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Circle G Ranches 4 Tempe, AZ



Report #: 34770-1
Beginning: January 1, 2023
Expires: December 31, 2023

RESERVE STUDY Update "No-Site-Visit"

November 30, 2022

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

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

In this Report, you will find three key results:

- **Component List**
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Circle G Ranches 4

Report #: 34770-1

Tempe, AZ

of Units: 161

Level of Service: Update "No-Site-Visit"

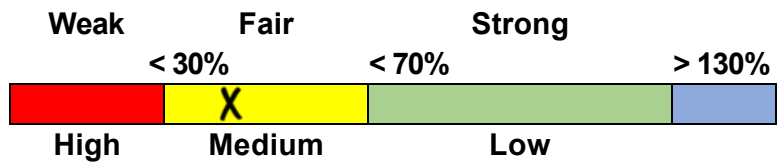
January 1, 2023 through December 31, 2023

Findings & Recommendations

as of January 1, 2023

Projected Starting Reserve Balance	\$140,750
Current Fully Funded Reserve Balance	\$322,638
Average Reserve Deficit (Surplus) Per Unit	\$1,130
Percent Funded	43.6 %
Current Monthly Reserve Contribution	\$2,985
2023 Monthly Approved Reserve Contribution	\$3,209
2024 Monthly Recommended Reserve Contribution	\$3,400

Reserve Fund Strength: 43.6%



Risk of Special Assessment:

Economic Assumptions:

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

This is an Update "No-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2019 Fiscal Year. No site inspection was performed as part of this Reserve Study.

The Reserve expense threshold for this analysis is \$1,000. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Your Reserve Fund is 43.6 % Funded. This means the Reserve Fund status is Fair, and the HOA's risk of special assessments & deferred maintenance is currently Medium.

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

The 2023 budget has already been approved and will not change at this point. Therefore, our funding plan for 2023 reflects the budgeted Monthly Reserve contributions of \$3,209. Based on this starting point and projected expenditures, we recommend budgeting Monthly Reserve contributions of \$3,400 for your 2024 fiscal year. Annual increases are scheduled thereafter to help offset inflation (see tables herein for details)

This Reserve Study does not account for every potential expense the HOA may face. Projects deemed unpredictable with regard to timing and cost are typically not included. It is beyond the scope of this Reserve Study to inspect or assess structural conditions of buildings, walls, electrical systems, utilities, plumbing systems, irrigation, drainage, etc. We recommend scheduling periodic inspections by qualified engineers or other industry professionals to assess any potential issues or concerns.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
COMMON AREA				
100	Monuments - Refurbish (A)	20	15	\$13,000
101	Monument - Refurbish (B)	20	0	\$4,800
220	Concrete/Pavers - Repair	3	0	\$3,600
320	Pole Lights - Replace	30	6	\$17,000
500	Stucco Walls (North Entry) - Repair	25	20	\$2,000
501	Stucco Walls (North Entry)- Repaint	5	0	\$2,900
502	Stucco Walls (Warner) - Repair	12	0	\$1,300
503	Stucco Walls (Warner) - Repaint	6	0	\$2,900
504	Stucco Walls (Price Rd.) - Repair	24	4	\$6,600
505	Stucco Walls (Price Rd.) - Repaint	6	0	\$14,000
506	Stucco Walls (Interior) - Repaint	6	0	\$2,900
508	Block Wall (South) - Repaint	10	0	\$2,000
511	Bridle Path Gates - Replace (A)	24	0	\$8,200
511	Bridle Path Gates - Replace (B)	24	7	\$2,300
511	Bridle Path Gates - Replace (C)	24	0	\$1,900
602	Irrig. System (Sprklr) - Replace	30	0	\$23,000
604	Irrig. System (Flood) - Repair	5	0	\$9,600
640	Landscape Granite - Replenish (A)	10	7	\$7,100
640	Landscape Granite - Replenish (B)	10	4	\$19,000
650	Trees - Partial Replace (A)	5	0	\$6,800
650	Trees - Partial Replace (B)	2	0	\$2,300
710	Emergency Fire Gate - Replace	1	0	\$2,800
780	Signage - Replace	6	0	\$4,800
RECREATION AREA				
410	Park Furniture - Replace	25	1	\$10,000
800	Basketball Court - Replace	1	0	\$24,000
900	Racquetball Struct.- Repair/Replace	1	0	\$27,000
1000	Tennis Lights - Replace	28	9	\$42,000
1002	Tennis Lights - Repaint	7	2	\$2,800
1020	Tennis Fence - Replace	28	23	\$16,000
1022	Tennis Fence - Repaint	7	2	\$4,100
1050	Tennis Courts - Resurface	7	2	\$14,000
1070	Pole Lights - Repaint	5	0	\$1,800
1102	Playground Equipment - Replace (A)	20	16	\$74,000
1102	Playground Equipment - Replace (B)	20	1	\$6,800
1103	Playground Equipment - Repaint	5	1	\$2,000
1106	Playground Furniture - Replace	25	6	\$9,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1300	Baseball Backstop - Replace	30	6	\$5,400
1402	Horse Arena Lights - Replace	28	6	\$26,000
1404	Horse Arena Lights - Repaint	7	0	\$1,300
1406	Horse Arena Fence - Replace	30	7	\$28,000
1408	Horse Arena Fence - Repaint	5	1	\$6,000

41 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



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

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all of these expenses will take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of expenses to shift and the size of the expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The chart below summarizes the projected future expenses at your association as defined by the Reserve Component List. A summary of these components is shown in the Component Details Table, while a summary of the expenses themselves is shown in the 30-yr Expense Summary Table.

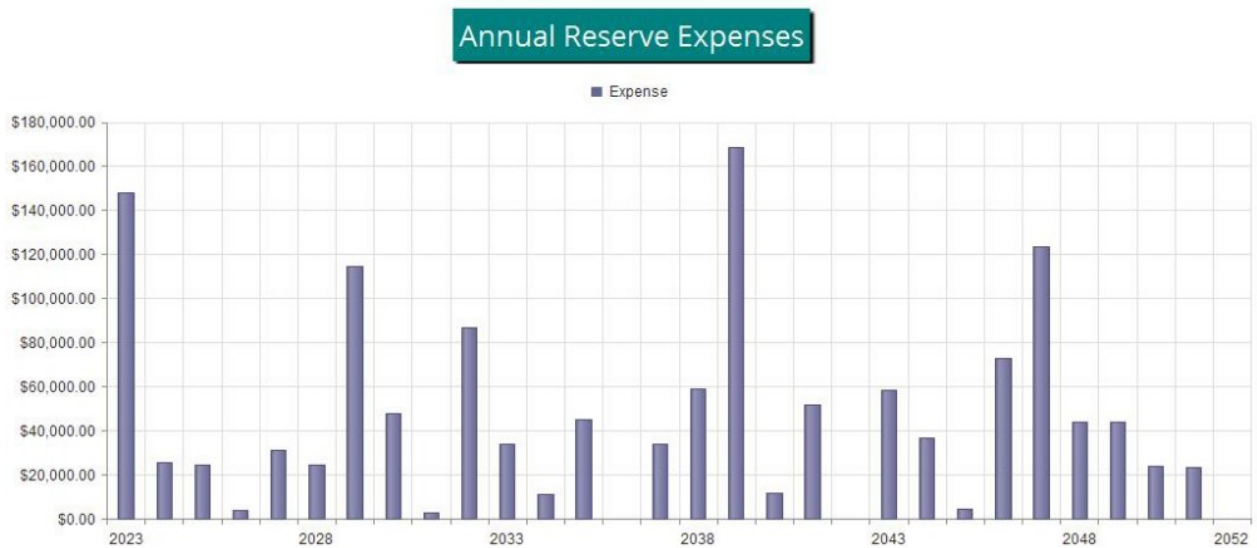


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$140,750 as-of the start of your fiscal year on 1/1/2023. This is based on your actual balance of \$134,779 on 10/31/2022 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2023, your Fully Funded Balance is computed to be \$322,638. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 43.6 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$3,209 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

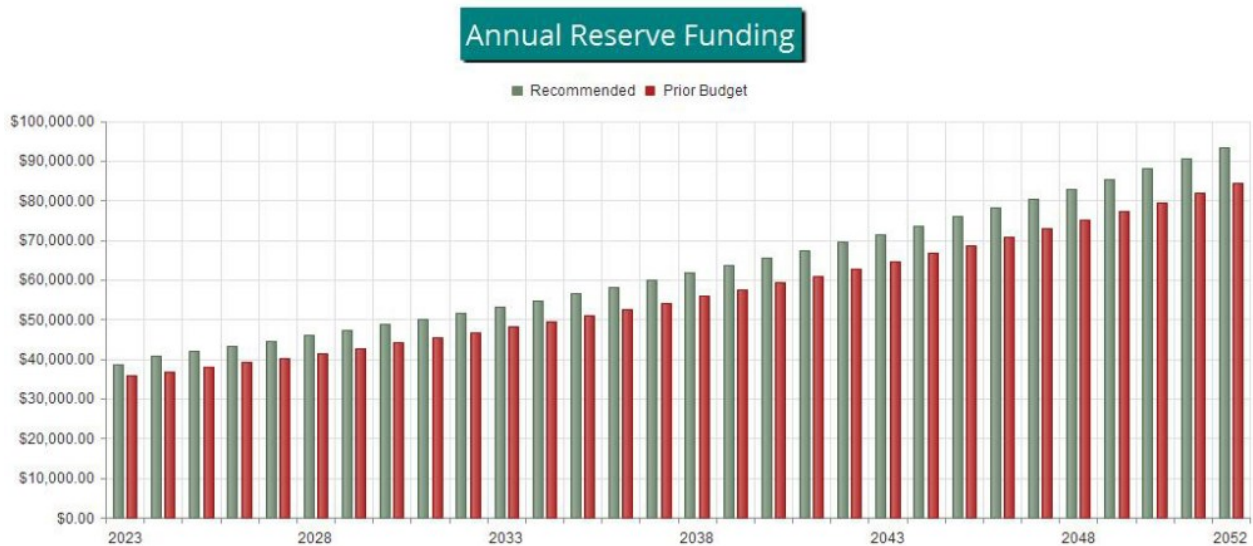


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and your currently budgeted contribution rate, compared to the always-changing Fully Funded Balance target.

