RESERVE ANALYSIS REPORT

Crystal Springs II

Scottsdale, Arizona

Version 002

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Crystal Springs II

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Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format, reserve fund goals/objectives and calculation methods. The following sections are included in this preface:

♦ ♦ ♦ ♦ INTRODUCTION TO RESERVE BUDGETING ♦ ♦ ♦ ♦

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes his “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain the association's common areas and the property values of the individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

♦ ♦ ♦ ♦ UNDERSTANDING THE RESERVE ANALYSIS ♦ ♦ ♦ ♦

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and even homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

There are four key bits of information that a comprehensive reserve analysis should provide: Budget, Percent Funded, Projections and Inventory. This information is described as follows:

Budget
Amount recommended to be transferred into the reserve account for the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different goals/objectives. The Board should have a clear understanding of the differences among these funding goals/objectives prior to implementing one of them in the annual budget.

Percent Funded
Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the

reserve analysis was prepared. This figure is the ratio of the actual reserve fund on hand to the fully funded balance. A reserve fund that is "100% funded" means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

Projections
Indicate the "level of service" the association will provide the membership as well as a "road map" for the fiscal future of the association. The projections define the timetables for repairs and replacements, such as when the buildings will be painted or when the asphalt will be seal coated. The projections also show the financial plan for the association – when an underfunded association will "catch up" or how a properly funded association will remain fiscally "healthy."

Inventory
Complete listing of the reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst's comments.

♦ ♦ ♦ ♦ RESERVE FUNDING GOALS / OBJECTIVES ♦ ♦ ♦ ♦

There are four reserve funding goals/objectives which may be used to develop a reserve funding plan that corresponds with the risk tolerance of the association: Full Funding, Baseline Funding, Threshold Funding and Statutory Funding. These goals/objectives are described as follows:

Full Funding
Describes the goal/objective to have reserves on hand equivalent to the value of the deterioration of each reserve component. The objective of this funding goal is to achieve and/or maintain a 100% percent funded reserve fund. The component calculation method or cash flow calculation method is typically used to develop a full funding plan.

Baseline Funding
Describes the goal/objective to have sufficient reserves on hand to never completely run out of money. The objective of this funding goal is to simply pay for all reserve expenses as they come due without regard to the association's percent funded. The cash flow calculation method is typically used to develop a baseline funding plan.

Threshold Funding
Describes the goal/objective other than the 100% level (full funding) or just staying cash-positive (baseline funding). This threshold goal/objective may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen between full funding and baseline funding. The cash flow calculation method is typically used to develop a threshold funding plan.

Statutory Funding
Describes the pursuit of an objective as described or required by local laws or codes. The component calculation method or cash flow calculation method is typically used to develop a statutory funding plan.

♦ ♦ ♦ ♦ RESERVE FUNDING CALCULATION METHODS ♦ ♦ ♦ ♦

There are two funding methods which can be used to develop a reserve funding plan based on a reserve funding goal/objective: Component Calculation Method and Cash Flow Calculation Method. These calculation methods are described as follows:

Component Calculation Method
This calculation method develops a funding plan for each individual reserve component. The sum of the funding plan for each component equals the total funding plan for the association. This method is often referred to as the "straight line"

method and is widely believed to be the most conservative reserve funding method. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time. The following is a detailed description of the component calculation method:

Step 1: Calculation of fully funded balance for each component

The fully funded balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Fully Funded Balance} = \frac{\text{Age}}{\text{Useful Life}} \text{ X Current Cost}$$

Step 2: Distribution of current reserve funds

The association's current reserve funds are assigned to (or distributed amongst) the reserve components based on each component's remaining life and fully funded balance as follows:

Pass 1: Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its fully funded balance, until reserves are exhausted.

Pass 2: If all components are assigned their fully funded balance and additional funds exist, they are assigned in a "second pass." Again, the components are organized in remaining life order, from least to greatest, and the remaining current reserve funds are assigned to each component up to its current cost, until reserves are exhausted.

Pass 3: If all components are assigned their current cost and additional funds exist, they are assigned in a "third pass." Components with a remaining life of zero years are assigned double their current cost.

Distributing, or assigning, the current reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

Step 3: Developing a funding plan

After step 2, all components have a "starting" balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the annual contribution increase parameter to develop a "stair stepped" contribution.

For example, if an association needs to accumulate $100,000 in ten years, $10,000 could be contributed each year. Alternatively, the association could contribute $8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

Using an annual contribution increase parameter that is greater than the inflation parameter will reduce the burden to the current membership at the expense of the future membership. Using an annual contribution increase parameter that is less than the inflation parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

	0% Increase	3% Increase	10% Increase
Year 1	$10,000.00	$8,723.05	$6,274.54
Year 2	$10,000.00	$8,984.74	$6,901.99
Year 3	$10,000.00	$9,254.28	$7,592.19
Year 4	$10,000.00	$9,531.91	$8,351.41
Year 5	$10,000.00	$9,817.87	$9,186.55
Year 6	$10,000.00	$10,112.41	$10,105.21
Year 7	$10,000.00	$10,415.78	$11,115.73
Year 8	$10,000.00	$10,728.25	$12,227.30
Year 9	$10,000.00	$11,050.10	$13,450.03
Year 10	$10,000.00	$11,381.60	$14,795.04
TOTAL	$100,000.00	$100,000.00	$100,000.00

This parameter is used to develop a funding plan only; it does not necessarily mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be precisely calculated. For example, using this calculation method, the reserve analysis can indicate the exact amount of current reserve funds "in the bank" for the roofs and the amount of money being funded towards the roofs each month. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

Cash Flow Calculation Method

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not necessarily concerned with the ideal level of reserves through time.

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline funding) or some other defined goal/objective (full funding, threshold funding or statutory funding). Unlike the component calculation method, this calculation method cannot precisely calculate the reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component method results to calculate a reasonable breakdown. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The **Directed Cash Flow Calculation Method** is our primary calculation method. It allows for several funding strategies to be manually tested until the optimal funding strategy accomplishing three goals is created:

Goal #1: Ensures that all scheduled reserve expenditures are covered by keeping the reserve cash balance above zero during the projected period (typically 30 years)

Goal #2: Uniformly distributes the costs of replacements over time to benefit both current & future members of the association by using consistent, incremental contribution increases

Goal #3: Provides for the lowest reserve funding recommendation as possible over time with the goal of approaching, reaching and/or maintaining a 100% fully funded reserve balance

These very important aspects of the **Directed Cash Flow Calculation Method** will greatly aid the board of directors during the annual budgeting process.

Preface

♦ ♦ ♦ ♦ READING THE RESERVE ANALYSIS ♦ ♦ ♦ ♦

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a "red flag" is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information. In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section.

Executive Summary

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

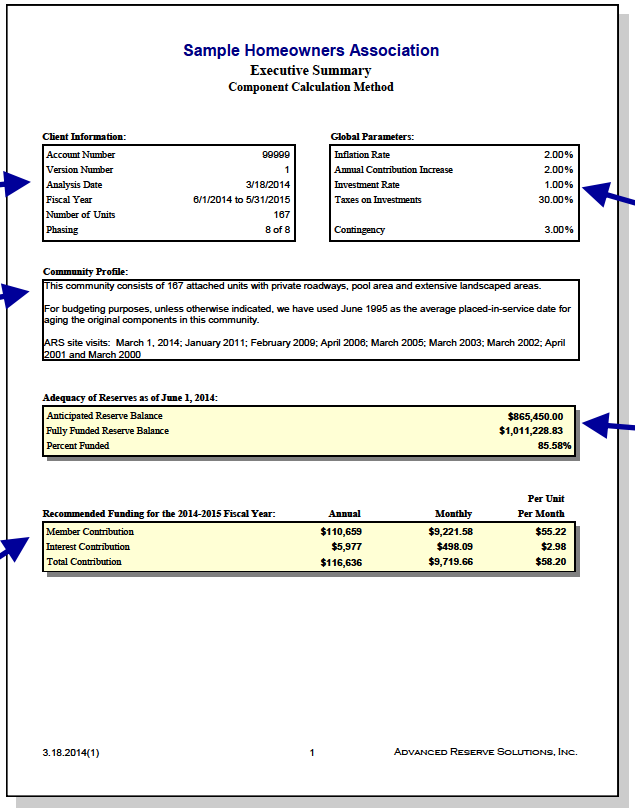
Client Information
Provides various client information including fiscal year for which the reserve analysis was prepared, number of units, phasing, etc.

Global Parameters
Displays the calculation parameters that were used to calculate the reserve analysis including inflation, annual contribution increase, investment rate, tax rate and contingency.

Community Profile
Provides brief description of the community, as well as other "global" type comments.

Budget
Provides recommended funding for the fiscal year for which the reserve analysis was prepared. Indicates the reserve funding from the membership, anticipated interest contribution and the total contribution

Adequacy of Reserves
Displays the results of calculations with regard to the "health" of the reserve fund as of the beginning of the fiscal year for which the reserve analysis was prepared. Provides the anticipated reserve balance, fully funded reserve balance and the percent funded.



Sample Homeowners Association
Executive Summary
Component Calculation Method

Client Information:

Account Number	99999
Version Number	1
Analysis Date	3/18/2014
Fiscal Year	6/1/2014 to 5/31/2015
Number of Units	167
Phasing	8 of 8

Global Parameters:

Inflation Rate	2.00%
Annual Contribution Increase	2.00%
Investment Rate	1.00%
Taxes on Investments	30.00%
Contingency	3.00%

Community Profile:

This community consists of 167 attached units with private roadways, pool area and extensive landscaped areas.

For budgeting purposes, unless otherwise indicated, we have used June 1995 as the average placed-in-service date for aging the original components in this community.

