/2022	01/01/2047	24:00	25:00	1	2,000.00	4,065.59
Entry	East	Good	01/01/2022	01/01/2047	24:00	25:00	1	2,000.00	4,065.59
								6,000.00	10,316.63

Comments



Funding to replace as needed monument lettering, general repairs, and re-tiling.

2023 FINAL

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Furniture BBQ Grill - Replace

Item Number	15	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Furniture	Basis Cost	\$ 800.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Park		Good	01/01/2013	01/01/2028	5:00	15:00	2	1,600.00	1,854.84
								1,600.00	1,854.84

Comments



Funding to replace as needed.

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Furniture Bench Metal - Replace

Item Number	16	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Furniture	Basis Cost	\$ 1,400.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Park		Good	01/01/2013	01/01/2028	5:00	15:00	2	2,800.00	3,245.97
								2,800.00	3,245.97

Comments



2013 - Replaced for \$1,550

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Furniture Picnic Tables - Replace

Item Number	20	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Furniture	Basis Cost	\$ 1,850.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Park		Good	01/01/2013	01/01/2028	5:00	15:00	2	3,700.00	4,289.31
								3,700.00	4,289.31

Comments



Funding to replace as needed.

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Play Sand - Replenish

Item Number	19	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Landscaping	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
Park		Good	01/01/2019	01/01/2024	1:00	5:00	1	1,500.00	1,545.00
								1,500.00	1,545.00

Comments

Funding to replenish as needed, replacing Sand.

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Play Structure - Replace

Item Number	17	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	16 Years
Category	Furniture	Basis Cost	\$ 40,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Park		Good	01/01/2014	01/01/2030	7:00	16:00	1	40,000.00	49,194.95
								40,000.00	49,194.95

Comments



2014 - Replaced for \$40,000.

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Shade Fabric - Replace

Item Number	22	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	16 Years
Category	Furniture	Basis Cost	\$ 10.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Park		Good	01/01/2012	01/01/2028	5:00	16:00	320	3,200.00	3,709.68
								3,200.00	3,709.68

Comments



2014 - Installed with new Play structure. 25% of this was replaced in 2022.

Creekwood Ranch

Analysis Date - January 1, 2023

Inflation:3.00% Investment:0.34% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Tot Turf Rubberized Mat - Replace

Item Number	23	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	12 Years
Category	Furniture	Basis Cost	\$ 30.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Park		Good	01/01/2016	01/01/2028	5:00	12:00	120	3,600.00	4,173.39
								3,600.00	4,173.39

Comments



Funding to replaced as needed.