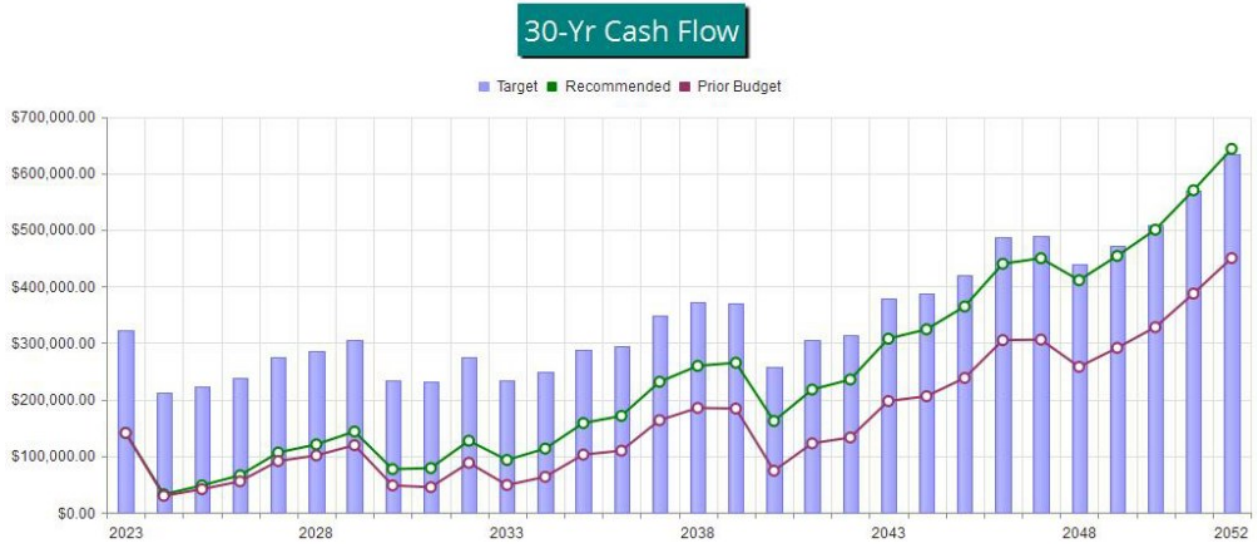


Figure 3

This chart shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-year Funding Plan.

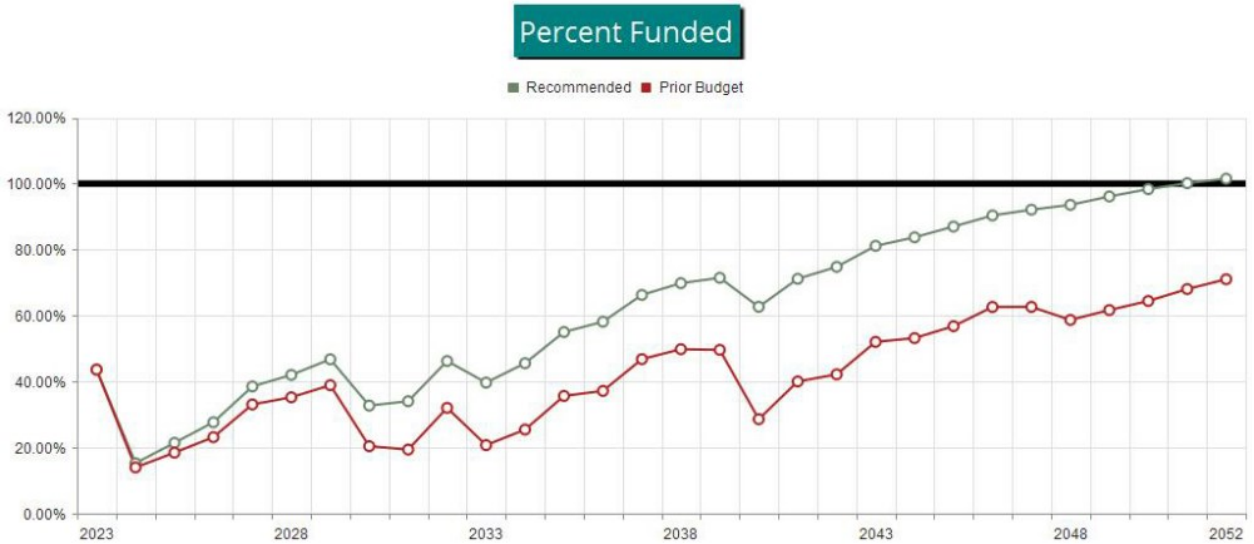


Figure 4



Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

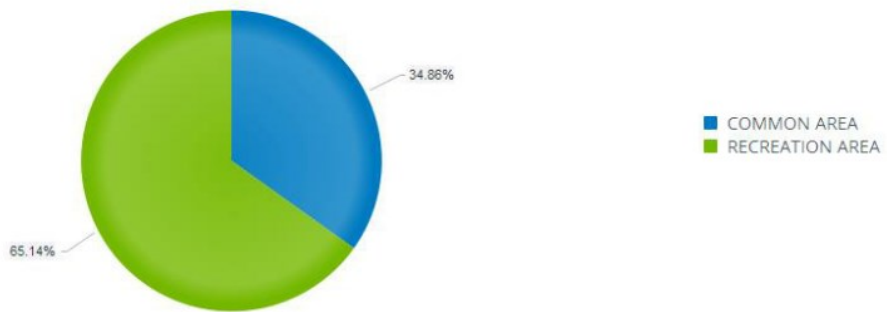


	Useful Life		2023 Rem. Useful Life		Estimated Replacement Cost in 2023	2023 Expenditures	01/01/2023	01/01/2023	Remaining Bal. to be Funded	2023 Contributions
	Min	Max	Min	Max			Current Fund Balance	Fully Funded Balance		
COMMON AREA	1	30	0	20	\$160,800	\$93,800	\$86,650	\$131,709	\$74,150	\$8,748
RECREATION AREA	1	30	0	23	\$300,500	\$54,100	\$54,100	\$190,929	\$246,400	\$29,760
					\$461,300	\$147,900	\$140,750	\$322,638	\$320,550	\$38,508