ARS site visits: March 1, 2014; January 2011; February 2009; April 2006; March 2005; March 2003; March 2002; April 2001 and March 2000

Adequacy of Reserves as of June 1, 2014:

Anticipated Reserve Balance	$865,450.00
Fully Funded Reserve Balance	$1,011,228.83
Percent Funded	85.58%

Recommended Funding for the 2014-2015 Fiscal Year:	Annual	Monthly	Per Unit Per Month
Member Contribution	$110,659	$9,221.58	$55.22
Interest Contribution	$5,977	$498.09	$2.98
Total Contribution	$116,636	$9,719.66	$58.20

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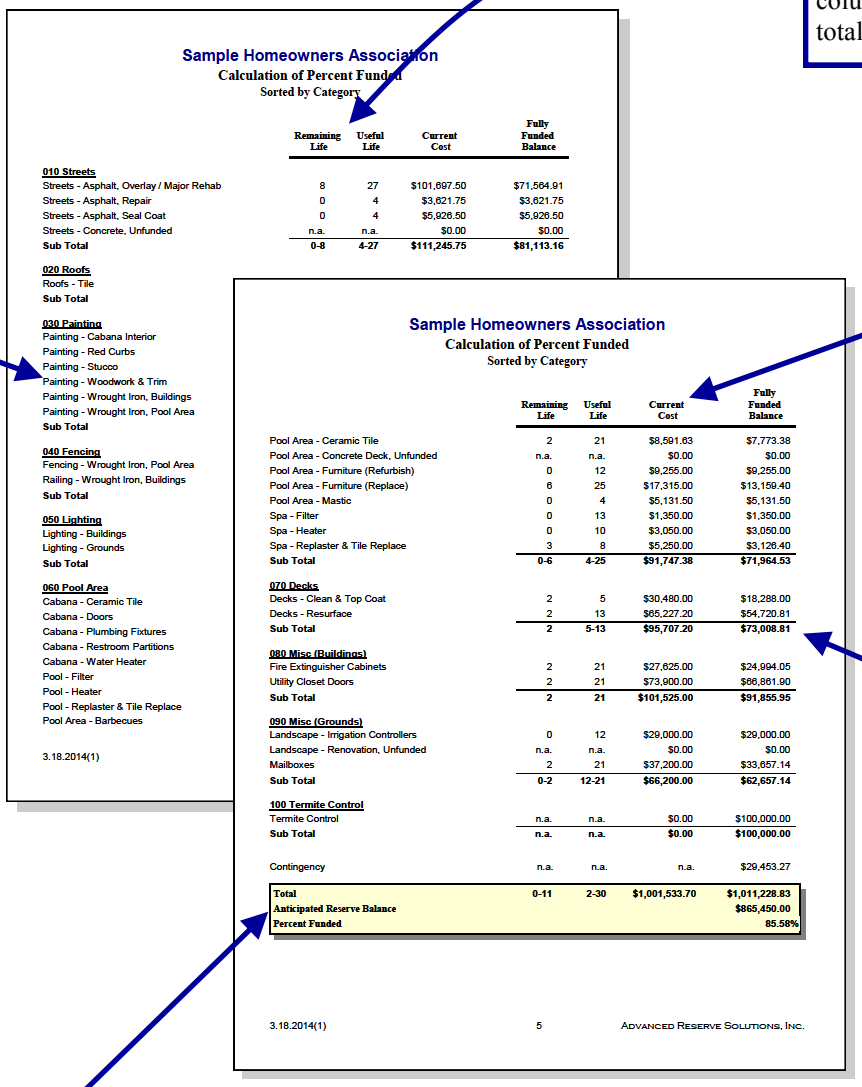
Preface

Calculation of Percent Funded

Summary displays all reserve components, shown here in "category" order. Provides the remaining life, useful life, current cost and the fully funded balance at the beginning of the fiscal year for which the reserve analysis was prepared.

Lifespans
Remaining life and useful life are displayed. And, these columns are conveniently sub totaled to show range.

Reserve Components
All components are displayed (shown here in "category" order).



Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	8	27	$101,697.50	$71,564.91
Streets - Asphalt, Repair	0	4	$3,621.75	$3,621.75
Streets - Asphalt, Seal Coat	0	4	$5,926.50	$5,926.50
Streets - Concrete, Unfunded	n.a.	n.a.	$0.00	$0.00
Sub Total	**0-8**	**4-27**	**$111,245.75**	**$81,113.16**
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
Pool - Heater				
Pool - Replaster & Tile Replace				
Pool Area - Barbecues				

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Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Pool Area - Ceramic Tile	2	21	$8,591.63	$7,773.38
Pool Area - Concrete Deck, Unfunded	n.a.	n.a.	$0.00	$0.00
Pool Area - Furniture (Refurbish)	0	12	$9,255.00	$9,255.00
Pool Area - Furniture (Replace)	6	25	$17,315.00	$13,159.40
Pool Area - Mastic	0	4	$5,131.50	$5,131.50
Spa - Filter	0	13	$1,350.00	$1,350.00
Spa - Heater	0	10	$3,050.00	$3,050.00
Spa - Replaster & Tile Replace	3	8	$5,250.00	$3,126.40
Sub Total	**0-6**	**4-25**	**$91,747.38**	**$71,964.53**
070 Decks				
Decks - Clean & Top Coat	2	5	$30,480.00	$18,288.00
Decks - Resurface	2	13	$65,227.20	$54,720.81
Sub Total	**2**	**5-13**	**$95,707.20**	**$73,008.81**
080 Misc (Buildings)				
Fire Extinguisher Cabinets	2	21	$27,625.00	$24,994.05
Utility Closet Doors	2	21	$73,900.00	$66,861.90
Sub Total	**2**	**21**	**$101,525.00**	**$91,855.95**
090 Misc (Grounds)				
Landscape - Irrigation Controllers	0	12	$29,000.00	$29,000.00
Landscape - Renovation, Unfunded	n.a.	n.a.	$0.00	$0.00
Mailboxes	2	21	$37,200.00	$33,657.14
Sub Total	**0-2**	**12-21**	**$66,200.00**	**$62,657.14**
100 Termite Control				
Termite Control	n.a.	n.a.	$0.00	$100,000.00
Sub Total	**n.a.**	**n.a.**	**$0.00**	**$100,000.00**
Contingency	n.a.	n.a.	n.a.	$29,453.27
Total	**0-11**	**2-30**	**$1,001,533.70**	**$1,011,228.83**
Anticipated Reserve Balance				**$865,450.00**
Percent Funded				**85.58%**

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Current Cost
Displays the current cost to replace or otherwise maintain each component. This column is conveniently sub totaled.

Fully Funded Balance
Displays the fully funded balance for each component. This column is conveniently sub totaled.

The total current cost to replace or otherwise maintain all components, total fully funded balance, anticipated reserve balance and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives and useful lives.

Preface

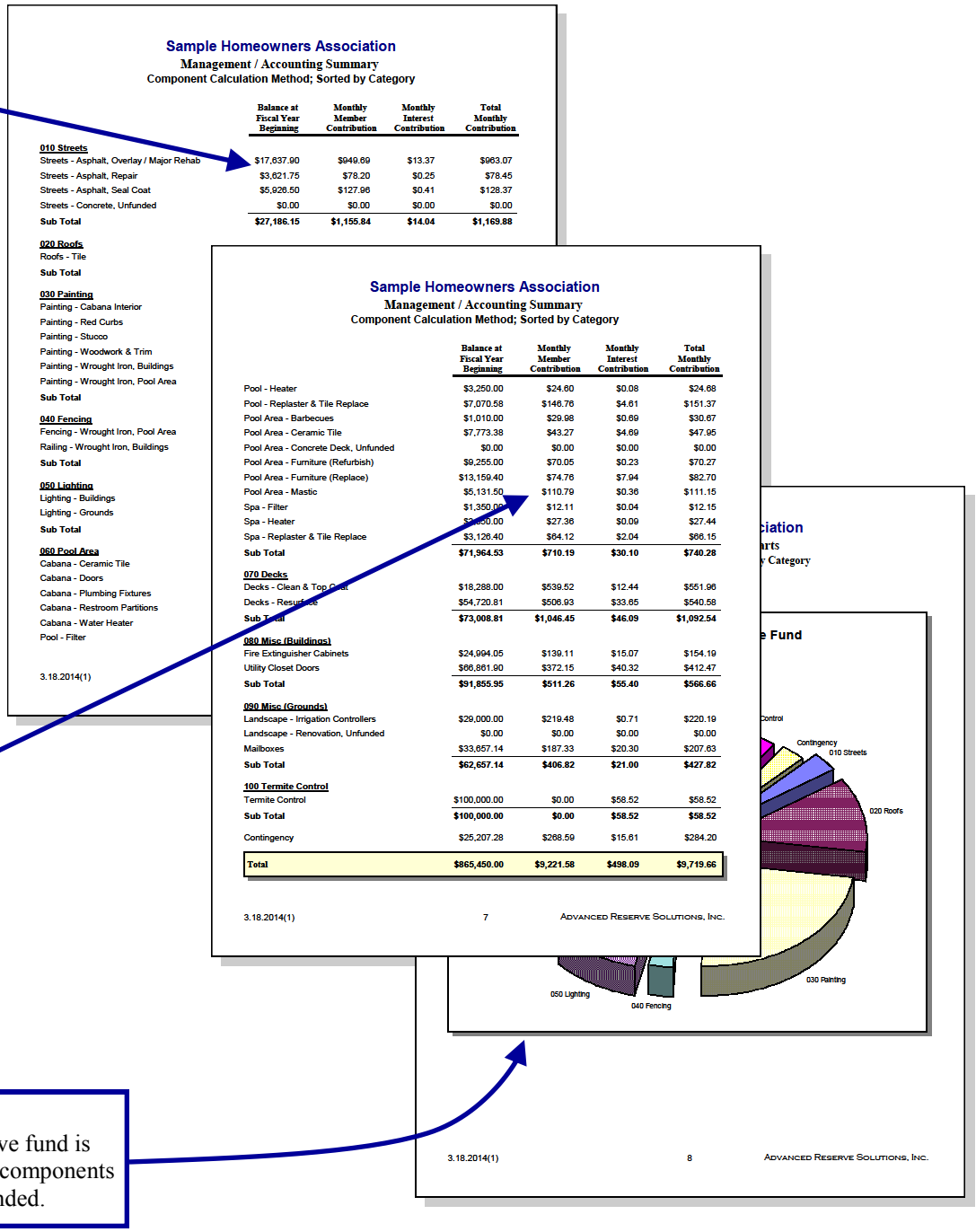
Management / Accounting Summary and Charts

Summary displays all reserve components, shown here in "category" order. Provides the assigned reserve funds at the beginning of the fiscal year for which the reserve analysis was prepared along with the monthly member contribution, interest contribution and total contribution for each component and category. Pie charts show graphically how the total reserve fund is distributed amongst the reserve component categories and how each category is funded on a monthly basis.