Percent Funded: 43.6%

Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
COMMON AREA					
100	Monuments - Refurbish (A)	(2) Monuments	20	15	\$13,000
101	Monument - Refurbish (B)	(1) Monument	20	0	\$4,800
220	Concrete/Pavers - Repair	Numerous Sq Ft	3	0	\$3,600
320	Pole Lights - Replace	(5) Pole Lights	30	6	\$17,000
500	Stucco Walls (North Entry) - Repair	Approx 4,100 Sq Ft	25	20	\$2,000
501	Stucco Walls (North Entry)- Repaint	Approx 4,100 Sq Ft	5	0	\$2,900
502	Stucco Walls (Warner) - Repair	Approx 3,700 Sq Ft	12	0	\$1,300
503	Stucco Walls (Warner) - Repaint	Approx 4,000 Sq Ft	6	0	\$2,900
504	Stucco Walls (Price Rd.) - Repair	Approx 17,000 Sq Ft	24	4	\$6,600
505	Stucco Walls (Price Rd.) - Repaint	Approx 20,600 Sq Ft	6	0	\$14,000
506	Stucco Walls (Interior) - Repaint	Approx 4,150 Sq Ft	6	0	\$2,900
508	Block Wall (South) - Repaint	Approx 16,700 Sq Ft	10	0	\$2,000
511	Bridle Path Gates - Replace (A)	(18) Gates	24	0	\$8,200
511	Bridle Path Gates - Replace (B)	(1) Gate + Fence	24	7	\$2,300
511	Bridle Path Gates - Replace (C)	(1) Gate	24	0	\$1,900
602	Irrig. System (Sprklr) - Replace	Lines, Valves, Heads	30	0	\$23,000
604	Irrig. System (Flood) - Repair	(1) System	5	0	\$9,600
640	Landscape Granite - Replenish (A)	Approx 2,200 Sq Ft	10	7	\$7,100
640	Landscape Granite - Replenish (B)	Approx 40,000 Sq Ft	10	4	\$19,000
650	Trees - Partial Replace (A)	(20) Trees	5	0	\$6,800
650	Trees - Partial Replace (B)	Numerous Trees	2	0	\$2,300
710	Emergency Fire Gate - Replace	Approx 25 LF	1	0	\$2,800
780	Signage - Replace	Numerous Signs	6	0	\$4,800
RECREATION AREA					
410	Park Furniture - Replace	(10) Pieces	25	1	\$10,000
800	Basketball Court - Replace	(1) Half Court	1	0	\$24,000
900	Racquetball Struct.- Repair/Replace	(1) Structure	1	0	\$27,000
1000	Tennis Lights - Replace	(12) Lights, (9) Poles	28	9	\$42,000
1002	Tennis Lights - Repaint	(12) Lights, (9) Poles	7	2	\$2,800
1020	Tennis Fence - Replace	Approx 540 LF	28	23	\$16,000
1022	Tennis Fence - Repaint	Approx 600 Sq Ft	7	2	\$4,100
1050	Tennis Courts - Resurface	(2) Courts	7	2	\$14,000
1070	Pole Lights - Repaint	Approx (11) Pole Lights	5	0	\$1,800
1102	Playground Equipment - Replace (A)	(1) Play Structure	20	16	\$74,000
1102	Playground Equipment - Replace (B)	(1) Swing Set	20	1	\$6,800
1103	Playground Equipment - Repaint	(2) Pieces	5	1	\$2,000
1106	Playground Furniture - Replace	(8) Pieces	25	6	\$9,300
1300	Baseball Backstop - Replace	Approx 25 LF	30	6	\$5,400
1402	Horse Arena Lights - Replace	(8) Pole Lights	28	6	\$26,000
1404	Horse Arena Lights - Repaint	(8) Pole Lights	7	0	\$1,300
1406	Horse Arena Fence - Replace	Approx 670 LF	30	7	\$28,000
1408	Horse Arena Fence - Repaint	Approx 670 LF	5	1	\$6,000
41 Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
COMMON AREA								
100	Monuments - Refurbish (A)	\$13,000	X	5	/	20	=	\$3,250
101	Monument - Refurbish (B)	\$4,800	X	20	/	20	=	\$4,800
220	Concrete/Pavers - Repair	\$3,600	X	3	/	3	=	\$3,600
320	Pole Lights - Replace	\$17,000	X	24	/	30	=	\$13,600
500	Stucco Walls (North Entry) - Repair	\$2,000	X	5	/	25	=	\$400
501	Stucco Walls (North Entry)- Repaint	\$2,900	X	5	/	5	=	\$2,900
502	Stucco Walls (Warner) - Repair	\$1,300	X	12	/	12	=	\$1,300
503	Stucco Walls (Warner) - Repaint	\$2,900	X	6	/	6	=	\$2,900
504	Stucco Walls (Price Rd.) - Repair	\$6,600	X	20	/	24	=	\$5,500
505	Stucco Walls (Price Rd.) - Repaint	\$14,000	X	6	/	6	=	\$14,000
506	Stucco Walls (Interior) - Repaint	\$2,900	X	6	/	6	=	\$2,900
508	Block Wall (South) - Repaint	\$2,000	X	10	/	10	=	\$2,000
511	Bridle Path Gates - Replace (A)	\$8,200	X	24	/	24	=	\$8,200
511	Bridle Path Gates - Replace (B)	\$2,300	X	17	/	24	=	\$1,629
511	Bridle Path Gates - Replace (C)	\$1,900	X	24	/	24	=	\$1,900
602	Irrig. System (Sprklr) - Replace	\$23,000	X	30	/	30	=	\$23,000
604	Irrig. System (Flood) - Repair	\$9,600	X	5	/	5	=	\$9,600
640	Landscape Granite - Replenish (A)	\$7,100	X	3	/	10	=	\$2,130
640	Landscape Granite - Replenish (B)	\$19,000	X	6	/	10	=	\$11,400
650	Trees - Partial Replace (A)	\$6,800	X	5	/	5	=	\$6,800
650	Trees - Partial Replace (B)	\$2,300	X	2	/	2	=	\$2,300
710	Emergency Fire Gate - Replace	\$2,800	X	1	/	1	=	\$2,800
780	Signage - Replace	\$4,800	X	6	/	6	=	\$4,800
RECREATION AREA								
410	Park Furniture - Replace	\$10,000	X	24	/	25	=	\$9,600
800	Basketball Court - Replace	\$24,000	X	1	/	1	=	\$24,000
900	Racquetball Struct.- Repair/Replace	\$27,000	X	1	/	1	=	\$27,000
1000	Tennis Lights - Replace	\$42,000	X	19	/	28	=	\$28,500
1002	Tennis Lights - Repaint	\$2,800	X	5	/	7	=	\$2,000
1020	Tennis Fence - Replace	\$16,000	X	5	/	28	=	\$2,857
1022	Tennis Fence - Repaint	\$4,100	X	5	/	7	=	\$2,929
1050	Tennis Courts - Resurface	\$14,000	X	5	/	7	=	\$10,000
1070	Pole Lights - Repaint	\$1,800	X	5	/	5	=	\$1,800
1102	Playground Equipment - Replace (A)	\$74,000	X	4	/	20	=	\$14,800
1102	Playground Equipment - Replace (B)	\$6,800	X	19	/	20	=	\$6,460
1103	Playground Equipment - Repaint	\$2,000	X	4	/	5	=	\$1,600
1106	Playground Furniture - Replace	\$9,300	X	19	/	25	=	\$7,068
1300	Baseball Backstop - Replace	\$5,400	X	24	/	30	=	\$4,320
1402	Horse Arena Lights - Replace	\$26,000	X	22	/	28	=	\$20,429
1404	Horse Arena Lights - Repaint	\$1,300	X	7	/	7	=	\$1,300
1406	Horse Arena Fence - Replace	\$28,000	X	23	/	30	=	\$21,467
1408	Horse Arena Fence - Repaint	\$6,000	X	4	/	5	=	\$4,800
								\$322,638

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
COMMON AREA				
100 Monuments - Refurbish (A)	20	\$13,000	\$650	0.77 %
101 Monument - Refurbish (B)	20	\$4,800	\$240	0.29 %
220 Concrete/Pavers - Repair	3	\$3,600	\$1,200	1.43 %
320 Pole Lights - Replace	30	\$17,000	\$567	0.67 %
500 Stucco Walls (North Entry) - Repair	25	\$2,000	\$80	0.10 %
501 Stucco Walls (North Entry)- Repaint	5	\$2,900	\$580	0.69 %
502 Stucco Walls (Warner) - Repair	12	\$1,300	\$108	0.13 %
503 Stucco Walls (Warner) - Repaint	6	\$2,900	\$483	0.57 %
504 Stucco Walls (Price Rd.) - Repair	24	\$6,600	\$275	0.33 %
505 Stucco Walls (Price Rd.) - Repaint	6	\$14,000	\$2,333	2.77 %
506 Stucco Walls (Interior) - Repaint	6	\$2,900	\$483	0.57 %
508 Block Wall (South) - Repaint	10	\$2,000	\$200	0.24 %
511 Bridle Path Gates - Replace (A)	24	\$8,200	\$342	0.41 %
511 Bridle Path Gates - Replace (B)	24	\$2,300	\$96	0.11 %
511 Bridle Path Gates - Replace (C)	24	\$1,900	\$79	0.09 %
602 Irrig. System (Sprklr) - Replace	30	\$23,000	\$767	0.91 %
604 Irrig. System (Flood) - Repair	5	\$9,600	\$1,920	2.28 %
640 Landscape Granite - Replenish (A)	10	\$7,100	\$710	0.84 %
640 Landscape Granite - Replenish (B)	10	\$19,000	\$1,900	2.26 %
650 Trees - Partial Replace (A)	5	\$6,800	\$1,360	1.62 %
650 Trees - Partial Replace (B)	2	\$2,300	\$1,150	1.37 %
710 Emergency Fire Gate - Replace	1	\$2,800	\$2,800	3.33 %
780 Signage - Replace	6	\$4,800	\$800	0.95 %
RECREATION AREA				
410 Park Furniture - Replace	25	\$10,000	\$400	0.48 %
800 Basketball Court - Replace	1	\$24,000	\$24,000	28.51 %
900 Racquetball Struct.- Repair/Replace	1	\$27,000	\$27,000	32.07 %
1000 Tennis Lights - Replace	28	\$42,000	\$1,500	1.78 %
1002 Tennis Lights - Repaint	7	\$2,800	\$400	0.48 %
1020 Tennis Fence - Replace	28	\$16,000	\$571	0.68 %
1022 Tennis Fence - Repaint	7	\$4,100	\$586	0.70 %
1050 Tennis Courts - Resurface	7	\$14,000	\$2,000	2.38 %
1070 Pole Lights - Repaint	5	\$1,800	\$360	0.43 %
1102 Playground Equipment - Replace (A)	20	\$74,000	\$3,700	4.40 %
1102 Playground Equipment - Replace (B)	20	\$6,800	\$340	0.40 %
1103 Playground Equipment - Repaint	5	\$2,000	\$400	0.48 %
1106 Playground Furniture - Replace	25	\$9,300	\$372	0.44 %
1300 Baseball Backstop - Replace	30	\$5,400	\$180	0.21 %
1402 Horse Arena Lights - Replace	28	\$26,000	\$929	1.10 %
1404 Horse Arena Lights - Repaint	7	\$1,300	\$186	0.22 %
1406 Horse Arena Fence - Replace	30	\$28,000	\$933	1.11 %
1408 Horse Arena Fence - Repaint	5	\$6,000	\$1,200	1.43 %
41 Total Funded Components			\$84,180	100.00 %