Balance at FYB
Shows the amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.

Monthly Funding
Displays the monthly funding for each component from the members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.

Pie Charts
Show graphically how the reserve fund is distributed amongst the reserve components and how the components are funded.



Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	$17,637.90	$949.69	$13.37	$963.07
Streets - Asphalt, Repair	$3,621.75	$78.20	$0.25	$78.45
Streets - Asphalt, Seal Coat	$5,926.50	$127.96	$0.41	$128.37
Streets - Concrete, Unfunded	$0.00	$0.00	$0.00	$0.00
Sub Total	**$27,186.15**	**$1,155.84**	**$14.04**	**$1,169.88**
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				

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Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Pool - Heater	$3,250.00	$24.60	$0.08	$24.68
Pool - Replaster & Tile Replace	$7,070.58	$146.76	$4.61	$151.37
Pool Area - Barbecues	$1,010.00	$29.98	$0.69	$30.67
Pool Area - Ceramic Tile	$7,773.38	$43.27	$4.69	$47.95
Pool Area - Concrete Deck, Unfunded	$0.00	$0.00	$0.00	$0.00
Pool Area - Furniture (Refurbish)	$9,255.00	$70.05	$0.23	$70.27
Pool Area - Furniture (Replace)	$13,159.40	$74.76	$7.94	$82.70
Pool Area - Mastic	$5,131.50	$110.79	$0.36	$111.15
Spa - Filter	$1,350.00	$12.11	$0.04	$12.15
Spa - Heater	$3,050.00	$27.36	$0.09	$27.44
Spa - Replaster & Tile Replace	$3,126.40	$64.12	$2.04	$66.15
Sub Total	**$71,964.53**	**$710.19**	**$30.10**	**$740.28**
070 Decks				
Decks - Clean & Top Coat	$18,288.00	$539.52	$12.44	$551.96
Decks - Resurface	$54,720.81	$506.93	$33.65	$540.58
Sub Total	**$73,008.81**	**$1,046.45**	**$46.09**	**$1,092.54**
080 Misc (Buildings)				
Fire Extinguisher Cabinets	$24,994.05	$139.11	$15.07	$154.19
Utility Closet Doors	$66,861.90	$372.15	$40.32	$412.47
Sub Total	**$91,855.95**	**$511.26**	**$55.40**	**$566.66**
090 Misc (Grounds)				
Landscape - Irrigation Controllers	$29,000.00	$219.48	$0.71	$220.19
Landscape - Renovation, Unfunded	$0.00	$0.00	$0.00	$0.00
Mailboxes	$33,657.14	$187.33	$20.30	$207.63
Sub Total	**$62,657.14**	**$406.82**	**$21.00**	**$427.82**
100 Termite Control				
Termite Control	$100,000.00	$0.00	$58.52	$58.52
Sub Total	**$100,000.00**	**$0.00**	**$58.52**	**$58.52**
Contingency	$25,207.28	$268.59	$15.61	$284.20
Total	**$865,450.00**	**$9,221.58**	**$498.09**	**$9,719.66**

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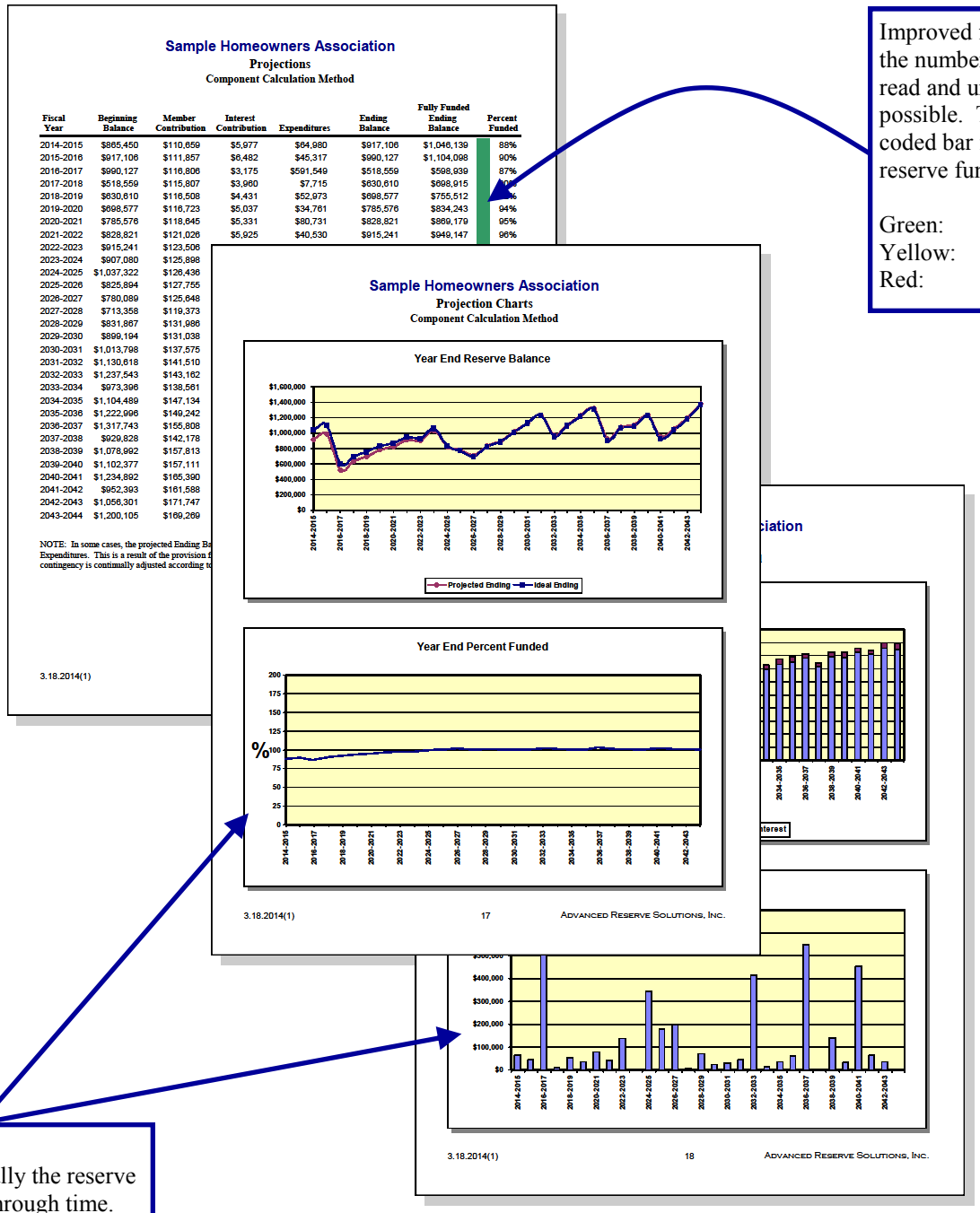
Projections and Charts

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of the projection period (shown here for 30 years). The two columns on the right-hand side provide the fully funded ending balance and the percent funded for each year. Charts show the same information in an easy-to-understand graphic format.



Improved format makes the numbers as easy to read and understand as possible. The color-coded bar indicates the reserve fund status:

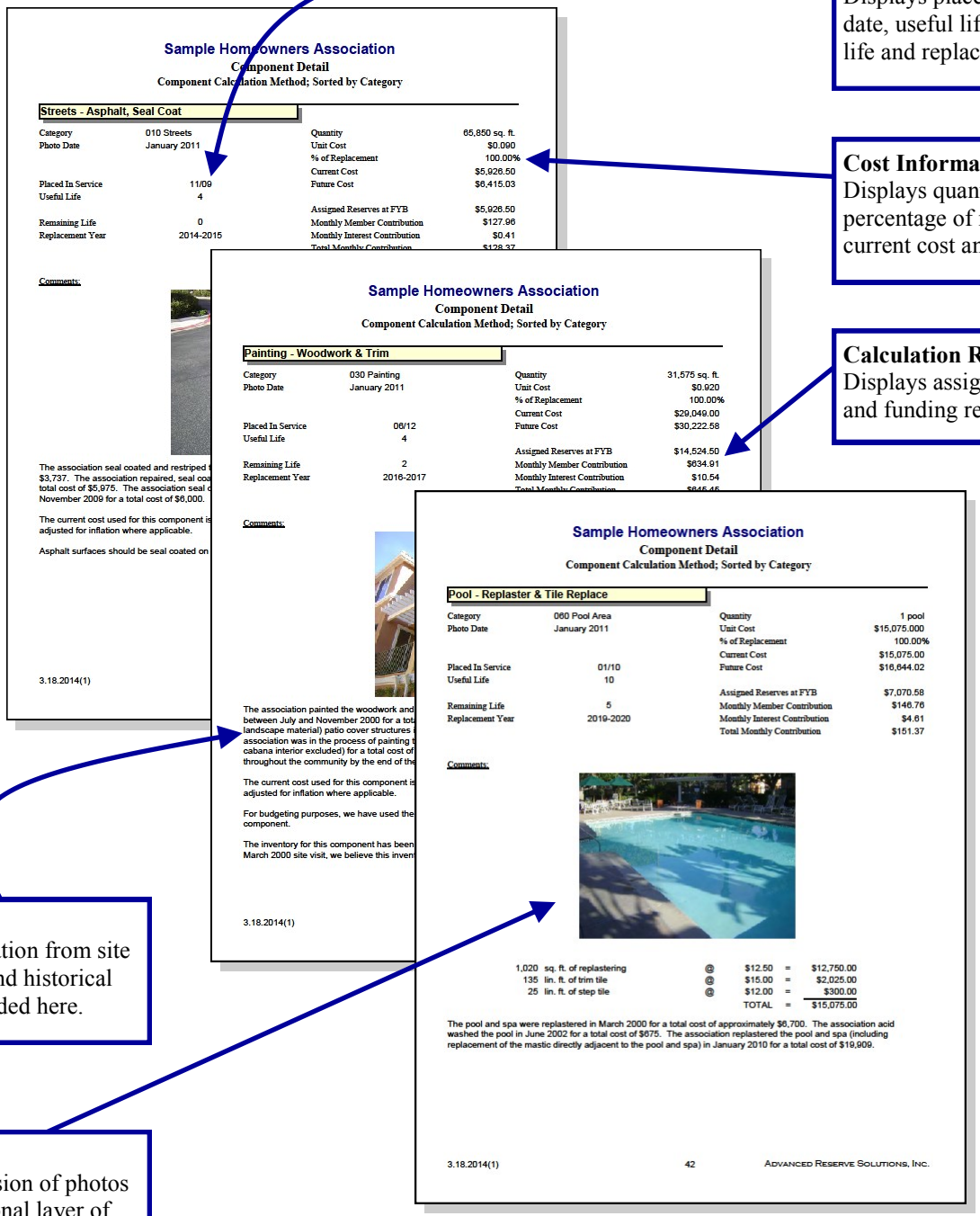
Green: Good
Yellow: Fair
Red: Poor

Charts
Show graphically the reserve funding plan through time.

Preface

Component Detail

Summary provides detailed information about each reserve component. These pages display all information about each reserve component as well as comments from site observations and historical information regarding replacement or other maintenance.



Lifespan Information
Displays placed-in-service date, useful life, remaining life and replacement year.

Cost Information
Displays quantity, unit cost, percentage of replacement, current cost and future cost.

Calculation Results
Displays assigned reserves and funding requirements.

Comments
Useful information from site observations and historical expenses included here.

Photos
Optional inclusion of photos adds an additional layer of detail to the reserve analysis.

Preface

♦ ♦ ♦ ♦ GLOSSARY OF KEY TERMS ♦ ♦ ♦ ♦

Annual Contribution Increase Parameter
The rate used in the calculation of the funding plan. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

This parameter is used to develop a funding plan only; it does not necessarily mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter. See the description of "reserve funding calculation methods" in this preface for more detail on this parameter.

Anticipated Reserve Balance (or Reserve Funds)
The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of reserve components. This figure is "anticipated" because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the fiscal year beginning date for which the reserve analysis is prepared.

Assigned Funds (and "Fixed" Assigned Funds)
The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component has been assigned.

The assigned funds are considered "fixed" when the normal calculation process is bypassed and a specific amount of money is assigned to a reserve component. For example, if the normal calculation process assigns $10,000 to the roofs, but the association would like to show $20,000 assigned to roofs, "fixed" funds of $20,000 can be assigned.

Cash Flow Calculation Method
Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the "reserve funding calculation methods" section of the preface.

Component Calculation Method
Reserve funding calculation method developed based on each individual component. A more detailed description of the actual calculation process is included in the "reserve funding calculation methods" section of the preface.

Contingency Parameter
The rate used as a built-in buffer in the calculation of the funding plan. This rate will assign a percentage of the reserve funds, as of the fiscal year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

Current Replacement Cost
The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component is expected to cost to replace.

Fiscal Year
Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year beginning (FYB) is the first day of the budget year; the fiscal year end (FYE) is the last day of the budget year.

Fully Funded Reserve Balance (or Ideal Reserves)
The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Fully funded reserves are calculated for each reserve component based on the current replacement cost, age and useful life:

$$\text{Fully Funded Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The fully funded reserve balance is the sum of the fully funded reserves for each reserve component.

An association that has accumulated the fully funded reserve balance does not have all of the funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Future Replacement Cost
The amount of money, as of the fiscal year during which replacement of a reserve component is scheduled, that a reserve component is expected to cost to replace. This cost is calculated using the current replacement cost compounded annually by the inflation parameter.

Global Parameters
The financial parameters used to calculate the reserve analysis. See also "inflation parameter," "annual contribution increase parameter," "investment rate parameter" and "taxes on investments parameter."

Inflation Parameter
The rate used in the calculation of future costs for reserve components. This rate is used on an annual compounding basis. This rate represents the rate the association expects the cost of goods and services relating to their reserve components to increase each year.

Interest Contribution
The amount of money contributed to the reserve fund by the interest earned on the reserve fund and member contributions.

Investment Rate Parameter
The gross rate used in the calculation of interest contribution (interest earned) from the reserve balance and member contributions. This rate (net of the taxes on investments parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their reserve fund investments.

Membership Contribution
The amount of money contributed to the reserve fund by the association's membership.

Monthly Contribution (and "Fixed" Monthly Contribution)
The amount of money, for the fiscal year which the reserve analysis is prepared, that a reserve component will be funded.

The monthly contribution is considered "fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a reserve component. For example, if the normal calculation process funds $1,000 to the roofs each month, but the association would like to show $500 funded to roofs each month, a "fixed" contribution of $500 can be assigned.

Number of Units (or other assessment basis)
Indicates the number of units for which the reserve analysis was prepared. In "phased" developments (see phasing), this number represents the number of units, and corresponding common area components, that existed as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than the number of units. Examples include time-interval weeks for timeshare resorts or lot acreage for commercial/industrial developments.

One-Time Replacement
Used for components that will be budgeted for only once.

Percent Funded
A measure, expressed as a percentage, of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the anticipated reserve fund balance to the fully funded reserve balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Fully Funded Reserve Balance}}$$

An association that is 100% funded does not have all of the reserve funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Percentage of Replacement
The percentage of the reserve component that is expected to be replaced.

For most reserve components, this percentage should be 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%.

Phasing
Indicates the number of phases for which the reserve analysis was prepared and the total number of phases expected at build-out (i.e. Phase 4 of 7). In phased developments, the first number represents the number of phases, and corresponding common area components, that existed as of a certain point in time. The second number represents the number of phases that are expected to exist at build-out.

Placed-In-Service Date
The date (month and year) that the reserve component was originally put into service or last replaced.

Remaining Life
The length of time, in years, until a reserve component is scheduled to be replaced.

Remaining Life Adjustment
The length of time, in years, that a reserve component is expected to last in excess (or deficiency) of its useful life for the current cycle of replacement.

If the current cycle of replacement for a reserve component is expected to be greater than or less than the "normal" life expectancy, the reserve component's life should be adjusted using a remaining life adjustment.

For example, if wood trim is painted normally on a 4 year cycle, the useful life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, the useful life should remain at 4 years and a remaining life adjustment of +1 year should be used.

Replacement Year
The fiscal year that a reserve component is scheduled to be replaced.

Reserve Components
Line items included in the reserve analysis.

Taxes on Investments Parameter
The rate used to offset the investment rate parameter in the calculation of the interest contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the reserve funds and member contributions.

Total Contribution
The sum of the membership contribution and interest contribution.

Useful Life
The length of time, in years, that a reserve component is expected to last each time it is replaced. See also "remaining life adjustment."

♦ ♦ ♦ ♦ LIMITATIONS OF RESERVE ANALYSIS ♦ ♦ ♦ ♦

This reserve analysis is intended as a tool for the association's Board of Directors to be used in evaluating the association's current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

The representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility or error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant. Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association's obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and are excluded when assessing life expectancy, repair and/or replacement costs of the components.

Crystal Springs II
Executive Summary
Directed Cash Flow Method

Client Information

Account Number	5148
Version Number	002
Analysis Date	7/21/2025
Fiscal Year	1/1/2026 to 12/31/2026
Number of Units	64

Global Parameters

Inflation Rate	3.00%
Annual Contribution Increase	1.77%
Investment Rate	0.04%
Taxes on Investments	0.00%
Contingency	0.00%

Community Profile

This condominium association was built in 1984. Refer to the Component Detail section for the dates used to age the components examined in this analysis.

Reserve Balance as of March 31, 2025: $56,282

Remaining 2025 Reserve Contributions: $0 ($0/month x 9 months)

Remaining 2025 Interest to be Earned (0.04%): $17

Remaining 2025 Reserve Expenditures: None Planned or Anticipated

Projected January 1, 2026 Reserve Balance: $56,299

REPORTS: 2018. Updated 2025.

Adequacy of Reserves as of January 1, 2026

Anticipated Reserve Balance		**$56,299.00**
Fully Funded Reserve Balance		**$352,929.69**
Percent Funded	0 25 50 75 100	**15.95%**

Funding for the 2026 Fiscal Year	Annual	Monthly	Per Unit Per Month
Member Contribution	**$70,060**	**$5,838.33**	**$91.22**
Interest Contribution	**$26**	**$2.14**	**$0.03**
Total Contribution	**$70,086**	**$5,840.47**	**$91.26**