30-Year Reserve Plan Summary

Report # 34770-1
No-Site-Visit

Fiscal Year Start: 2023

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	In Annual Reserve Funding					
2023	\$140,750	\$322,638	43.6 %	Medium	7.49 %	\$38,508	\$0	\$864	\$147,900		
2024	\$32,223	\$211,272	15.3 %	High	5.95 %	\$40,800	\$0	\$400	\$25,544		
2025	\$47,879	\$223,530	21.4 %	High	3.00 %	\$42,024	\$0	\$568	\$24,613		
2026	\$65,858	\$238,082	27.7 %	High	3.00 %	\$43,285	\$0	\$859	\$3,934		
2027	\$106,069	\$275,365	38.5 %	Medium	3.00 %	\$44,583	\$0	\$1,132	\$31,402		
2028	\$120,382	\$286,501	42.0 %	Medium	3.00 %	\$45,921	\$0	\$1,317	\$24,461		
2029	\$143,159	\$306,177	46.8 %	Medium	3.00 %	\$47,298	\$0	\$1,099	\$114,868		
2030	\$76,688	\$234,412	32.7 %	Medium	3.00 %	\$48,717	\$0	\$776	\$47,596		
2031	\$78,586	\$230,905	34.0 %	Medium	3.00 %	\$50,179	\$0	\$1,027	\$2,914		
2032	\$126,878	\$274,471	46.2 %	Medium	3.00 %	\$51,684	\$0	\$1,098	\$86,767		
2033	\$92,893	\$234,163	39.7 %	Medium	3.00 %	\$53,235	\$0	\$1,029	\$34,135		
2034	\$113,021	\$248,081	45.6 %	Medium	3.00 %	\$54,832	\$0	\$1,355	\$11,074		
2035	\$158,135	\$287,432	55.0 %	Medium	3.00 %	\$56,477	\$0	\$1,645	\$45,339		
2036	\$170,917	\$293,970	58.1 %	Medium	3.00 %	\$58,171	\$0	\$2,009	\$0		
2037	\$231,097	\$348,742	66.3 %	Medium	3.00 %	\$59,916	\$0	\$2,451	\$34,185		
2038	\$259,279	\$371,325	69.8 %	Medium	3.00 %	\$61,714	\$0	\$2,620	\$58,735		
2039	\$264,877	\$370,719	71.4 %	Low	3.00 %	\$63,565	\$0	\$2,132	\$168,815		
2040	\$161,760	\$258,174	62.7 %	Medium	3.00 %	\$65,472	\$0	\$1,895	\$11,735		
2041	\$217,391	\$305,552	71.1 %	Low	3.00 %	\$67,436	\$0	\$2,262	\$51,924		
2042	\$235,165	\$314,509	74.8 %	Low	3.00 %	\$69,459	\$0	\$2,711	\$0		
2043	\$307,336	\$378,814	81.1 %	Low	3.00 %	\$71,543	\$0	\$3,155	\$58,157		
2044	\$323,877	\$386,793	83.7 %	Low	3.00 %	\$73,689	\$0	\$3,440	\$36,648		
2045	\$364,358	\$418,861	87.0 %	Low	3.00 %	\$75,900	\$0	\$4,019	\$4,407		
2046	\$439,870	\$486,845	90.4 %	Low	3.00 %	\$78,177	\$0	\$4,446	\$72,825		
2047	\$449,668	\$488,197	92.1 %	Low	3.00 %	\$80,522	\$0	\$4,300	\$123,797		
2048	\$410,693	\$438,941	93.6 %	Low	3.00 %	\$82,938	\$0	\$4,320	\$44,179		
2049	\$453,773	\$472,122	96.1 %	Low	3.00 %	\$85,426	\$0	\$4,768	\$43,779		
2050	\$500,188	\$508,677	98.3 %	Low	3.00 %	\$87,989	\$0	\$5,347	\$23,768		
2051	\$569,757	\$568,964	100.1 %	Low	3.00 %	\$90,629	\$0	\$6,062	\$23,337		
2052	\$643,110	\$633,588	101.5 %	Low	3.00 %	\$93,347	\$0	\$6,930	\$0		

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$140,750	\$32,223	\$47,879	\$65,858	\$106,069
Annual Reserve Funding	\$38,508	\$40,800	\$42,024	\$43,285	\$44,583
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$864	\$400	\$568	\$859	\$1,132
Total Income	\$180,123	\$73,423	\$90,471	\$110,002	\$151,784
# Component					
COMMON AREA					
100 Monuments - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
101 Monument - Refurbish (B)	\$4,800	\$0	\$0	\$0	\$0
220 Concrete/Pavers - Repair	\$3,600	\$0	\$0	\$3,934	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
500 Stucco Walls (North Entry) - Repair	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls (North Entry)- Repaint	\$2,900	\$0	\$0	\$0	\$0
502 Stucco Walls (Warner) - Repair	\$1,300	\$0	\$0	\$0	\$0
503 Stucco Walls (Warner) - Repaint	\$2,900	\$0	\$0	\$0	\$0
504 Stucco Walls (Price Rd.) - Repair	\$0	\$0	\$0	\$0	\$7,428
505 Stucco Walls (Price Rd.) - Repaint	\$14,000	\$0	\$0	\$0	\$0
506 Stucco Walls (Interior) - Repaint	\$2,900	\$0	\$0	\$0	\$0
508 Block Wall (South) - Repaint	\$2,000	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (A)	\$8,200	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (B)	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (C)	\$1,900	\$0	\$0	\$0	\$0
602 Irrig. System (Sprklr) - Replace	\$23,000	\$0	\$0	\$0	\$0
604 Irrig. System (Flood) - Repair	\$9,600	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$21,385
650 Trees - Partial Replace (A)	\$6,800	\$0	\$0	\$0	\$0
650 Trees - Partial Replace (B)	\$2,300	\$0	\$2,440	\$0	\$2,589
710 Emergency Fire Gate - Replace	\$2,800	\$0	\$0	\$0	\$0
780 Signage - Replace	\$4,800	\$0	\$0	\$0	\$0
RECREATION AREA					
410 Park Furniture - Replace	\$0	\$10,300	\$0	\$0	\$0
800 Basketball Court - Replace	\$24,000	\$0	\$0	\$0	\$0
900 Racquetball Struct.- Repair/Replace	\$27,000	\$0	\$0	\$0	\$0
1000 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1002 Tennis Lights - Repaint	\$0	\$0	\$2,971	\$0	\$0
1020 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1022 Tennis Fence - Repaint	\$0	\$0	\$4,350	\$0	\$0
1050 Tennis Courts - Resurface	\$0	\$0	\$14,853	\$0	\$0
1070 Pole Lights - Repaint	\$1,800	\$0	\$0	\$0	\$0
1102 Playground Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1102 Playground Equipment - Replace (B)	\$0	\$7,004	\$0	\$0	\$0
1103 Playground Equipment - Repaint	\$0	\$2,060	\$0	\$0	\$0
1106 Playground Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1300 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
1402 Horse Arena Lights - Replace	\$0	\$0	\$0	\$0	\$0
1404 Horse Arena Lights - Repaint	\$1,300	\$0	\$0	\$0	\$0
1406 Horse Arena Fence - Replace	\$0	\$0	\$0	\$0	\$0
1408 Horse Arena Fence - Repaint	\$0	\$6,180	\$0	\$0	\$0
Total Expenses	\$147,900	\$25,544	\$24,613	\$3,934	\$31,402
Ending Reserve Balance	\$32,223	\$47,879	\$65,858	\$106,069	\$120,382