Crystal Springs II

Distribution of Current Reserve Funds

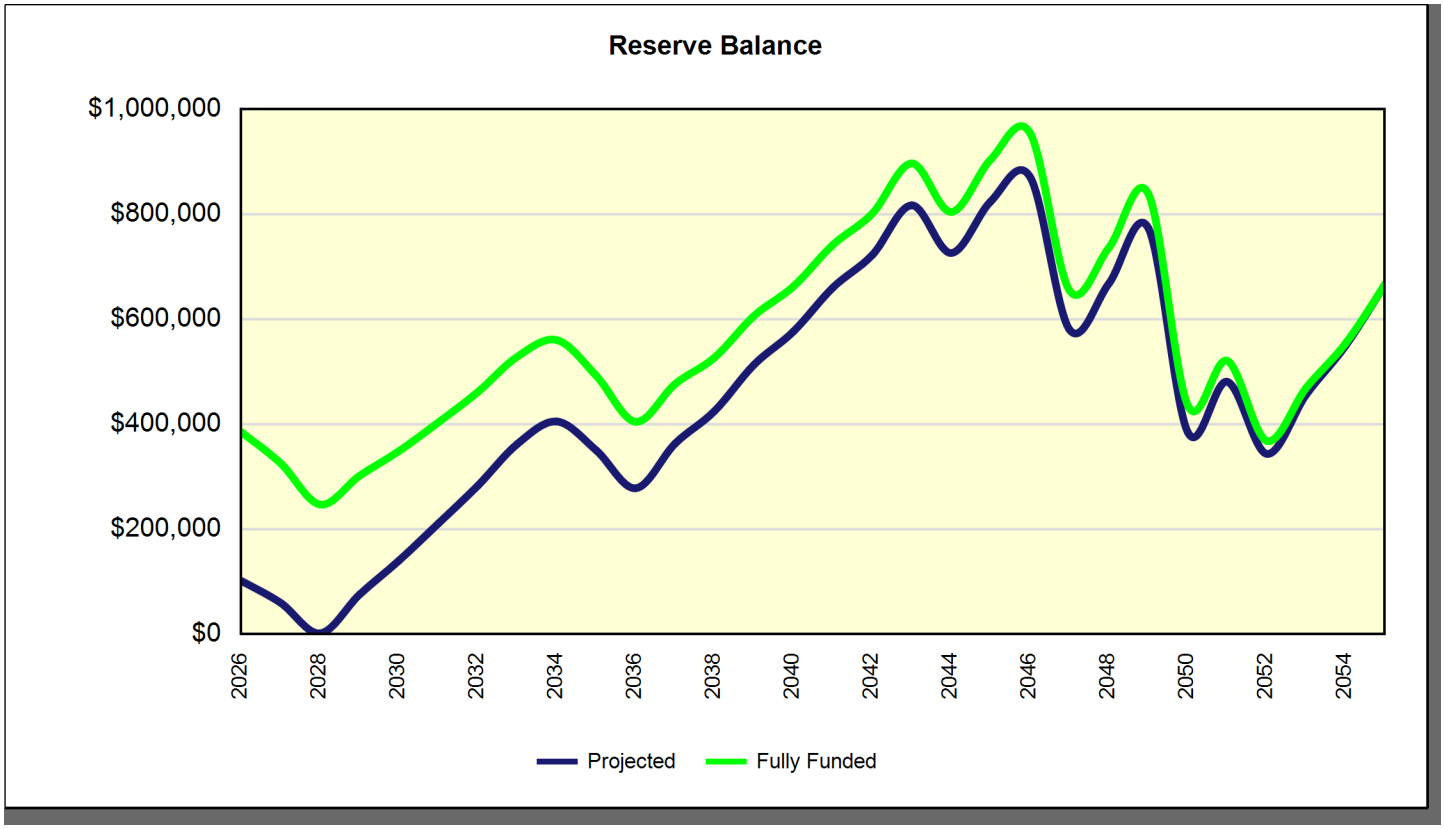
Sorted by Remaining Life; Alphabetical

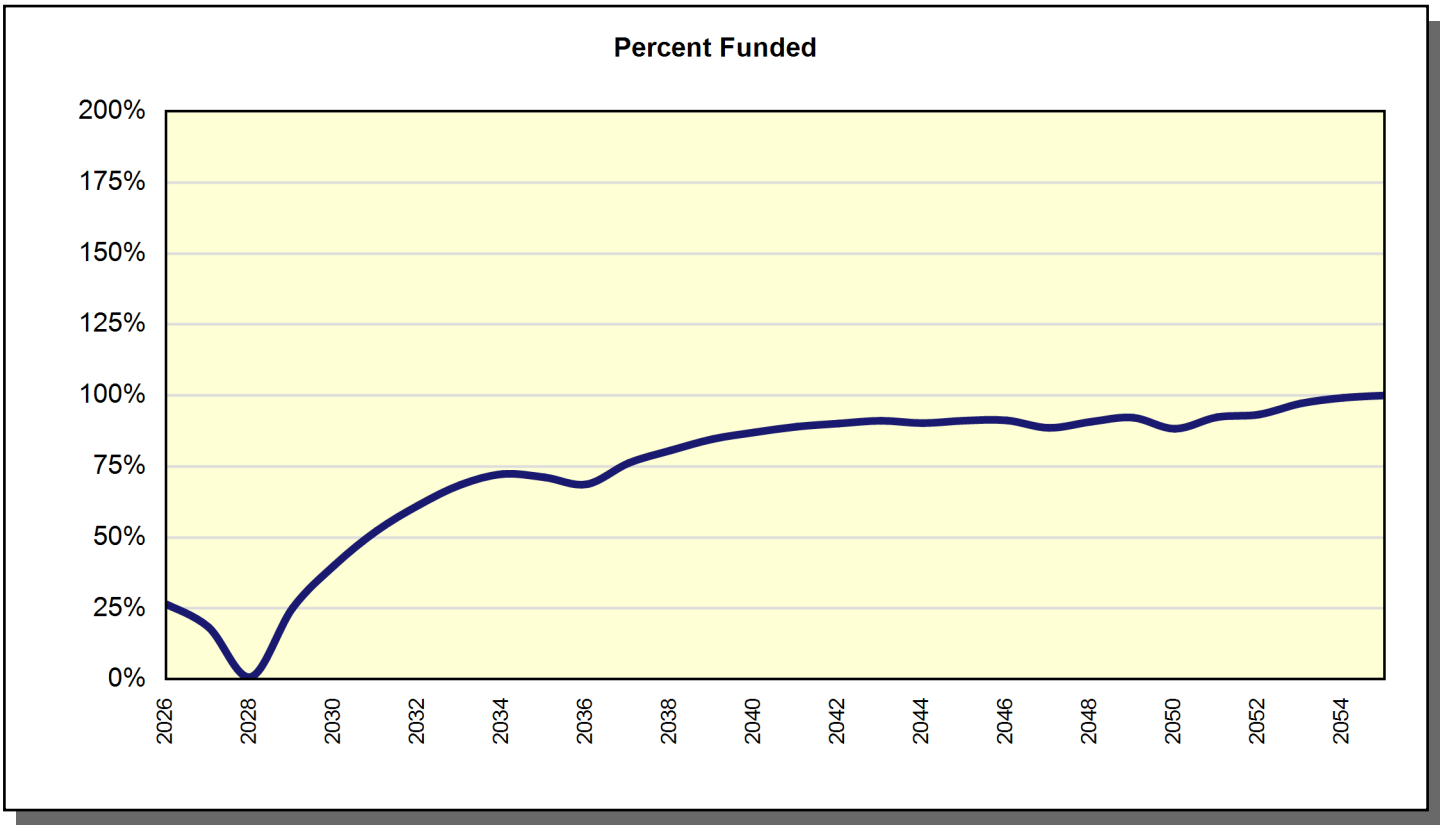
	Remaining Life	Fully Funded Balance	Assigned Reserves
Buildings: Fire Alarm Control Panels	0	$5,000.00	$5,000.00
Drives/Parking: Crack Seal, Seal Coat & Restripe	0	$9,324.00	$9,324.00
Pool Area: Deck Recoat	0	$4,950.00	$4,950.00
Spa: Heater	0	$5,000.00	$5,000.00
Tennis Court: Complete Refurbishment (2027)	1	$107,441.86	$32,025.00
Paint: Community Exteriors	2	$80,666.67	$0.00
Pool/Spa/Water Feature: Pumps & Motors	2	$6,400.00	$0.00
Pool: Filter	2	$2,311.11	$0.00
Spa: Filter	2	$2,133.33	$0.00
Pool Area: Furniture Provision	6	$3,500.00	$0.00
Pool Area: Deck Resurface	8	$7,150.00	$0.00
Pool/Spa/Water Feature: Resurface & Retile	9	$19,200.00	$0.00
Roofs: Flat (Repair & Recoat)	9	$28,448.28	$0.00
Grounds: Irrigation Controller	10	$310.34	$0.00
Pool Area: Wrought Iron Fencing & Gates	14	$4,989.36	$0.00
Grounds: Lighting (Poles w/Globe Fixtures)	20	$3,277.31	$0.00
Drives/Parking: Asphalt Rehabilitation	21	$31,954.55	$0.00
Roofs: Asphalt Shingle (Replace)	24	$27,872.88	$0.00
Buildings: Gutters & Downspouts	36	$3,000.00	$0.00
Grounds: Concrete Components (Unfunded)	n.a.	$0.00	$0.00
Grounds: Granite Replenishment (Unfunded)	n.a.	$0.00	$0.00
Grounds: Irrigation System Replacement (Unfunded)	n.a.	$0.00	$0.00
Grounds: Tree Trimming (Unfunded)	n.a.	$0.00	$0.00
Roofs: Metal, Carports (Unfunded)	n.a.	$0.00	$0.00
Contingency	n.a.	$0.00	$0.00
Total	**0-36**	**$352,929.69**	**$56,299.00**
Percent Funded			**15.95%**

Crystal Springs II
Projections
Directed Cash Flow Method

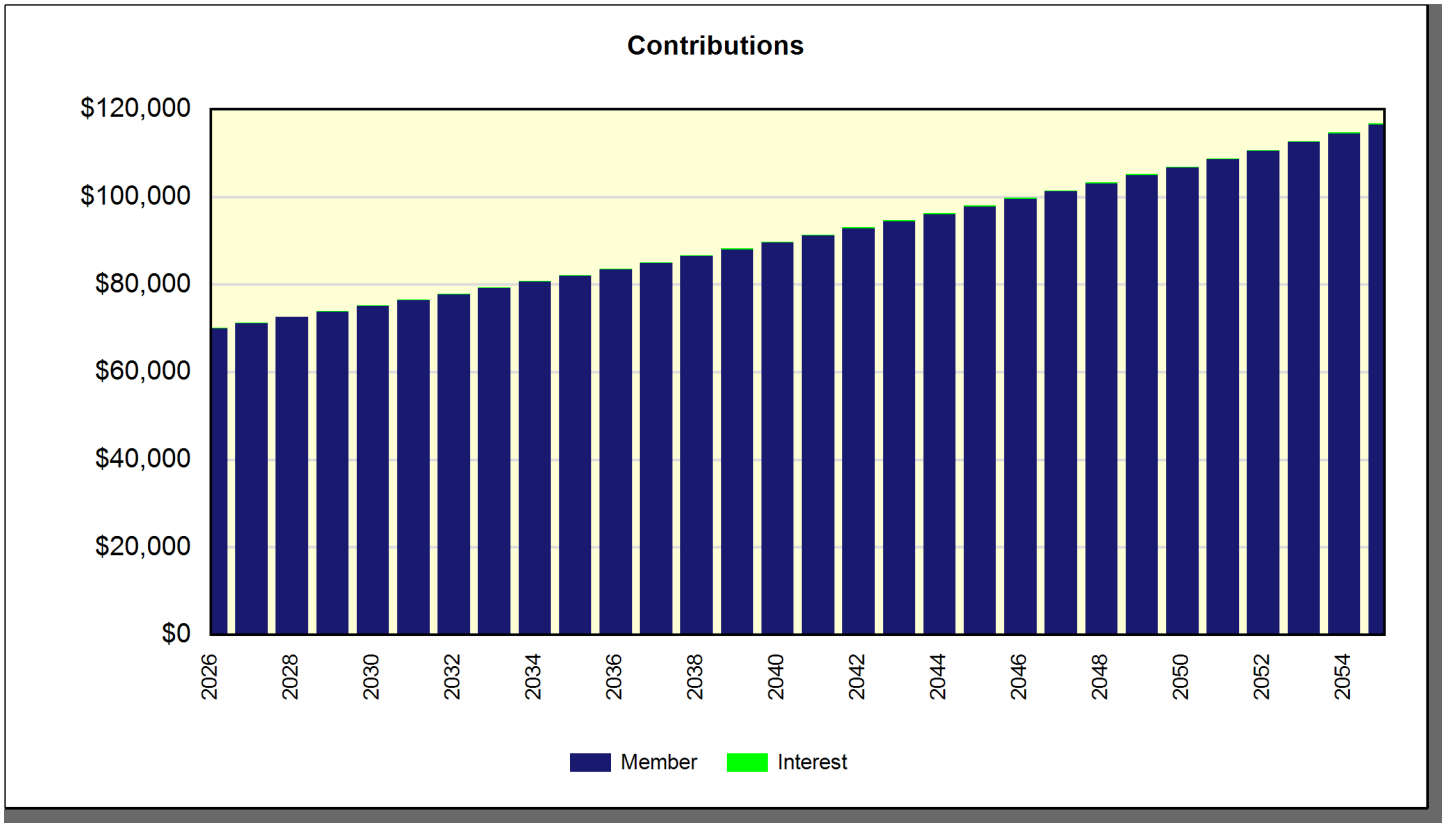
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenses	Ending Balance	Fully Funded Balance	Percent Funded
2026	$56,299	$70,060	$26	$24,274	$102,111	$385,467	26%
2027	$102,111	$71,300	$9	$113,300	$60,119	$325,979	18%
2028	$60,119	$72,562	$0	$130,491	$2,176	$247,367	1%
2029	$2,176	$73,846	$14	$0	$76,037	$302,183	25%
2030	$76,037	$75,154	$40	$10,494	$140,736	$349,256	40%
2031	$140,736	$76,484	$68	$5,796	$211,491	$404,044	52%
2032	$211,491	$77,837	$96	$5,970	$283,455	$461,805	61%
2033	$283,455	$79,215	$128	$0	$362,798	$529,003	69%
2034	$362,798	$80,617	$145	$38,002	$405,558	$560,674	72%
2035	$405,558	$82,044	$122	$137,001	$350,724	$492,743	71%
2036	$350,724	$83,496	$93	$155,894	$278,419	$405,002	69%
2037	$278,419	$84,974	$127	$0	$363,521	$476,941	76%
2038	$363,521	$86,478	$151	$24,700	$425,450	$527,391	81%
2039	$425,450	$88,009	$186	$0	$513,646	$606,643	85%
2040	$513,646	$89,567	$211	$26,470	$576,954	$662,882	87%
2041	$576,954	$91,152	$244	$7,790	$660,560	$742,008	89%
2042	$660,560	$92,766	$269	$30,929	$722,666	$801,692	90%
2043	$722,666	$94,407	$306	$0	$817,379	$897,103	91%
2044	$817,379	$96,078	$270	$187,268	$726,460	$804,631	90%
2045	$726,460	$97,779	$309	$0	$824,548	$904,475	91%
2046	$824,548	$99,510	$327	$52,962	$871,422	$955,029	91%
2047	$871,422	$101,271	$210	$392,336	$580,567	$655,103	89%
2048	$580,567	$103,064	$245	$15,329	$668,547	$736,762	91%
2049	$668,547	$104,888	$287	$0	$773,721	$838,993	92%
2050	$773,721	$106,744	$131	$495,542	$385,054	$436,110	88%
2051	$385,054	$108,634	$169	$12,563	$481,294	$521,080	92%
2052	$481,294	$110,556	$114	$248,008	$343,956	$368,635	93%
2053	$343,956	$112,513	$158	$0	$456,628	$469,686	97%
2054	$456,628	$114,505	$195	$21,333	$549,995	$554,496	99%
2055	$549,995	$116,532	$241	$0	$666,768	$666,603	100%

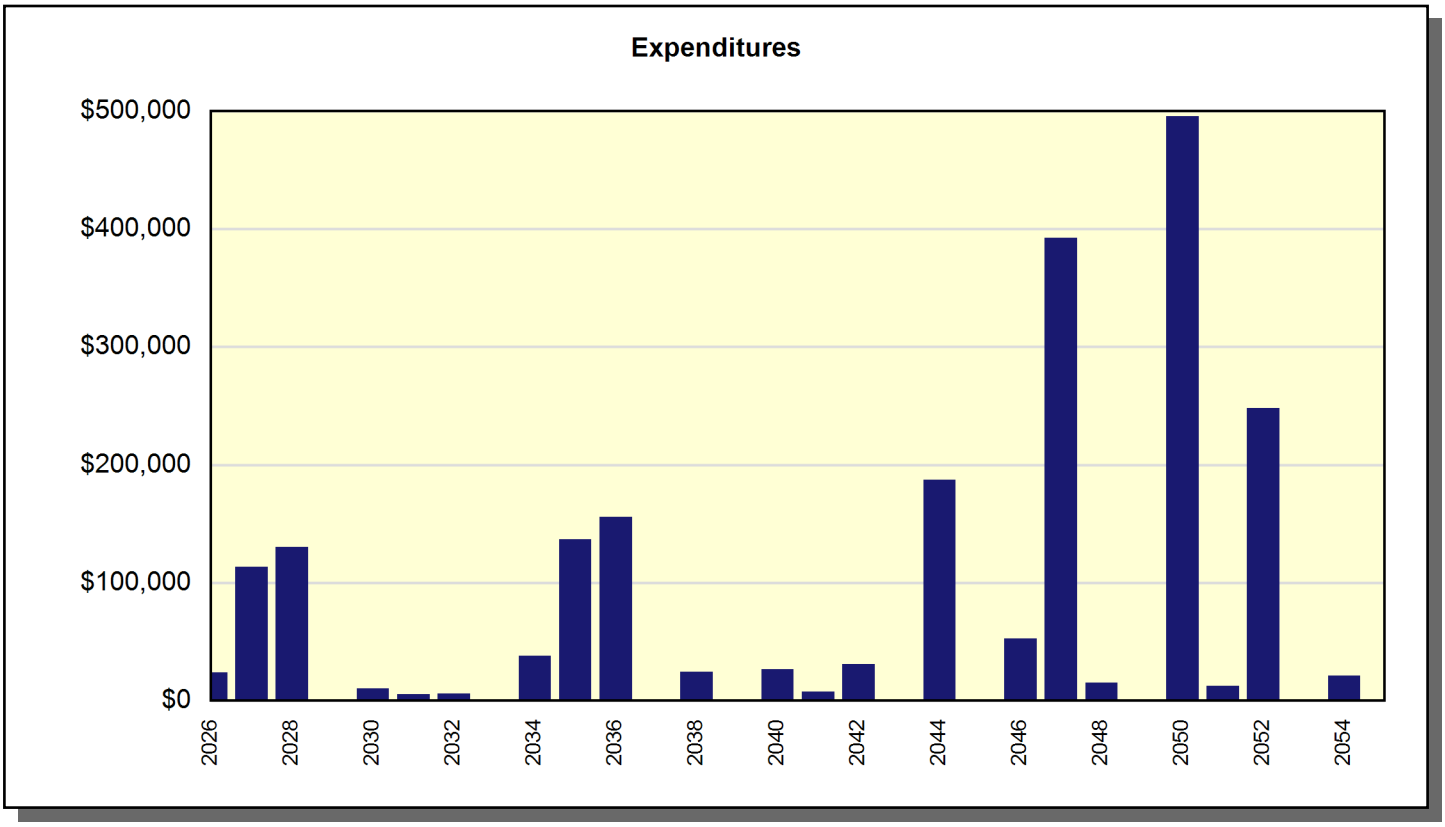
Crystal Springs II
Projection Charts
Directed Cash Flow Method





Crystal Springs II
Projection Charts
Directed Cash Flow Method





Crystal Springs II
Annual Expenditures
Sorted by Alphabetical

2026 Fiscal Year	
Buildings: Fire Alarm Control Panels	$5,000.00
Drives/Parking: Crack Seal, Seal Coat & Restripe	$9,324.00
Pool Area: Deck Recoat	$4,950.00
Spa: Heater	$5,000.00
Sub Total	**$24,274.00**
2027 Fiscal Year	
Tennis Court: Complete Refurbishment (2027)	$113,300.00
Sub Total	**$113,300.00**
2028 Fiscal Year	
Paint: Community Exteriors	$116,699.00
Pool/Spa/Water Feature: Pumps & Motors	$8,487.20
Pool: Filter	$2,758.34
Spa: Filter	$2,546.16
Sub Total	**$130,490.70**
2030 Fiscal Year	
Drives/Parking: Crack Seal, Seal Coat & Restripe	$10,494.24
Sub Total	**$10,494.24**
2031 Fiscal Year	
Buildings: Fire Alarm Control Panels	$5,796.37
Sub Total	**$5,796.37**
2032 Fiscal Year	
Pool Area: Furniture Provision	$5,970.26
Sub Total	**$5,970.26**
2034 Fiscal Year	
Drives/Parking: Crack Seal, Seal Coat & Restripe	$11,811.36
Pool Area: Deck Recoat	$6,270.51
Pool Area: Deck Resurface	$13,586.11
Spa: Heater	$6,333.85
Sub Total	**$38,001.84**
2035 Fiscal Year	
Pool/Spa/Water Feature: Resurface & Retile	$39,143.20
Roofs: Flat (Repair & Recoat)	$97,857.99
Sub Total	**$137,001.18**