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$120,382	\$143,159	\$76,688	\$78,586	\$126,878
Annual Reserve Funding	\$45,921	\$47,298	\$48,717	\$50,179	\$51,684
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,317	\$1,099	\$776	\$1,027	\$1,098
Total Income	\$167,620	\$191,556	\$126,182	\$129,791	\$179,661
# Component					
COMMON AREA					
100 Monuments - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
101 Monument - Refurbish (B)	\$0	\$0	\$0	\$0	\$0
220 Concrete/Pavers - Repair	\$0	\$4,299	\$0	\$0	\$4,697
320 Pole Lights - Replace	\$0	\$20,299	\$0	\$0	\$0
500 Stucco Walls (North Entry) - Repair	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls (North Entry)- Repaint	\$3,362	\$0	\$0	\$0	\$0
502 Stucco Walls (Warner) - Repair	\$0	\$0	\$0	\$0	\$0
503 Stucco Walls (Warner) - Repaint	\$0	\$3,463	\$0	\$0	\$0
504 Stucco Walls (Price Rd.) - Repair	\$0	\$0	\$0	\$0	\$0
505 Stucco Walls (Price Rd.) - Repaint	\$0	\$16,717	\$0	\$0	\$0
506 Stucco Walls (Interior) - Repaint	\$0	\$3,463	\$0	\$0	\$0
508 Block Wall (South) - Repaint	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (A)	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (B)	\$0	\$0	\$2,829	\$0	\$0
511 Bridle Path Gates - Replace (C)	\$0	\$0	\$0	\$0	\$0
602 Irrig. System (Sprklr) - Replace	\$0	\$0	\$0	\$0	\$0
604 Irrig. System (Flood) - Repair	\$11,129	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish (A)	\$0	\$0	\$8,732	\$0	\$0
640 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
650 Trees - Partial Replace (A)	\$7,883	\$0	\$0	\$0	\$0
650 Trees - Partial Replace (B)	\$0	\$2,746	\$0	\$2,914	\$0
710 Emergency Fire Gate - Replace	\$0	\$0	\$0	\$0	\$0
780 Signage - Replace	\$0	\$5,731	\$0	\$0	\$0
RECREATION AREA					
410 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
800 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
900 Racquetball Struct.- Repair/Replace	\$0	\$0	\$0	\$0	\$0
1000 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$54,800
1002 Tennis Lights - Repaint	\$0	\$0	\$0	\$0	\$3,653
1020 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1022 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$5,350
1050 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$18,267
1070 Pole Lights - Repaint	\$2,087	\$0	\$0	\$0	\$0
1102 Playground Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1102 Playground Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1103 Playground Equipment - Repaint	\$0	\$2,388	\$0	\$0	\$0
1106 Playground Furniture - Replace	\$0	\$11,105	\$0	\$0	\$0
1300 Baseball Backstop - Replace	\$0	\$6,448	\$0	\$0	\$0
1402 Horse Arena Lights - Replace	\$0	\$31,045	\$0	\$0	\$0
1404 Horse Arena Lights - Repaint	\$0	\$0	\$1,599	\$0	\$0
1406 Horse Arena Fence - Replace	\$0	\$0	\$34,436	\$0	\$0
1408 Horse Arena Fence - Repaint	\$0	\$7,164	\$0	\$0	\$0
Total Expenses	\$24,461	\$114,868	\$47,596	\$2,914	\$86,767
Ending Reserve Balance	\$143,159	\$76,688	\$78,586	\$126,878	\$92,893

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$92,893	\$113,021	\$158,135	\$170,917	\$231,097
Annual Reserve Funding	\$53,235	\$54,832	\$56,477	\$58,171	\$59,916
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,029	\$1,355	\$1,645	\$2,009	\$2,451
Total Income	\$147,157	\$169,208	\$216,256	\$231,097	\$293,464
# Component					
COMMON AREA					
100 Monuments - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
101 Monument - Refurbish (B)	\$0	\$0	\$0	\$0	\$0
220 Concrete/Pavers - Repair	\$0	\$0	\$5,133	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
500 Stucco Walls (North Entry) - Repair	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls (North Entry)- Repaint	\$3,897	\$0	\$0	\$0	\$0
502 Stucco Walls (Warner) - Repair	\$0	\$0	\$1,853	\$0	\$0
503 Stucco Walls (Warner) - Repaint	\$0	\$0	\$4,135	\$0	\$0
504 Stucco Walls (Price Rd.) - Repair	\$0	\$0	\$0	\$0	\$0
505 Stucco Walls (Price Rd.) - Repaint	\$0	\$0	\$19,961	\$0	\$0
506 Stucco Walls (Interior) - Repaint	\$0	\$0	\$4,135	\$0	\$0
508 Block Wall (South) - Repaint	\$2,688	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (A)	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (B)	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (C)	\$0	\$0	\$0	\$0	\$0
602 Irrig. System (Sprklr) - Replace	\$0	\$0	\$0	\$0	\$0
604 Irrig. System (Flood) - Repair	\$12,902	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$28,739
650 Trees - Partial Replace (A)	\$9,139	\$0	\$0	\$0	\$0
650 Trees - Partial Replace (B)	\$3,091	\$0	\$3,279	\$0	\$3,479
710 Emergency Fire Gate - Replace	\$0	\$0	\$0	\$0	\$0
780 Signage - Replace	\$0	\$0	\$6,844	\$0	\$0
RECREATION AREA					
410 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
800 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
900 Racquetball Struct.- Repair/Replace	\$0	\$0	\$0	\$0	\$0
1000 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1002 Tennis Lights - Repaint	\$0	\$0	\$0	\$0	\$0
1020 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1022 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$0
1050 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1070 Pole Lights - Repaint	\$2,419	\$0	\$0	\$0	\$0
1102 Playground Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1102 Playground Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1103 Playground Equipment - Repaint	\$0	\$2,768	\$0	\$0	\$0
1106 Playground Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1300 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
1402 Horse Arena Lights - Replace	\$0	\$0	\$0	\$0	\$0
1404 Horse Arena Lights - Repaint	\$0	\$0	\$0	\$0	\$1,966
1406 Horse Arena Fence - Replace	\$0	\$0	\$0	\$0	\$0
1408 Horse Arena Fence - Repaint	\$0	\$8,305	\$0	\$0	\$0
Total Expenses	\$34,135	\$11,074	\$45,339	\$0	\$34,185
Ending Reserve Balance	\$113,021	\$158,135	\$170,917	\$231,097	\$259,279

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$259,279	\$264,877	\$161,760	\$217,391	\$235,165
Annual Reserve Funding	\$61,714	\$63,565	\$65,472	\$67,436	\$69,459
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,620	\$2,132	\$1,895	\$2,262	\$2,711
Total Income	\$323,613	\$330,575	\$229,127	\$287,089	\$307,336
# Component					
COMMON AREA					
100 Monuments - Refurbish (A)	\$20,254	\$0	\$0	\$0	\$0
101 Monument - Refurbish (B)	\$0	\$0	\$0	\$0	\$0
220 Concrete/Pavers - Repair	\$5,609	\$0	\$0	\$6,129	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
500 Stucco Walls (North Entry) - Repair	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls (North Entry)- Repaint	\$4,518	\$0	\$0	\$0	\$0
502 Stucco Walls (Warner) - Repair	\$0	\$0	\$0	\$0	\$0
503 Stucco Walls (Warner) - Repaint	\$0	\$0	\$0	\$4,937	\$0
504 Stucco Walls (Price Rd.) - Repair	\$0	\$0	\$0	\$0	\$0
505 Stucco Walls (Price Rd.) - Repaint	\$0	\$0	\$0	\$23,834	\$0
506 Stucco Walls (Interior) - Repaint	\$0	\$0	\$0	\$4,937	\$0
508 Block Wall (South) - Repaint	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (A)	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (B)	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (C)	\$0	\$0	\$0	\$0	\$0
602 Irrig. System (Sprklr) - Replace	\$0	\$0	\$0	\$0	\$0
604 Irrig. System (Flood) - Repair	\$14,956	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish (A)	\$0	\$0	\$11,735	\$0	\$0
640 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
650 Trees - Partial Replace (A)	\$10,594	\$0	\$0	\$0	\$0
650 Trees - Partial Replace (B)	\$0	\$3,691	\$0	\$3,916	\$0
710 Emergency Fire Gate - Replace	\$0	\$0	\$0	\$0	\$0
780 Signage - Replace	\$0	\$0	\$0	\$8,172	\$0
RECREATION AREA					
410 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
800 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
900 Racquetball Struct.- Repair/Replace	\$0	\$0	\$0	\$0	\$0
1000 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1002 Tennis Lights - Repaint	\$0	\$4,493	\$0	\$0	\$0
1020 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1022 Tennis Fence - Repaint	\$0	\$6,579	\$0	\$0	\$0
1050 Tennis Courts - Resurface	\$0	\$22,466	\$0	\$0	\$0
1070 Pole Lights - Repaint	\$2,804	\$0	\$0	\$0	\$0
1102 Playground Equipment - Replace (A)	\$0	\$118,748	\$0	\$0	\$0
1102 Playground Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1103 Playground Equipment - Repaint	\$0	\$3,209	\$0	\$0	\$0
1106 Playground Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1300 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
1402 Horse Arena Lights - Replace	\$0	\$0	\$0	\$0	\$0
1404 Horse Arena Lights - Repaint	\$0	\$0	\$0	\$0	\$0
1406 Horse Arena Fence - Replace	\$0	\$0	\$0	\$0	\$0
1408 Horse Arena Fence - Repaint	\$0	\$9,628	\$0	\$0	\$0
Total Expenses	\$58,735	\$168,815	\$11,735	\$51,924	\$0
Ending Reserve Balance	\$264,877	\$161,760	\$217,391	\$235,165	\$307,336