Crystal Springs II
Annual Expenditures
Sorted by Alphabetical

2036 Fiscal Year	
Buildings: Fire Alarm Control Panels	$6,719.58
Grounds: Irrigation Controller	$1,343.92
Paint: Community Exteriors	$147,830.80
Sub Total	**$155,894.30**
2038 Fiscal Year	
Drives/Parking: Crack Seal, Seal Coat & Restripe	$13,293.79
Pool/Spa/Water Feature: Pumps & Motors	$11,406.09
Sub Total	**$24,699.88**
2040 Fiscal Year	
Pool Area: Wrought Iron Fencing & Gates	$26,470.32
Sub Total	**$26,470.32**
2041 Fiscal Year	
Buildings: Fire Alarm Control Panels	$7,789.84
Sub Total	**$7,789.84**
2042 Fiscal Year	
Drives/Parking: Crack Seal, Seal Coat & Restripe	$14,962.28
Pool Area: Deck Recoat	$7,943.30
Spa: Heater	$8,023.53
Sub Total	**$30,929.11**
2044 Fiscal Year	
Paint: Community Exteriors	$187,267.64
Sub Total	**$187,267.64**
2046 Fiscal Year	
Buildings: Fire Alarm Control Panels	$9,030.56
Drives/Parking: Crack Seal, Seal Coat & Restripe	$16,840.18
Grounds: Lighting (Poles w/Globe Fixtures)	$18,061.11
Pool: Filter	$4,695.89
Spa: Filter	$4,334.67
Sub Total	**$52,962.41**
2047 Fiscal Year	
Drives/Parking: Asphalt Rehabilitation	$392,336.13
Sub Total	**$392,336.13**
2048 Fiscal Year	

Crystal Springs II
Annual Expenditures
Sorted by Alphabetical

Pool/Spa/Water Feature: Pumps & Motors	$15,328.83
Sub Total	**$15,328.83**

2050 Fiscal Year

Drives/Parking: Crack Seal, Seal Coat & Restripe	$18,953.77
Pool Area: Deck Recoat	$10,062.33
Roofs: Asphalt Shingle (Replace)	$303,902.72
Roofs: Flat (Repair & Recoat)	$152,459.56
Spa: Heater	$10,163.97
Sub Total	**$495,542.35**

2051 Fiscal Year

Buildings: Fire Alarm Control Panels	$10,468.89
Grounds: Irrigation Controller	$2,093.78
Sub Total	**$12,562.67**

2052 Fiscal Year

Paint: Community Exteriors	$237,225.04
Pool Area: Furniture Provision	$10,782.96
Sub Total	**$248,008.00**

2054 Fiscal Year

Drives/Parking: Crack Seal, Seal Coat & Restripe	$21,332.64
Sub Total	**$21,332.64**

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Drives/Parking: Asphalt Rehabilitation

Category	010 Drives/Parking	Quantity	44,400 sq. ft.
		Unit Cost	$4.75
		% of Replacement	100.00%
		Current Cost	$210,900.00
Placed In Service	04/2022	Future Cost	$392,336.13
Useful Life	35		
Adjustment	-10	Assigned Reserves at FYB	$0.00
Remaining Life	21	Monthly Member Contribution	$413.29
Replacement Year	2047	Monthly Interest Contribution	$0.11
		Total Monthly Contribution	$413.40

The community asphalt (drive lanes, covered parking spaces & uncovered parking spaces) was overlaid by Rose Paving LLC in April 2022 at a cost of $54,810.31. This component budgets to remove & replace the community asphalt in 2047, and then on a 35 year cycle.

NOTE: The accumulated funds from this component should be used on an "as needed" basis for ongoing asphalt repairs. If/when necessary, we will incorporate a separate asphalt repair component at the time of a future update of this report.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Drives/Parking: Crack Seal, Seal Coat & Restripe

Category	010 Drives/Parking	Quantity	44,400 sq. ft.
		Unit Cost	$0.21
		% of Replacement	100.00%
		Current Cost	$9,324.00
Placed In Service	04/2022	Future Cost	$10,494.24
Useful Life	4		
		Assigned Reserves at FYB	$9,324.00
Remaining Life	0	Monthly Member Contribution	$76.00
Replacement Year	2026	Monthly Interest Contribution	$0.02
		Total Monthly Contribution	$76.02

The community asphalt was overlaid in April 2022. This component budgets to crack seal, seal coat & restripe in 2026, and then on a four (4) year cycle.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Roofs: Asphalt Shingle (Replace)

Category	020 Roofs	Quantity	14,950 sq. ft.
		Unit Cost	$10.00
		% of Replacement	100.00%
		Current Cost	$149,500.00
Placed In Service	07/2020	Future Cost	$303,902.72
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	24	Monthly Member Contribution	$266.54
Replacement Year	2050	Monthly Interest Contribution	$0.07
		Total Monthly Contribution	$266.61

The asphalt shingle roofs atop Buildings 1 & 2 were replaced by Red Mountain Roofing in 2020 with GAF 30 Year dimensional shingles at a cost of $20,988 for Building 1 & $26,818 for Building 2. The client has advised us that the asphalt shingle roofs atop Buildings 5, 7 & 8 were also replaced, but no cost information was provided. This component budgets to replace the asphalt shingle roofs atop the buildings on a 30 year cycle.

Roofs: Flat (Repair & Recoat)

Category	020 Roofs	Quantity	1 total
		Unit Cost	$75,000.00
		% of Replacement	100.00%
		Current Cost	$75,000.00
Placed In Service	07/2020	Future Cost	$97,857.99
Useful Life	15		
		Assigned Reserves at FYB	$0.00
Remaining Life	9	Monthly Member Contribution	$291.58
Replacement Year	2035	Monthly Interest Contribution	$0.08
		Total Monthly Contribution	$291.66

During the bid process for the 2018 reserve study we were advised by the client that the roofs were "redone" in approximately 2014. We asked the client to define "redone", and to provide a copy of the proposal/contract showing the scope of work & cost for that project. Unfortunately, "redone" was never defined, and no proposal/contract was available. Given this situation, we looked at historical satellite images using Google Earth to see if any information could be determined. The historical images indicated to us that the flat roofs are built-up roofs that received a white coating sometime between 2007 & 2009. It did not appear as if any work was done to the flat roofs in 2014.

At the time of the 2025 reserve study update, the client provided to us information on a 15 Year Roof Restoration project done by Red Mountain Roofing in 2020 at Buildings 1, 2, 5 & approximately 80% of Building 8. This project included power washing, resealing all vents, pipes, drains, scuppers & penetrations, applying elastomeric base & mid coats, and then applying a white acrylic top coat. The total cost of this project was $44,992. We asked the client why Building 7 and the remaining 20% of Building 8 weren't also done, and we were advised that they were in good shape.

Going forward, this component budgets for a 15 Year Roof Restoration atop all five buildings (approximately 14,600 sq. ft.). No provision has been included in this reserve study to replace the flat roofs. However, should future roof inspections reveal that replacement will be needed, we will include a provision for such at the time of a future update of this report.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Roofs: Metal, Carports (Unfunded)

Category	020 Roofs	Quantity	1 comment
		Unit Cost	$0.00
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/1984	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

We are not budgeting to replace the corrugated metal carport roofs because they should last indefinitely. However, the condition of these roofs should be monitored over time, and if future replacements are anticipated, we will include a provision for such in a future update of this report. Should the client wish to budget for these roofs at this time, we will revise this report to include these roofs at their request. Minor repairs should be handled on an “as needed” basis using operating funds.

Buildings: Fire Alarm Control Panels

Category	025 Buildings	Quantity	1 total
		Unit Cost	$5,000.00
		% of Replacement	100.00%
		Current Cost	$5,000.00
Placed In Service	01/2016	Future Cost	$5,796.37
Useful Life	5		
		Assigned Reserves at FYB	$5,000.00
Remaining Life	0	Monthly Member Contribution	$33.07
Replacement Year	2026	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$33.08

Each of the five buildings has a fire alarm control panel and associated components. The age of each panel varies, and no historical installation/replacement information was provided by the client. This component will accumulate $5,000, every five years, for replacements associated with the fire alarm control panels and associated components on an "as needed" basis.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Buildings: Gutters & Downspouts

Category	025 Buildings	Quantity	1 total
		Unit Cost	$30,000.00
		% of Replacement	100.00%
		Current Cost	$30,000.00
Placed In Service	01/2022	Future Cost	$86,948.35
Useful Life	40		
		Assigned Reserves at FYB	$0.00
Remaining Life	36	Monthly Member Contribution	$41.42
Replacement Year	2062	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$41.43

The rain gutters, downspouts & collections boxes at the five buildings were replaced in late 2021 by City Seamless Rain Gutter at a cost of $24,065 (20 year warranty). We are budgeting to replace these components on a 40 year cycle.

Paint: Community Exteriors

Category	030 Painting	Quantity	1 total
		Unit Cost	$110,000.00
		% of Replacement	100.00%
		Current Cost	$110,000.00
Placed In Service	07/2020	Future Cost	$116,699.00
Useful Life	8		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$1,742.46
Replacement Year	2028	Monthly Interest Contribution	$0.47
		Total Monthly Contribution	$1,742.93

The community exteriors were repainted in mid-2020 by Titan Painting, Inc. at a cost of $70,475 (included the replacement of three sheets of T-111 @ $150 per sheet). We are budgeting to repaint the community exteriors on an eight (8) year cycle.

NOTE: The accumulated funds should be used to repaint the pool area wrought iron at this time.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Pool Area: Deck Recoat

Category	060 Pool/Spa	Quantity	1,650 sq. ft.
		Unit Cost	$3.00
		% of Replacement	100.00%
		Current Cost	$4,950.00
Placed In Service	01/2010	Future Cost	$6,270.51
Useful Life	8		
		Assigned Reserves at FYB	$4,950.00
Remaining Life	0	Monthly Member Contribution	$21.35
Replacement Year	2026	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$21.36

This component includes a provision to repair & recoat (repaint) the acrylic pool deck surface every eight (8) years.