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$307,336	\$323,877	\$364,358	\$439,870	\$449,668
Annual Reserve Funding	\$71,543	\$73,689	\$75,900	\$78,177	\$80,522
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,155	\$3,440	\$4,019	\$4,446	\$4,300
Total Income	\$382,034	\$401,006	\$444,278	\$522,493	\$534,490
# Component					
COMMON AREA					
100 Monuments - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
101 Monument - Refurbish (B)	\$8,669	\$0	\$0	\$0	\$0
220 Concrete/Pavers - Repair	\$0	\$6,697	\$0	\$0	\$7,318
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
500 Stucco Walls (North Entry) - Repair	\$3,612	\$0	\$0	\$0	\$0
501 Stucco Walls (North Entry)- Repaint	\$5,238	\$0	\$0	\$0	\$0
502 Stucco Walls (Warner) - Repair	\$0	\$0	\$0	\$0	\$2,643
503 Stucco Walls (Warner) - Repaint	\$0	\$0	\$0	\$0	\$5,895
504 Stucco Walls (Price Rd.) - Repair	\$0	\$0	\$0	\$0	\$0
505 Stucco Walls (Price Rd.) - Repaint	\$0	\$0	\$0	\$0	\$28,459
506 Stucco Walls (Interior) - Repaint	\$0	\$0	\$0	\$0	\$5,895
508 Block Wall (South) - Repaint	\$3,612	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (A)	\$0	\$0	\$0	\$0	\$16,669
511 Bridle Path Gates - Replace (B)	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (C)	\$0	\$0	\$0	\$0	\$3,862
602 Irrig. System (Sprklr) - Replace	\$0	\$0	\$0	\$0	\$0
604 Irrig. System (Flood) - Repair	\$17,339	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish (A)	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$38,623
650 Trees - Partial Replace (A)	\$12,282	\$0	\$0	\$0	\$0
650 Trees - Partial Replace (B)	\$4,154	\$0	\$4,407	\$0	\$4,675
710 Emergency Fire Gate - Replace	\$0	\$0	\$0	\$0	\$0
780 Signage - Replace	\$0	\$0	\$0	\$0	\$9,757
RECREATION AREA					
410 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
800 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
900 Racquetball Struct.- Repair/Replace	\$0	\$0	\$0	\$0	\$0
1000 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1002 Tennis Lights - Repaint	\$0	\$0	\$0	\$5,526	\$0
1020 Tennis Fence - Replace	\$0	\$0	\$0	\$31,577	\$0
1022 Tennis Fence - Repaint	\$0	\$0	\$0	\$8,092	\$0
1050 Tennis Courts - Resurface	\$0	\$0	\$0	\$27,630	\$0
1070 Pole Lights - Repaint	\$3,251	\$0	\$0	\$0	\$0
1102 Playground Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1102 Playground Equipment - Replace (B)	\$0	\$12,650	\$0	\$0	\$0
1103 Playground Equipment - Repaint	\$0	\$3,721	\$0	\$0	\$0
1106 Playground Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1300 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
1402 Horse Arena Lights - Replace	\$0	\$0	\$0	\$0	\$0
1404 Horse Arena Lights - Repaint	\$0	\$2,418	\$0	\$0	\$0
1406 Horse Arena Fence - Replace	\$0	\$0	\$0	\$0	\$0
1408 Horse Arena Fence - Repaint	\$0	\$11,162	\$0	\$0	\$0
Total Expenses	\$58,157	\$36,648	\$4,407	\$72,825	\$123,797
Ending Reserve Balance	\$323,877	\$364,358	\$439,870	\$449,668	\$410,693

Fiscal Year	2048	2049	2050	2051	2052
Starting Reserve Balance	\$410,693	\$453,773	\$500,188	\$569,757	\$643,110
Annual Reserve Funding	\$82,938	\$85,426	\$87,989	\$90,629	\$93,347
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,320	\$4,768	\$5,347	\$6,062	\$6,930
Total Income	\$497,952	\$543,967	\$593,524	\$666,447	\$743,387
# Component					
COMMON AREA					
100 Monuments - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
101 Monument - Refurbish (B)	\$0	\$0	\$0	\$0	\$0
220 Concrete/Pavers - Repair	\$0	\$0	\$7,997	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
500 Stucco Walls (North Entry) - Repair	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls (North Entry)- Repaint	\$6,072	\$0	\$0	\$0	\$0
502 Stucco Walls (Warner) - Repair	\$0	\$0	\$0	\$0	\$0
503 Stucco Walls (Warner) - Repaint	\$0	\$0	\$0	\$0	\$0
504 Stucco Walls (Price Rd.) - Repair	\$0	\$0	\$0	\$15,100	\$0
505 Stucco Walls (Price Rd.) - Repaint	\$0	\$0	\$0	\$0	\$0
506 Stucco Walls (Interior) - Repaint	\$0	\$0	\$0	\$0	\$0
508 Block Wall (South) - Repaint	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (A)	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (B)	\$0	\$0	\$0	\$0	\$0
511 Bridle Path Gates - Replace (C)	\$0	\$0	\$0	\$0	\$0
602 Irrig. System (Sprklr) - Replace	\$0	\$0	\$0	\$0	\$0
604 Irrig. System (Flood) - Repair	\$20,100	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish (A)	\$0	\$0	\$15,771	\$0	\$0
640 Landscape Granite - Replenish (B)	\$0	\$0	\$0	\$0	\$0
650 Trees - Partial Replace (A)	\$14,238	\$0	\$0	\$0	\$0
650 Trees - Partial Replace (B)	\$0	\$4,960	\$0	\$5,262	\$0
710 Emergency Fire Gate - Replace	\$0	\$0	\$0	\$0	\$0
780 Signage - Replace	\$0	\$0	\$0	\$0	\$0
RECREATION AREA					
410 Park Furniture - Replace	\$0	\$21,566	\$0	\$0	\$0
800 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
900 Racquetball Struct.- Repair/Replace	\$0	\$0	\$0	\$0	\$0
1000 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
1002 Tennis Lights - Repaint	\$0	\$0	\$0	\$0	\$0
1020 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
1022 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$0
1050 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1070 Pole Lights - Repaint	\$3,769	\$0	\$0	\$0	\$0
1102 Playground Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
1102 Playground Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
1103 Playground Equipment - Repaint	\$0	\$4,313	\$0	\$0	\$0
1106 Playground Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1300 Baseball Backstop - Replace	\$0	\$0	\$0	\$0	\$0
1402 Horse Arena Lights - Replace	\$0	\$0	\$0	\$0	\$0
1404 Horse Arena Lights - Repaint	\$0	\$0	\$0	\$2,974	\$0
1406 Horse Arena Fence - Replace	\$0	\$0	\$0	\$0	\$0
1408 Horse Arena Fence - Repaint	\$0	\$12,940	\$0	\$0	\$0
Total Expenses	\$44,179	\$43,779	\$23,768	\$23,337	\$0
Ending Reserve Balance	\$453,773	\$500,188	\$569,757	\$643,110	\$743,387



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from the physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding:

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all of your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

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

COMMON AREA

Comp #: 100 Monuments - Refurbish (A)**Quantity: (2) Monuments**

Location: Entrance to community on Warner Rd. & Fairfield Dr.

Funded?: Yes.

History: Refurbished in 2018 for \$10,441. Previously original from 1979.

Comments:

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 13,000

Worst Case: \$13,000

Cost Source: AR Cost Database

Comp #: 101 Monument - Refurbish (B)**Quantity: (1) Monument**

Location: Entrance to community on Price Rd. & Caroline Ln.

Funded?: Yes.

History: Original from 1979.

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 4,800

Worst Case: \$4,800

Cost Source: AR Cost Database

Comp #: 220 Concrete/Pavers - Repair**Quantity: Numerous Sq Ft**

Location: Concrete: Walkways, curbs & gutters throughout community; Pavers: playground at the recreation area

Funded?: Yes.

History: Repaired in 2018 for \$2,500.

Comments: There is no expectancy to completely replace the concrete and pavers. This component provides an allowance for periodic repairs and/or partial replacements.

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 3,600

Worst Case: \$3,600

Cost Source: Client Cost History

Comp #: 320 Pole Lights - Replace**Quantity: (5) Pole Lights**

Location: Entrance to community on Warner Rd. & Fairfield Dr.

Funded?: Yes.

History: Installed around 1998.

Comments:

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 17,000

Worst Case: \$17,000

Cost Source: AR Cost Database

Comp #: 330 Pole Lights - Replace**Quantity: Approx (60) Pole Lights**

Location: Common areas throughout community, including bridle paths

Funded?: No. These pole lights are leased by the association, not owned. No funding has been allocated.

History: Original from 1979.

Comments: These pole lights are owned by SRP and leased by the association. The HOA has expressed interest in replacing the pole lights eventually. Since the pole lights are not a currently owned asset to the community, they do not pass the National Reserve Study Standard's four-part test. However, they will be included in a future Reserve Study once purchased as a capital expenditure.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 500 Stucco Walls (North Entry) - Repair**Quantity: Approx 4,100 Sq Ft**

Location: Entrance to community on Warner Rd. & Fairfield Dr.

Funded?: Yes.

History: Repaired in 2018. Previously original from 1979.

Comments: Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and/or partial replacement due to excessive settling or other sources of damage.