NOTE: In the year that the recoat & resurface projects coincide, the funds available from this component are to be combined with the funds from the resurface component in order to fully fund the resurfacing project.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Pool Area: Deck Resurface

Category	060 Pool/Spa	Quantity	1,650 sq. ft.
		Unit Cost	$6.50
		% of Replacement	100.00%
		Current Cost	$10,725.00
Placed In Service	01/2010	Future Cost	$13,586.11
Useful Life	24		
		Assigned Reserves at FYB	$0.00
Remaining Life	8	Monthly Member Contribution	$46.26
Replacement Year	2034	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$46.27

This component budgets to scarify & resurface the acrylic pool deck surface. We have estimated that it was last resurfaced in 2010.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Pool Area: Furniture Provision

Category	060 Pool/Spa	Quantity	1 total
		Unit Cost	$5,000.00
		% of Replacement	100.00%
		Current Cost	$5,000.00
Placed In Service	01/2012	Future Cost	$5,970.26
Useful Life	20		
		Assigned Reserves at FYB	$0.00
Remaining Life	6	Monthly Member Contribution	$27.95
Replacement Year	2032	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$27.96

This component will accumulate funds on a 20 year cycle for the refurbishment and/or replacement of the following pool furniture on an "as needed" basis. No historical information on the pool furniture has been provided by the client.

12 - strapped chaise lounges
8 - strapped chairs
2 - tables
2 - tea tables

Pool Area: Wrought Iron Fencing & Gates

Category	060 Pool/Spa	Quantity	1 total
		Unit Cost	$17,500.00
		% of Replacement	100.00%
		Current Cost	$17,500.00
Placed In Service	06/2020	Future Cost	$26,470.32
Useful Life	20		
		Assigned Reserves at FYB	$0.00
Remaining Life	14	Monthly Member Contribution	$46.85
Replacement Year	2040	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$46.87

The pool area wrought iron fencing & gates was replaced in June 2020 by Titan Painting at a cost of $8,950. The inventory includes:

245 - lin. ft. of 6' fencing
2 - gate

This wrought iron continues to be hit by sprinkler water. Therefore, we have used a 20 year replacement cycle.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Pool/Spa/Water Feature: Pumps & Motors

Category	060 Pool/Spa	Quantity	1 total
		Unit Cost	$8,000.00
		% of Replacement	100.00%
		Current Cost	$8,000.00
Placed In Service	01/2018	Future Cost	$8,487.20
Useful Life	10		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$126.72
Replacement Year	2028	Monthly Interest Contribution	$0.03
		Total Monthly Contribution	$126.76

This component will accumulate funds on a 10 year cycle for the replacement of the pool, spa & water features pumps & motors on an "as needed" basis.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Pool/Spa/Water Feature: Resurface & Retile

Category	060 Pool/Spa	Quantity	1 total
		Unit Cost	$30,000.00
		% of Replacement	100.00%
		Current Cost	$30,000.00
Placed In Service	01/2010	Future Cost	$39,143.20
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	9	Monthly Member Contribution	$116.63
Replacement Year	2035	Monthly Interest Contribution	$0.03
		Total Monthly Contribution	$116.66

We have estimated that the pool & spa were resurfaced (pebble) & retiled in 2010. This component budgets for similar work on a 25 year cycle. However, the accumulated funds should be used on an "as needed" basis to replace the tile more frequently, if necessary.

Pool Resurface: 1,250 sq. ft. (internal area)
Pool Trim Tile: 135 LF
Pool Bench Tile: 68 LF

Spa Resurface: 7' x 9' spa
Spa Trim Tile: 32 LF
Spa Bench Tile: 31 LF

Water Feature & Spa Ledge Tile: 221 sq. ft.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Pool: Filter

Category	060 Pool/Spa	Quantity	1 filter
		Unit Cost	$2,600.00
		% of Replacement	100.00%
		Current Cost	$2,600.00
Placed In Service	01/2010	Future Cost	$2,758.34
Useful Life	18		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$41.19
Replacement Year	2028	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$41.20

This is a Triton II, 4.91 sq. ft. sand filter.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Spa: Filter

Category	060 Pool/Spa	Quantity	1 filter
		Unit Cost	$2,400.00
		% of Replacement	100.00%
		Current Cost	$2,400.00
Placed In Service	01/2010	Future Cost	$2,546.16
Useful Life	18		
		Assigned Reserves at FYB	$0.00
Remaining Life	2	Monthly Member Contribution	$38.02
Replacement Year	2028	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$38.03

This is a Hayward, 3.14 sq. ft. sand filter.

Crystal Springs II
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Spa: Heater

Category	060 Pool/Spa	Quantity	1 heater
		Unit Cost	$5,000.00
		% of Replacement	100.00%
		Current Cost	$5,000.00
Placed In Service	01/2018	Future Cost	$6,333.85
Useful Life	8		
		Assigned Reserves at FYB	$5,000.00
Remaining Life	0	Monthly Member Contribution	$21.56
Replacement Year	2026	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$21.57

This is a RayPak, 199,000 BTU input heater that was installed in late 2017 at a cost of $2,600.

Tennis Court: Complete Refurbishment (2027)

Category	065 Tennis Court	Quantity	1 total
		Unit Cost	$110,000.00
		% of Replacement	100.00%
		Current Cost	$110,000.00
Placed In Service	01/1984	Future Cost	$113,300.00
Useful Life	43		
		Assigned Reserves at FYB	$32,025.00
Remaining Life	1	Monthly Member Contribution	$2,463.57
Replacement Year	2027	Monthly Interest Contribution	$1.23
	One-Time Replacement	Total Monthly Contribution	$2,464.81

The following components associated with the tennis court are in disrepair:

- asphalt tennis court
- chain link fencing & gates
- pole mounted light fixtures (6)

For this update, we asked the community manager what the client's intent is regarding the tennis court amenity area. She advised us that the insurance company has indicated that a plan needs to be developed to address this area. The community manager advised us to budget for a complete refurbishment at this time. We have estimated the cost for refurbishment (installation of a post-tension concrete court, replace chain link, replace light fixtures) to be approximately $100,000. Therefore, this component budgets a one time expense of $110,000 in 2027. Once refurbished, we will account for ongoing reserve related expenditures at the time of a future update of this report.

NOTE: Should the board wish to budget for a different scope of work or to complete this project in a different year, we will make the necessary changes to this component at their request.

Grounds: Concrete Components (Unfunded)

Category	100 Grounds	Quantity	1 comment
		Unit Cost	$0.00
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/1984	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

We are not budgeting for repair or replacement of concrete components in this analysis. It is anticipated that any repairs/replacements required will be addressed immediately due to safety concerns. There should not be a need for complete replacement at a single point in time, and good maintenance practice won't allow the need for repairs to accumulate to a point of major expense. We recommend that a line item be set up in the annual operating budget to account for potential concrete repairs/replacements on an "as needed" basis. However, should the client wish to include budgeting for concrete components as a reserve expense, we will do so at their request (cost and useful life to be provided by client).

The above comments also apply to the concrete fountain located in front of Bulding 1.

Grounds: Granite Replenishment (Unfunded)

Category	100 Grounds	Quantity	1 comment
		Unit Cost	$0.00
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/1984	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

We are not budgeting to replenish the common area granite landscape rock located throughout the community because the cost to do so is most often considered an operating expense. We recommend that a line item be set up in the annual operating budget to account for ongoing granite replenishment projects. Should the Association wish to have granite replenishment included in the reserve study, we will budget for it at the Board's request. However, in order to do so, the following information will need to be provided:

- $ amount to be budgeted (or total square footage of granite landscaped areas)
- Year in which the next expenditure should be scheduled to occur
- Number of years between expenditures (useful life cycle)

Grounds: Irrigation Controller

Category	100 Grounds	Quantity	1 controller
		Unit Cost	$1,000.00
		% of Replacement	100.00%
		Current Cost	$1,000.00
Placed In Service	07/2021	Future Cost	$1,343.92
Useful Life	15		
		Assigned Reserves at FYB	$0.00
Remaining Life	10	Monthly Member Contribution	$3.55
Replacement Year	2036	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$3.55

This is an Irritrol Total Control, 12 station controller (manufactured 5/6/2021).

Location: north side of Building 5

Grounds: Irrigation System Replacement (Unfunded)

Category	100 Grounds	Quantity	1 comment
		Unit Cost	$0.00
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/1984	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

Irrigation systems are one of the most difficult items to budget for without specific information provided by an expert who is familiar with the system inventory and system condition. We have been advised by irrigation system experts that most system components (piping, sprinkler heads, valves, etc) have a useful life of 20+ years. However, budgeting for the replacement of an irrigation system requires evaluation of the present condition (to identify remaining useful life) and replacement cost - both of which call for expert evaluation, but fall outside the scope of a reserve study.

Therefore, we recommend that the Association board and/or management company have the system evaluated to determine the appropriate scope of work, projected replacement cost and remaining life, all of which are necessary so that budgeting can be included in a revision or future update of this analysis.

Grounds: Lighting (Poles w/Globe Fixtures)

Category	100 Grounds	Quantity	1 total
		Unit Cost	$10,000.00
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	04/2016	Future Cost	$18,061.11
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	20	Monthly Member Contribution	$20.31
Replacement Year	2046	Monthly Interest Contribution	$0.01
		Total Monthly Contribution	$20.31

$5,612.12 was spent in April 2016 to remove & replace the 21, 6' poles w/globe fixtures scattered throughout the community. The cost included new concrete footings (12" x 12"), new electrical wires installed up the poles, and LED bulbs. This component budgets for similar work every 30 years.

Grounds: Tree Trimming (Unfunded)

Category	100 Grounds	Quantity	1 comment
		Unit Cost	$0.00
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/1984	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

Tree trimming is accounted for as an operating expense.

Crystal Springs II
Component Detail Index

24 Components