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 2,000

Worst Case: \$2,000

Cost Source: AR Cost Allowance

Comp #: 501 Stucco Walls (North Entry)- Repair **Quantity: Approx 4,100 Sq Ft**
Location: Entrance to community on Warner Rd. & Fairfield Dr.
Funded?: Yes.
History: Repainted in 2018.
Comments:
Useful Life: 5 years Remaining Life: 0 years
Best Case: \$ 2,900 Worst Case: \$2,900
Cost Source: AR Cost Database

Comp #: 502 Stucco Walls (Warner) - Repair **Quantity: Approx 3,700 Sq Ft**
Location: North of lots 157 & 158 along Warner Rd.
Funded?: Yes.
History: Original from 1979.
Comments: Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and/or partial replacement due to excessive settling or other sources of damage. Repair of this wall has been scheduled more frequently due to its age.
Useful Life: 12 years Remaining Life: 0 years
Best Case: \$ 1,300 Worst Case: \$1,300
Cost Source: AR Cost Allowance

Comp #: 503 Stucco Walls (Warner) - Repair **Quantity: Approx 4,000 Sq Ft**
Location: North of lots 157 & 158 along Warner Rd.
Funded?: Yes.
History:
Comments:
Useful Life: 6 years Remaining Life: 0 years
Best Case: \$ 2,900 Worst Case: \$2,900
Cost Source: AR Cost Database

Comp #: 504 Stucco Walls (Price Rd.) - Repair **Quantity: Approx 17,000 Sq Ft**
Location: Perimeter walls along Price Rd.
Funded?: Yes.
History: Primarily installed around 2003.
Comments: Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and/or partial replacement due to excessive settling or other sources of damage.
Useful Life: 24 years Remaining Life: 4 years
Best Case: \$ 6,600 Worst Case: \$6,600
Cost Source: AR Cost Allowance

Comp #: 505 Stucco Walls (Price Rd.) - Repair **Quantity: Approx 20,600 Sq Ft**
Location: Perimeter walls along Price Rd. & monument on Price Rd. & Caroline Ln.
Funded?: Yes.
History:
Comments:
Useful Life: 6 years Remaining Life: 0 years
Best Case: \$ 14,000 Worst Case: \$14,000
Cost Source: AR Cost Database

Comp #: 506 Stucco Walls (Interior) - Repair **Quantity: Approx 4,150 Sq Ft**
Location: Interior walls of the community
Funded?: Yes.
History:
Comments:
Useful Life: 6 years Remaining Life: 0 years
Best Case: \$ 2,900 Worst Case: \$2,900
Cost Source: AR Cost Database

Comp #: 507 Stucco Walls (NWC) - Repair/Repaint **Quantity: Approx 8,600 Sq Ft**
Location: Northwest corner property bordering Warner Rd. & Kenwood Ln.
Funded?: No. This wall is not owned by the association. No Reserve funding required.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 508 Block Wall (South) - Repaint**Quantity: Approx 16,700 Sq Ft**

Location: Block wall at South end of community, along bridle path separating communities

Funded?: Yes.

History: Scheduled to repaint sections in 2019 for \$1,500.

Comments: The south block wall is reportedly experiencing graffiti from over the past 10 years. This component provides an allowance to repaint sections of wall affected by graffiti or other instances. There is no expectancy to completely repaint this block wall. It was previously reported that sections would be repainted in 2019 for \$1,500. It is unknown if this project occurred.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 2,000

Worst Case: \$2,000

Cost Source: Estimate Provided by Client

Comp #: 509 Metal Fence - Replace/Paint**Quantity: Approx 35 LF**

Location: Along the east entrance wall of Fairfield Dr.

Funded?: No. The community does not own this portion of fence, thus it is not the association's responsibility. No Reserve funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 511 Bridle Path Gates - Replace (A)**Quantity: (18) Gates**

Location: Entrances to bridle paths throughout the community

Funded?: Yes.

History: Original from 1979.

Comments: This component funds to replace the chain and posts entrances. The chain and posts will be replaced with gates in the future.

Useful Life: 24 years

Remaining Life: 0 years

Best Case: \$ 8,200

Worst Case: \$8,200

Cost Source: Estimate Provided by Client

Comp #: 511 Bridle Path Gates - Replace (B)**Quantity: (1) Gate + Fence**

Location: Entrances to bridle path at south end of Fairfield Dr.

Funded?: Yes.

History: Original from 1979.

Comments: This component funds to replace (1) gate and ~40 LF of metal fence.

Useful Life: 24 years

Remaining Life: 7 years

Best Case: \$ 2,300

Worst Case: \$2,300

Cost Source: AR Cost Database

Comp #: 511 Bridle Path Gates - Replace (C)**Quantity: (1) Gate**

Location: Entrances to bridle path at the southeast corner of community along Price Rd.

Funded?: Yes.

History:

Comments: This component funds to replace (1) gate and ~40 LF of metal fence. It was previously reported that this fence and gate would be replaced in 2019 for \$1,400. It is unknown if this project occurred.

Useful Life: 24 years

Remaining Life: 0 years

Best Case: \$ 1,900

Worst Case: \$1,900

Cost Source: Estimate Provided by Client

Comp #: 512 Bridle Path Rails - Replace/Paint**Quantity: Numerous LF**

Location: Bordering bridle paths

Funded?: No. Bridle path rails are the owner's responsibility. No Reserve funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 600 Irrig. System - Renovate/Replace**Quantity: Lines, Valves, Heads**

Location: Baseball field at the recreation area

Funded?: No. There is no expectancy to renovate the baseball field irrigation system in the foreseeable future.

History: Original from 1979.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 601 Irrig. System (Sprklr) - Relocate

Quantity: Lines, Valves, Heads

Location: Entrance to community on Warner Rd. & Fairfield Dr.

Funded?: No. This was a one-time project to relocate the sprinklers along the North entrance wall, as they were causing water damage. It is assumed that this project was completed, so no future Reserve funding has been allocated.

History: Likely relocated during 2020-22 for \$6,870.

Comments: This is a one-time project to relocate the sprinklers along the North entrance wall, as they are causing water damage.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 602 Irrig. System (Sprklr) - Replace

Quantity: Lines, Valves, Heads

Location: Common areas throughout community (excluding the baseball field adjacent to the Horse Arena)

Funded?: Yes.

History: Original from 1979.

Comments: This component funds to replace the existing sprinkler irrigation system throughout the community.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 23,000

Worst Case: \$23,000

Cost Source: Estimate Provided by Client for Component #600

Comp #: 603 Irrig. System (Drip) - Replace

Quantity: Lines, Valves, Heads

Location: Common areas throughout community

Funded?: No. The association will reportedly treat replacement as an Operating expense, so no funding has been allocated.

History: Primarily original from 1979.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 604 Irrig. System (Flood) - Repair

Quantity: (1) System

Location: Baseball field at the Recreation area

Funded?: Yes.

History:

Comments: This component provides an allowance to repair the flood irrigation system at the baseball field every 5-years, per the HOA's request.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 9,600

Worst Case: \$9,600

Cost Source: Estimate Provided by Client

Comp #: 610 Irrigation Controllers - Replace

Quantity: (6) Controllers

Location: Common areas throughout the community: (1) North Fairfield Dr., (1) Lot 121, (1) Horse Arena, (2) racquetball court & (1) other

Funded?: No. Individual costs are below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 630 Backflow Valves - Replace

Quantity: Numerous Valves

Location: Common areas throughout community

Funded?: No. Backflow valves typically last a long time. They can often be repaired and rebuilt rather than replaced. Recommend repairing or replacing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 640 Landscape Granite - Replenish (A)**Quantity: Approx 2,200 Sq Ft**

Location: Entrance to community on Price Rd. & Caroline Ln., along recreation area sidewalk, bridal path entrances and Horse Arena walkway

Funded?: Yes.

History: Replenished during 2019-20 for \$5,337.

Comments: This component provides funds to top dress the existing granite with a new 3" layer at the Price Rd. & Caroline Ln. entrance and a 4" layer at the other locations.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 7,100

Worst Case: \$7,100

Cost Source: Client Cost History

Comp #: 640 Landscape Granite - Replenish (B)**Quantity: Approx 40,000 Sq Ft**

Location: Entrance to community on Warner Rd. & Fairfield Dr. & along Price Rd. (exterior and interior common area granite)

Funded?: Yes.

History:

Comments: This component provides funds to top dress the existing granite with a new 1" layer.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 19,000

Worst Case: \$19,000

Cost Source: AR Cost Database

Comp #: 650 Trees - Partial Replace (A)**Quantity: (20) Trees**

Location: Entrance to community on Warner Rd. & Fairfield Dr.

Funded?: Yes.

History:

Comments: There are currently (20) large trees at the entrance of Warner Rd and Fairfield Dr. that will require replacement eventually. This component funds to replace (1) tree every 5 years, per the HOA's request. Tree trimming will be treated as an Operating expense.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 6,800

Worst Case: \$6,800

Cost Source: Estimate Provided by Client

Comp #: 650 Trees - Partial Replace (B)**Quantity: Numerous Trees**

Location: Recreation area

Funded?: Yes.

History:

Comments: There are numerous large trees in the recreation area that will require replacement eventually. This component funds to replace (3) trees annually, per the HOA's request. Tree trimming will be treated as an Operating expense.

Useful Life: 2 years

Remaining Life: 0 years

Best Case: \$ 2,300

Worst Case: \$2,300

Cost Source: Past estimate Provided by Client

Comp #: 710 Emergency Fire Gate - Replace**Quantity: Approx 25 LF**

Location: Cul-de-sac at the end of Calle De Arcos

Funded?: Yes.

History: Installed around 2003.

Comments: This component funds a one-time expense to replace the emergency fire gate with a block wall, per the HOA's request.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,800

Worst Case: \$2,800

Cost Source: AR Cost Database

Comp #: 780 Signage - Replace**Quantity: Numerous Signs**

Location: Common areas throughout community

Funded?: Yes.

History: Scheduled to be installed during 2019 for \$3,500.

Comments: It was previously reported that "No Trespassing" and safety signs would be installed in 2019 for \$3,500. It is unknown if these signs were installed.

Useful Life: 6 years

Remaining Life: 0 years

Best Case: \$ 4,800

Worst Case: \$4,800

Cost Source: Estimate Provided by Client

RECREATION AREA

Comp #: 408 Horse Benches - Replace**Quantity: (3) Benches**

Location: Throughout the recreation area

Funded?: No. There is no expectancy to replace the horse benches in the foreseeable future. Repainting will be done as needed with Operating funds.

History: Original from 1979.

Comments: These are custom benches made of concrete.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 410 Park Furniture - Replace**Quantity: (10) Pieces**

Location: Recreation area

Funded?: Yes.

History: Installed around 2004.

Comments: Pieces include (3) rectangle picnic table sets and (7) trash cans. All of the park furniture is concrete with the exception of (1) metal trash can at the tennis courts.

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 10,000

Worst Case: \$10,000

Cost Source: AR Cost Database

Comp #: 800 Basketball Court - Replace**Quantity: (1) Half Court**

Location: Basketball court adjacent to the tennis courts

Funded?: Yes.

History: Original from 1979.

Comments: The basketball court surface is concrete with painted lines. This component provides an allowance for a one-time expense to completely remove and replace the concrete half court, per the HOA's request.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 24,000

Worst Case: \$24,000

Cost Source: AR Cost Allowance

Comp #: 801 Basketball Court Lines - Repaint**Quantity: (1) Half Court**

Location: Basketball court adjacent to the tennis courts

Funded?: No. Cost is below the Reserve expense threshold. Recommend repainting as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 804 Basketball Equipment - Replace**Quantity: (1) Goal & Post**

Location: Basketball court adjacent to the tennis courts

Funded?: No. The association will reportedly treat replacement as an Operating expense, so no funding has been allocated.

History: Replaced in late 2007.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 900 Racquetball Struct.- Repair/Replace**Quantity: (1) Structure**

Location: Adjacent to the basketball court, playground & tennis courts

Funded?: Yes.

History: Original from 1979.

Comments: This component provides an allowance for a one-time expense to either repair the racquetball structure or completely replace it, per the HOA's request.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 27,000

Worst Case: \$27,000

Cost Source: AR Cost Allowance

Comp #: 1000 Tennis Lights - Replace**Quantity: (12) Lights, (9) Poles**

Location: Tennis courts at the northeast corner of the recreation area

Funded?: Yes.

History: Repaired/refurbished during 2007 with the Horse Arena lights for total of \$8,800, but still original from 1979.

Comments: Long life expectancy under normal circumstances, however it would still be prudent to plan for replacement eventually. This component funds to replace the poles and light fixtures to modernize the tennis court lighting.

Useful Life: 28 years

Remaining Life: 9 years

Best Case: \$ 42,000

Worst Case: \$42,000

Cost Source: AR Cost Database

Comp #: 1002 Tennis Lights - Repaint**Quantity: (12) Lights, (9) Poles**

Location: Tennis courts at the northeast corner of the recreation area

Funded?: Yes.

History: Repainted in 2018 for \$1,900.

Comments:

Useful Life: 7 years

Remaining Life: 2 years

Best Case: \$ 2,800

Worst Case: \$2,800

Cost Source: Client Cost History

Comp #: 1020 Tennis Fence - Replace**Quantity: Approx 540 LF**

Location: Tennis courts at the northeast corner of the recreation area

Funded?: Yes.

History: Replaced in 2018 for \$10,800. Previously original from 1979.

Comments:

Useful Life: 28 years

Remaining Life: 23 years

Best Case: \$ 16,000

Worst Case: \$16,000

Cost Source: Client Cost History

Comp #: 1022 Tennis Fence - Repaint**Quantity: Approx 600 Sq Ft**

Location: Tennis courts at the northeast corner of the recreation area

Funded?: Yes.

History: Painted in 2018.

Comments:

Useful Life: 7 years

Remaining Life: 2 years

Best Case: \$ 4,100

Worst Case: \$4,100

Cost Source: AR Cost Database

Comp #: 1048 Tennis Courts - Replace**Quantity: (2) Courts**

Location: Tennis courts at the northeast corner of the recreation area

Funded?: No. Courts were replaced with post tension concrete, so replacement is not expected in the foreseeable future.

History: Replaced in 2018 for \$86,000. Previously original from 1979.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1050 Tennis Courts - Resurface**Quantity: (2) Courts**

Location: Tennis courts at the northeast corner of the recreation area

Funded?: Yes.

History: Resurfaced in 2018 with the tennis court project. Previously repaired and resurfaced during 2007 for \$7,950.

Comments:

Useful Life: 7 years

Remaining Life: 2 years

Best Case: \$ 14,000

Worst Case: \$14,000

Cost Source: AR Cost Database

Comp #: 1070 Pole Lights - Repaint**Quantity: Approx (11) Pole Lights**

Location: Throughout the recreation area

Funded?: Yes.

History:

Comments: This component funds to repaint the pole lights throughout the recreation area. These pole lights are not owned by the association but they are highly visible in the common areas. HOA has expressed desire to paint and maintain their appearance.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 1,800

Worst Case: \$1,800

Cost Source: AR Cost Database

Comp #: 1102 Playground Equipment - Replace (A) **Quantity: (1) Play Structure**
Location: Playground adjacent to the tennis courts
Funded?: Yes.
History: Replaced during late 2018 for \$52,500. Previously installed during 1997.
Comments:
Useful Life: 20 years Remaining Life: 16 years
Best Case: \$ 74,000 Worst Case: \$74,000
Cost Source: Client Cost History

Comp #: 1102 Playground Equipment - Replace (B) **Quantity: (1) Swing Set**
Location: Playground adjacent to the tennis courts
Funded?: Yes.
History: Replaced the swing hardware in 2018 for \$397, but it is still original from 1979.
Comments: This swing set has (2) infant seats and (4) regular seats.
Useful Life: 20 years Remaining Life: 1 years
Best Case: \$ 6,800 Worst Case: \$6,800
Cost Source: AR Cost Database

Comp #: 1103 Playground Equipment - Repaint **Quantity: (2) Pieces**
Location: Playground adjacent to the tennis courts
Funded?: Yes.
History:
Comments: This component funds to repaint the play structure and swing set.
Useful Life: 5 years Remaining Life: 1 years
Best Case: \$ 2,000 Worst Case: \$2,000
Cost Source: Estimate Provided by Client

Comp #: 1104 Playground Sand - Replenish **Quantity: Approx 7.700 Sq Ft**
Location: Playground adjacent to the tennis courts
Funded?: No. The association will reportedly treat replenishment as an Operating expense, so no funding has been allocated.
History: Installed during 1979.
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 1106 Playground Furniture - Replace **Quantity: (8) Pieces**
Location: Playground adjacent to the tennis courts
Funded?: Yes.
History: Installed during 2009.
Comments: Pieces include: (4) benches and (4) round picnic table sets.
Useful Life: 25 years Remaining Life: 6 years
Best Case: \$ 9,300 Worst Case: \$9,300
Cost Source: AR Cost Database

Comp #: 1300 Baseball Backstop - Replace **Quantity: Approx 25 LF**
Location: Southeast corner of the recreation area
Funded?: Yes.
History: Assumed to still be original from 1979.
Comments: Replacement of the backstop mesh should be done as an Operating expense.
Useful Life: 30 years Remaining Life: 6 years
Best Case: \$ 5,400 Worst Case: \$5,400
Cost Source: AR Cost Database

Comp #: 1400 Horse Arena Sand - Replenish **Quantity: Approx 280 Tons**
Location: Horse Arena in the recreation area
Funded?: No. The sand in the Horse Arena is replenished once annually and is treated as an Operating expense.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 1402 Horse Arena Lights - Replace**Quantity: (8) Pole Lights**

Location: Horse Arena in the recreation area

Funded?: Yes.

History: Repaired/refurbished in 2007 with the tennis court lights for total of \$8,800, but are still original from 1979.

Comments: Long life expectancy under normal circumstances, however it would still be prudent to plan for replacement eventually. This component funds to replace the poles and light fixtures to modernize the Horse Arena lighting.

Useful Life: 28 years

Remaining Life: 6 years

Best Case: \$ 26,000

Worst Case: \$26,000

Cost Source: AR Cost Database

Comp #: 1404 Horse Arena Lights - Repaint**Quantity: (8) Pole Lights**

Location: Horse Arena in the recreation area

Funded?: Yes.

History:

Comments:

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 1,300

Worst Case: \$1,300

Cost Source: AR Cost Database

Comp #: 1406 Horse Arena Fence - Replace**Quantity: Approx 670 LF**

Location: Horse Arena in the recreation area

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 28,000

Worst Case: \$28,000

Cost Source: AR Cost Database

Comp #: 1408 Horse Arena Fence - Repaint**Quantity: Approx 670 LF**

Location: Horse Arena in the recreation area

Funded?: Yes.

History: Likely repainted in 2019 for \$4,520.

Comments:

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 6,000

Worst Case: \$6,000

Cost Source: Client Cost History

Comp #: 1410 Horse Arena Equipment - Replace**Quantity: (8) Pieces**

Location: Horse Arena in the recreation area

Funded?: No. The community does not own this equipment, thus it is not the association's responsibility. No Reserve funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source: