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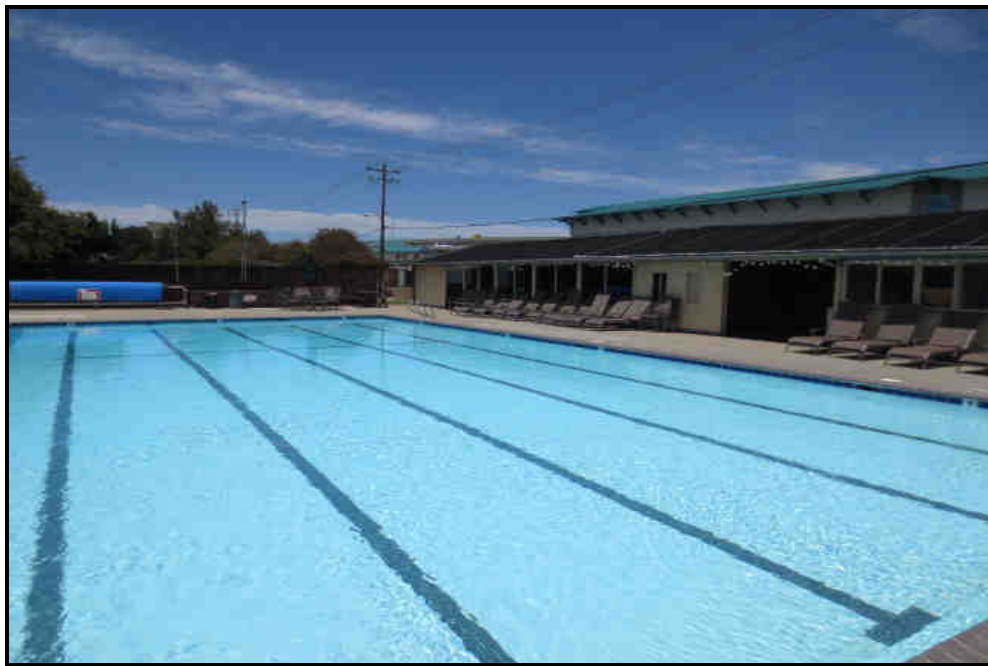
**ASSOCIATION
RESERVES**
Est. 1986



Regional Offices

Arizona
California
Colorado
Florida
Hawaii
Nevada
Washington

“Full” Reserve Study



Fiesta Gardens Homes Association

San Mateo, CA



Report #: 25308-0
For Period Beginning: January 1, 2014
Expires: December 31, 2014

Date Prepared: August 21, 2013



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you “where you are”, and “where to go from here”.

In this Report, you will find...

- 1) A List of What you’re Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

415/694-8931



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3- Minute Executive Summary

Association: Fiesta Gardens Homes Association **Assoc. #: 25308-0**
Location: San Mateo, CA
of Units: 575
Report Period: January 1, 2014 through December 31, 2014

Results as-of 1/1/2014:

Projected Starting Reserve Balance:	\$279,333
Fully Funded (Theoretical) Reserve Balance:	\$260,039
Average Reserve Deficit (Surplus) Per Unit:.....	\$(34)
Percent Funded (Reserve Score):	107.4%
Recommended 2014 monthly Reserve Contribution:	\$1,919
Recommended 2014 Special Assessment for Reserves:	\$0
Most Recent Reserve Contribution Rate:.....	\$1,667

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves0.50%
 Annual Inflation Rate3.00%

- This is a "Full" Reserve Study (original, created "from scratch").
- The information in this Reserve Study is based on our site inspection on June 11, 2013.
- This Reserve Study was prepared by a credentialed Reserve Specialist (RS)
- Because your Reserve Fund is at 107.4% Funded, this represents a strong position.
- Your multi-year Funding Plan is designed to stabilize you at the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions.



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Table 1: Executive Summary

25308-0

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
<i>Fiesta Gardens - Park Area</i>				
205 Concrete Walkways - Repair/Replace	15	8	\$2,275	\$2,882
415 Metal Bench - Replace	28	8	\$7,200	\$9,121
416 Wood Benches - Replace	25	10	\$5,000	\$6,720
502 Chain Link Fence - Replace	28	12	\$18,000	\$25,664
720 Push Button Entry System - Replace	10	6	\$1,500	\$1,791
1008 Trees - Trim	3	2	\$3,250	\$3,448
1009 Landscaping - Replenish	5	2	\$7,000	\$7,426
1402 Signage - Replace	15	7	\$1,600	\$1,968
1603 Tennis Court - Re-coat	7	0	\$13,000	\$15,988
1604 Tennis Court - Resurface	28	14	\$35,000	\$52,941
<i>Fiesta Gardens - Pool Area</i>				
505 Wood Fence - Replace	25	20	\$20,250	\$36,574
509 Wood Trellis - Replace	25	10	\$15,550	\$20,898
803 Water Heater - Replace	15	1	\$1,350	\$1,391
909 Bathroom - Refurbish	15	3	\$8,500	\$9,288
913 Lifeguard Office - Refurbish	15	6	\$2,500	\$2,985
1003 Irrigation Controller - Replace	12	6	\$1,250	\$1,493
1109 Wood Fence - Restain	5	4	\$4,275	\$4,812
1200 Pool Deck - Repair	15	5	\$6,000	\$6,956
1201 Pool Deck Coping - Repair/Replace	6	1	\$4,000	\$4,120
1202 Large Pool - Resurface	12	8	\$36,000	\$45,604
1203 Small Pool - Resurface	12	8	\$7,000	\$8,867
1206 Large Pool Filter - Replace	30	15	\$17,500	\$27,264
1207 Small Pool Filter - Replace	15	8	\$2,500	\$3,167
1208 Large Pool Heater - Replace	10	9	\$5,750	\$7,502
1210 Large Pool Pump - Replace	10	3	\$6,250	\$6,830
1211 Large Pool Pump - Replace	10	6	\$2,750	\$3,284
1212 Small Pool Pump - Replace	10	5	\$1,600	\$1,855
1213 Chemical Feeders - Replace	10	6	\$3,100	\$3,702
1214 Chemical Controllers - Replace	10	6	\$5,500	\$6,567
1215 Pool Furniture - Replace	5	2	\$9,175	\$9,734
1217 Large Pool Cover - Replace	5	2	\$2,850	\$3,024
1218 Lifeguard Chair - Replace	12	7	\$1,750	\$2,152
1219 Large Pool Solar Controller - Repl	10	6	\$1,750	\$2,090
1220 Small Pool Solar Controller - Repl	10	6	\$1,750	\$2,090
1221 Solar Panels - Replace	20	6	\$13,800	\$16,478
<i>Fiesta Gardens - Playground</i>				
403 Swing Set - Replace	20	5	\$28,000	\$32,460
404 Play Structures - Replace	10	5	\$5,000	\$5,796
405 Play Equipment (small) - Replace	20	8	\$14,000	\$17,735
407 Play Equipment (large) - Replace	20	0	\$21,000	\$37,928
408 Metal Picnic Table - Replace	28	21	\$2,250	\$4,186
409 Wood Picnic Table/Benches- Replace	25	12	\$5,850	\$8,341
412 Tan Bark Box - Replace	15	8	\$4,785	\$6,061
413 Tan Bark Play Surface - Replenish	2	1	\$700	\$721

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
414 Sand Box - Repair/Replace	15	0	\$3,200	\$4,985
415 Sandbox - Replenish	2	1	\$700	\$721
503 Chain Link Fence - Replace	25	18	\$4,160	\$7,082
504 Iron Fence - Replace	25	18	\$15,000	\$25,536
512 Metal Trellis - Replace	25	18	\$5,500	\$9,363
720 Push Button Entry System - Replace	10	6	\$1,500	\$1,791
1107 Metal Fence - Repaint	5	2	\$2,160	\$2,292
<i>Fiesta Gardens - Clubhouse</i>				
206 Concrete Floor - Seal	8	0	\$2,520	\$3,192
325 Interior Lights - Replace	25	20	\$1,320	\$2,384
601 Carpet - Replace	12	5	\$1,575	\$1,826
901 Appliances - Replace	20	5	\$4,500	\$5,217
902 Kitchen Counters- Remodel/Refurbish	25	2	\$6,000	\$6,365
903 Furniture - Replace	12	6	\$3,325	\$3,970
1110 Interior Surfaces - Repaint	10	2	\$3,125	\$3,315
1116 Exterior Wood Surfaces - Repaint	5	0	\$6,500	\$7,535
1121 Wood Surfaces - Repair	5	0	\$4,500	\$5,217
1303 Comp Shingle Roof - Replace	25	10	\$26,300	\$35,345
1310 Gutters/Downspouts - Replace	25	2	\$3,300	\$3,501
61 Total Funded Components				

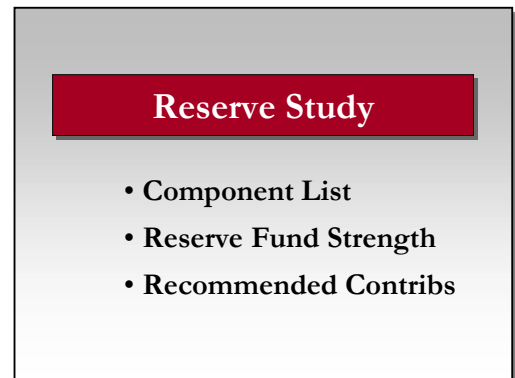
Note 1: Highlighted line items are expected to require attention in initial year.

Note 2: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

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 process of research and analysis along well defined methodologies.

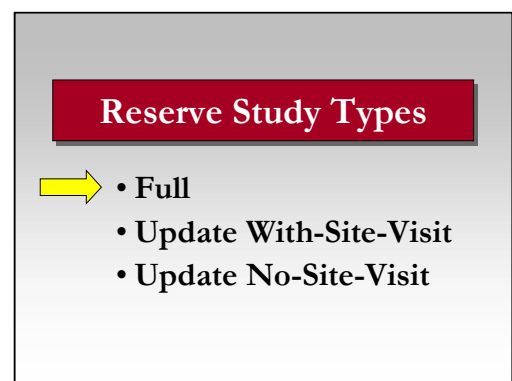
In this Report you will find the Reserve Component List (what you are reserving for). It contains our estimates for Useful Life, Remaining Useful Life, and the current repair or replacement cost for each major component the association is obligated to maintain. Based on that List and your starting balance we computed the association's Reserve Fund Strength (measured as "Percent Funded"), and created a recommended multi-year Reserve Funding Plan to offset future Reserve expenses.



As the physical assets age and deteriorate, it is important to accumulate financial assets to keep the two "in balance". A stable Reserve Funding Plan that offsets the irregular Reserve expenses will ensure that each owner pays their own "fair share" of ongoing common area deterioration.

Methodology

First we establish what the projected expenses are, then we determine the association's financial status and create a Funding Plan. For this "Full" Reserve Study, we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List "from scratch".



Which Physical Assets are Covered by Reserves?

There is a national-standard four-part test to determine which expenses should be funded through Reserves. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited 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. This limits Reserve

Reserve Components

- Common Area
- Limited Useful Life
- Predictable Life Limit
- Cost must be Significant

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 are Useful Life and Remaining Useful Life established?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client Component History
- 4) Vendor Evaluation and Recommendation

How are Cost Estimates Established?

Financial projections are based on the average of our Best Case and Worst Case estimates, which are established in this order...

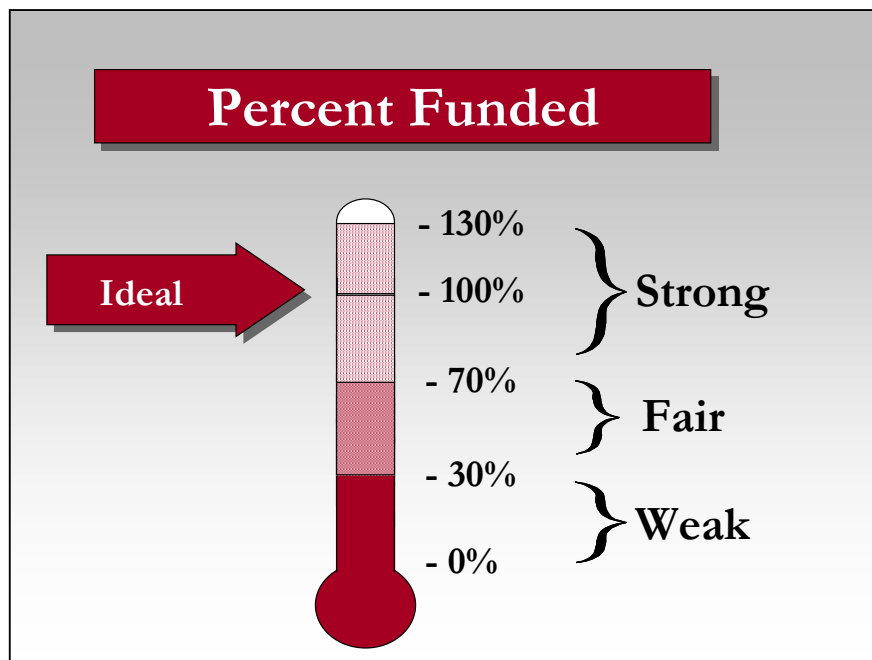
- 1) Client Cost History
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Your Reserve cash Balance can measure reserves, but the true measure is whether the funds are adequate. Adequacy is measured in a two-step process:

- 1) Calculate the association's Fully Funded Balance (FFB).
- 2) Compare to the Reserve Fund Balance, and express as a percentage.

The FFB grows as assets age and the Reserve needs of the association increase, but shrinks when projects are accomplished and the Reserve needs of the association decrease. The Fully Funded Balance changes each year, and is a moving but predictable target.



Special assessments and deferred maintenance are common when the Percent Funded is below 30%. While the 100% point is Ideal, a Reserve Fund in the 70% -130% range is considered "strong" because in this range cash flow problems are rare.

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?

There are four Funding Principles that we 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. A stable contribution rate is desirable because it is a hallmark of a proactive plan.

Reserve contributions that are evenly distributed over the owners, over the years, enable each owner to pay their “fair share” of the association’s Reserve expenses (this means we recommend special assessments only when all other options have been exhausted). And finally, we develop a plan that is fiscally responsible and “safe” for Boardmembers to recommend to their association.

Funding Principles

- Sufficient Cash
- Stable Contribution Rate
- Evenly Distributed
- Fiscally Responsible

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the physical deterioration that has occurred is called “Full Funding” the Reserves (100% Funded). As each asset ages and becomes “used up”, the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** As stated previously, associations in the 100% range rarely experience special assessments or deferred maintenance.

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. In these associations, deterioration occurs without matching Reserve contributions. With a low Percent Funded, special assessments and deferred maintenance are common.

Threshold Funding is the title of all other objectives randomly selected between Baseline Funding and Full Funding.

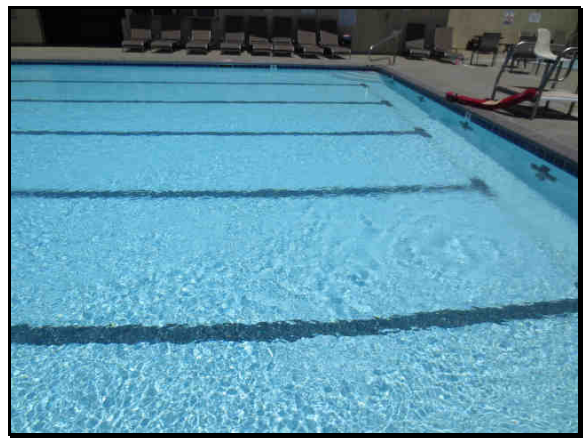
Funding Goals

- Full Funding
- Threshold Funding
- Baseline Funding

Site Inspection Notes

During our site visit on June 11, 2013, we started with a brief meeting with Brenda Markota (Board Member), and then started the site inspection beginning with the Pool Area. We visually inspected all areas.

During our site inspection we were informed that weekly landscaping is being handled from the Operational maintenance budget, not Reserves.



Projected Expenses

The figure below shows the array of the projected future expenses at your association. All expenses are based on the average of our Best Case and Worst Case projections, inflated appropriately for future years.

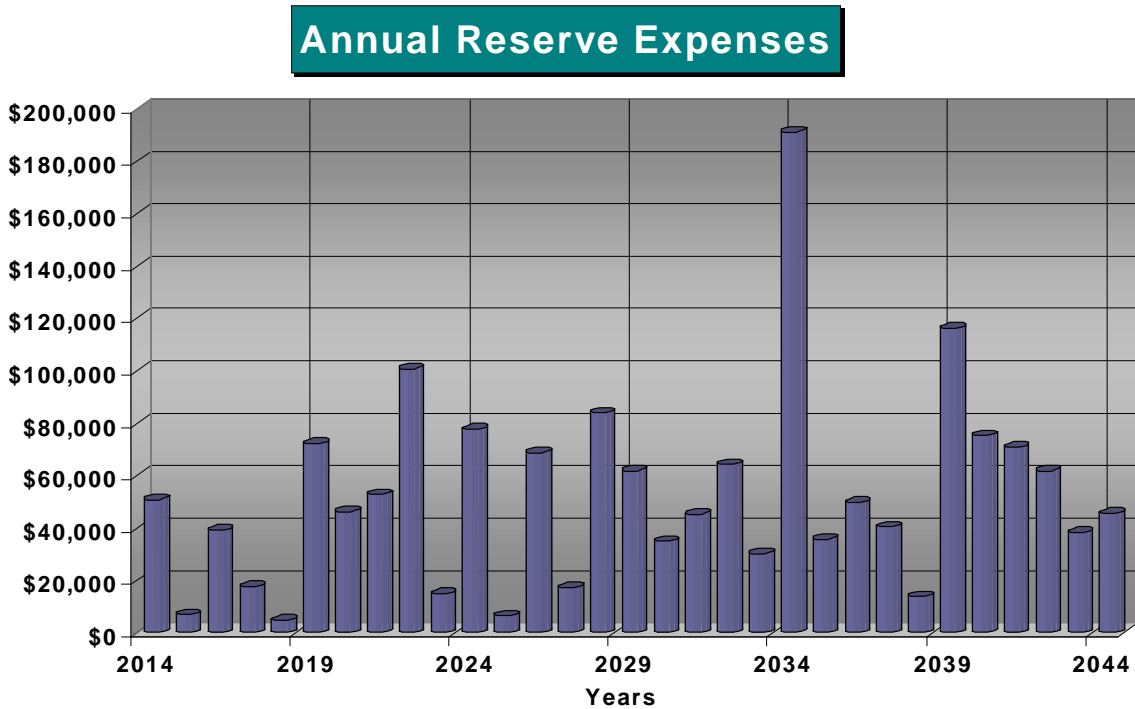


Figure 1

A summary of this information is shown in Table 4, while details of the projects that make up this information are shown in Table 5. Since this is a projection about future events that may or may not take place as anticipated, we feel more certain about “near-term” projects than those many years away. While this Reserve Study is a one-year document, it is based on 30 years worth of looking forward into the future.

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$279,333 as-of the start of your Fiscal Year on January 1, 2014. This is based on your actual balance on 4/1/2013 of \$266,000 and anticipated Reserve contributions totaling \$13,333 and no expenses projected through the end of your Fiscal Year. As of January 1, 2014, your Fully Funded Balance is computed to be \$260,039 (see Table 3). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 107% Funded. As indicated earlier in the Executive Summary, this represents a strong status.

Recommended Funding Plan

Based on your current Percent Funded and your projected cash flow requirements, we are recommending Reserve contributions of \$1,919/month this Fiscal Year. This represents the first year of the 30-year Funding Plan shown below. This same information is shown numerically in both Table 4 and Table 5.

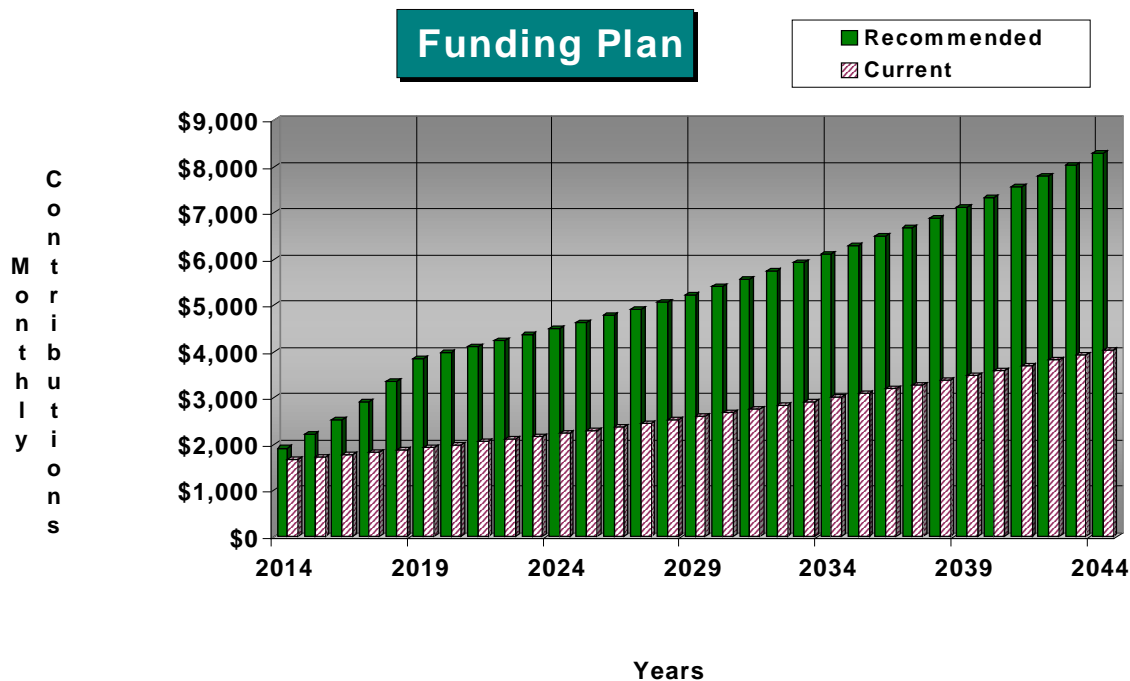


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and your current Funding Plan, and your always-changing Fully Funded Balance target.

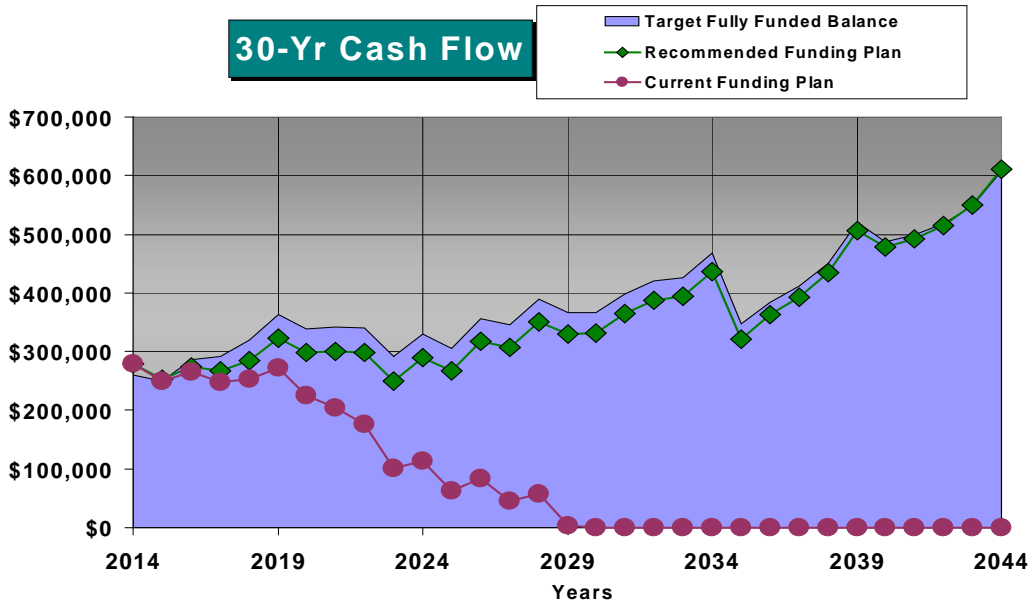


Figure 3

In this figure it is easy to see how your Reserve Fund gradually draws closer to the Fully Funded (100%) level.

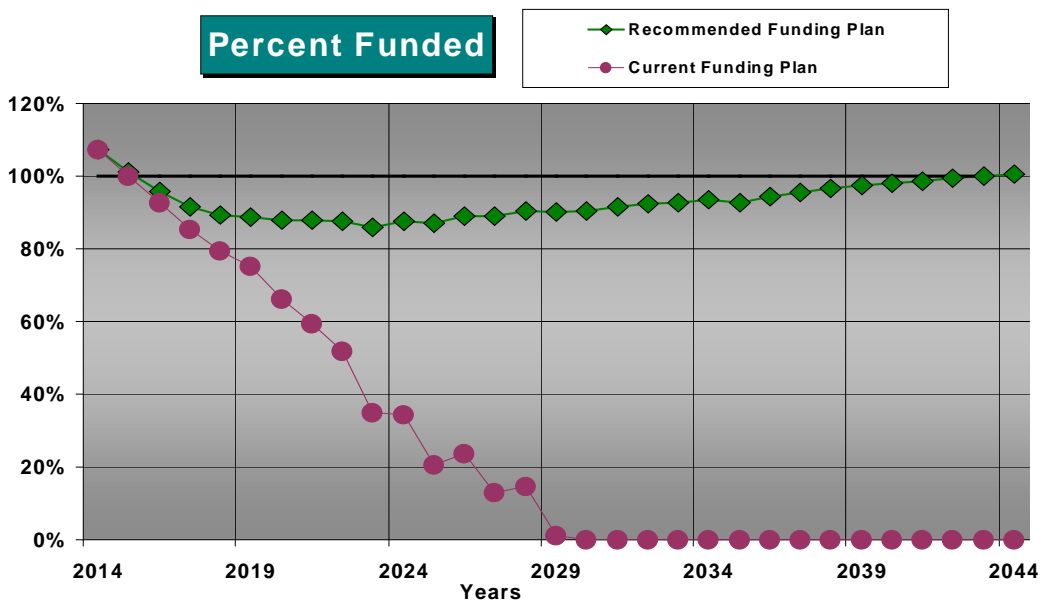


Figure 4

Table Descriptions

The tabular information in this Report is broken down into five tables.

Table 1 summarizes your funded Reserve Components, and is part of the Executive Report summary that appeared earlier in this Report.

Table 2 provides the main component description, life, and cost factors for all components determined to be appropriate for Reserve designation. This table represents the core information from which all other tables are derived.

Table 3 is presented primarily as an accounting summary. The results of the individual line item Fully Funded Balance computations are shown. These individual quantities are summed to arrive at the Fully Funded Balance for the association as of the start date of the Report. The figures in the Current Fund Balance column and the Monthly Reserve Contribution column show our distribution throughout the line items. If the association is underfunded, Reserve Funds are distributed first to components with a short Remaining Useful Life. If the association's Reserve Balance is above 100% Funded, funds are distributed evenly for all components. Contribution rates for each component are a proportionate distribution of the total contribution on the basis of the component's significance to the association (current cost divided by useful life). This presentation is not meant to cause clients to redistribute association funds, it simply presents one way to evenly distribute the total among all the different line items.

Table 4: This table provides a one-page 30-year summary of the cash flowing into and out of the association, compared to the Fully Funded Balance for each year.

Table 5: This table shows the cash flow detail for the next 30 years. This table makes it possible to see what components are projected to require repair or replacement each year, and the size of those individual expenses.

Table 2: Reserve Component List Detail

25308-0

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
<i>Fiesta Gardens - Park Area</i>					
205 Concrete Walkways - Repair/Replace	Approx 650 GSF x 20%	15	8	\$1,950	\$2,600
415 Metal Bench - Replace	(4) Benches	28	8	\$6,400	\$8,000
416 Wood Benches - Replace	(5) Benches	25	10	\$4,500	\$5,500
502 Chain Link Fence - Replace	Approx 450 LF	28	12	\$16,200	\$19,800
720 Push Button Entry System - Replace	(1) Entry System	10	6	\$1,200	\$1,800
1008 Trees - Trim	Numerous Trees	3	2	\$2,500	\$4,000
1009 Landscaping - Replenish	Extensive GSF	5	2	\$6,000	\$8,000
1402 Signage - Replace	(1) Sign	15	7	\$1,400	\$1,800
1603 Tennis Court - Re-coat	(2) Tennis Courts	7	0	\$11,000	\$15,000
1604 Tennis Court - Resurface	(2) Tennis Courts	28	14	\$30,000	\$40,000
<i>Fiesta Gardens - Pool Area</i>					
505 Wood Fence - Replace	Approx 450 LF	25	20	\$18,000	\$22,500
509 Wood Trellis - Replace	Approx 690 GSF	25	10	\$13,800	\$17,300
803 Water Heater - Replace	(1) Water Heater	15	1	\$1,200	\$1,500
909 Bathroom - Refurbish	(2) Bathrooms	15	3	\$7,000	\$10,000
913 Lifeguard Office - Refurbish	(1) Lifeguard Office	15	6	\$2,000	\$3,000
1003 Irrigation Controller - Replace	(1) Superior controller	12	6	\$1,100	\$1,400
1109 Wood Fence - Restain	Approx 450 LF	5	4	\$3,600	\$4,950
1200 Pool Deck - Repair	Approx 7,260 GSF	15	5	\$5,000	\$7,000
1201 Pool Deck Coping - Repair/Replace	Approx 7,260 GSF	6	1	\$3,000	\$5,000
1202 Large Pool - Resurface	Approx 1,730 GSF	12	8	\$32,000	\$40,000
1203 Small Pool - Resurface	Approx 430 GSF	12	8	\$6,000	\$8,000
1206 Large Pool Filter - Replace	(1) Filter	30	15	\$15,000	\$20,000
1207 Small Pool Filter - Replace	(1) Filter	15	8	\$2,000	\$3,000
1208 Large Pool Heater - Replace	(1) Raypak Heater	10	9	\$5,000	\$6,500
1210 Large Pool Pump - Replace	(1) 5hp Pump	10	3	\$5,500	\$7,000
1211 Large Pool Pump - Replace	(1) Pool Pump	10	6	\$2,500	\$3,000
1212 Small Pool Pump - Replace	(1) 3/4 HP Pentair	10	5	\$1,400	\$1,800
1213 Chemical Feeders - Replace	(4) Chemical Feeders	10	6	\$2,800	\$3,400
1214 Chemical Controllers - Replace	(2) Controllers	10	6	\$5,000	\$6,000
1215 Pool Furniture - Replace	(95) Assorted Pieces	5	2	\$8,550	\$9,800
1217 Large Pool Cover - Replace	(1) Large Pool Cover	5	2	\$2,500	\$3,200
1218 Lifeguard Chair - Replace	(1) Life Guard Chair	12	7	\$1,500	\$2,000
1219 Large Pool Solar Controller - Repl	(1) Solar Controller	10	6	\$1,500	\$2,000
1220 Small Pool Solar Controller - Repl	(1) Solar Controller	10	6	\$1,500	\$2,000
1221 Solar Panels - Replace	(23) Panels	20	6	\$11,500	\$16,100
<i>Fiesta Gardens - Playground</i>					
403 Swing Set - Replace	(2) Swing Sets	20	5	\$24,000	\$32,000
404 Play Structures - Replace	(3) Assorted Structures	10	5	\$4,000	\$6,000
405 Play Equipment (small) - Replace	(1) Smaller Play Piece	20	8	\$12,000	\$16,000
407 Play Equipment (large) - Replace	(1) Larger Play Piece	20	0	\$18,000	\$24,000
408 Metal Picnic Table - Replace	(1) Metal Picnic Table	28	21	\$2,000	\$2,500
409 Wood Picnic Table/Benches- Replace	(1) Table/ (2) Benches	25	12	\$5,200	\$6,500
412 Tan Bark Box - Replace	Approx 165 LF	15	8	\$4,290	\$5,280

Table 2: Reserve Component List Detail**25308-0**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
413 Tan Bark Play Surface - Replenish	(1) Surface 1,630 GSF	2	1	\$600	\$800
414 Sand Box - Repair/Replace	Approx 120 LF	15	0	\$2,800	\$3,600
415 Sandbox - Replenish	Approx 920 GSF	2	1	\$600	\$800
503 Chain Link Fence - Replace	Approx 160 LF	25	18	\$3,840	\$4,480
504 Iron Fence - Replace	Approx 240 LF	25	18	\$13,200	\$16,800
512 Metal Trellis - Replace	(1) Trellis	25	18	\$5,000	\$6,000
720 Push Button Entry System - Replace	(1) Entry System	10	6	\$1,200	\$1,800
1107 Metal Fence - Repaint	Approx 240 LF	5	2	\$1,920	\$2,400
<i>Fiesta Gardens - Clubhouse</i>					
206 Concrete Floor - Seal	Approx 1,440 GSF	8	0	\$2,160	\$2,880
325 Interior Lights - Replace	(8) Lights	25	20	\$1,200	\$1,440
601 Carpet - Replace	Approx 42 GSY	12	5	\$1,470	\$1,680
901 Appliances - Replace	(4) Assorted Appliances	20	5	\$4,000	\$5,000
902 Kitchen Counters- Remodel/Refurbish	Approx 80 GSF	25	2	\$5,000	\$7,000
903 Furniture - Replace	(19) Assorted Pieces	12	6	\$2,850	\$3,800
1110 Interior Surfaces - Repaint	Approx 2,840 GSF	10	2	\$2,840	\$3,410
1116 Exterior Wood Surfaces - Repaint	Approx 2,600 GSF	5	0	\$5,850	\$7,150
1121 Wood Surfaces - Repair	Approx 2,600 GSF	5	0	\$4,000	\$5,000
1303 Comp Shingle Roof - Replace	Approx 2,920 GSF	25	10	\$23,400	\$29,200
1310 Gutters/Downspouts - Replace	Approx 300 LF	25	2	\$3,000	\$3,600
61 Total Funded Components					

Table 3: Contribution and Fund Breakdown

25308-0

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
<i>Fiesta Gardens - Park Area</i>						
205 Concrete Walkways - Repair/Replace	15	8	\$2,275	\$1,062	\$1,140.44	\$8.69
415 Metal Bench - Replace	28	8	\$7,200	\$5,143	\$5,524.44	\$14.73
416 Wood Benches - Replace	25	10	\$5,000	\$3,000	\$3,222.59	\$11.46
502 Chain Link Fence - Replace	28	12	\$18,000	\$10,286	\$11,048.88	\$36.82
720 Push Button Entry System - Replace	10	6	\$1,500	\$600	\$644.52	\$8.59
1008 Trees - Trim	3	2	\$3,250	\$1,083	\$1,163.71	\$62.05
1009 Landscaping - Replenish	5	2	\$7,000	\$4,200	\$4,511.63	\$80.19
1402 Signage - Replace	15	7	\$1,600	\$853	\$916.65	\$6.11
1603 Tennis Court - Re-coat	7	0	\$13,000	\$13,000	\$13,964.56	\$106.38
1604 Tennis Court - Resurface	28	14	\$35,000	\$17,500	\$18,798.44	\$71.60
<i>Fiesta Gardens - Pool Area</i>						
505 Wood Fence - Replace	25	20	\$20,250	\$4,050	\$4,350.50	\$46.40
509 Wood Trellis - Replace	25	10	\$15,550	\$9,330	\$10,022.26	\$35.63
803 Water Heater - Replace	15	1	\$1,350	\$1,260	\$1,353.49	\$5.16
909 Bathroom - Refurbish	15	3	\$8,500	\$6,800	\$7,304.54	\$32.46
913 Lifeguard Office - Refurbish	15	6	\$2,500	\$1,500	\$1,611.30	\$9.55
1003 Irrigation Controller - Replace	12	6	\$1,250	\$625	\$671.37	\$5.97
1109 Wood Fence - Restain	5	4	\$4,275	\$855	\$918.44	\$48.97
1200 Pool Deck - Repair	15	5	\$6,000	\$4,000	\$4,296.79	\$22.91
1201 Pool Deck Coping - Repair/Replace	6	1	\$4,000	\$3,333	\$3,580.66	\$38.19
1202 Large Pool - Resurface	12	8	\$36,000	\$12,000	\$12,890.36	\$171.84
1203 Small Pool - Resurface	12	8	\$7,000	\$2,333	\$2,506.46	\$33.41
1206 Large Pool Filter - Replace	30	15	\$17,500	\$8,750	\$9,399.22	\$33.41
1207 Small Pool Filter - Replace	15	8	\$2,500	\$1,167	\$1,253.23	\$9.55
1208 Large Pool Heater - Replace	10	9	\$5,750	\$575	\$617.66	\$32.94
1210 Large Pool Pump - Replace	10	3	\$6,250	\$4,375	\$4,699.61	\$35.80
1211 Large Pool Pump - Replace	10	6	\$2,750	\$1,100	\$1,181.62	\$15.75
1212 Small Pool Pump - Replace	10	5	\$1,600	\$800	\$859.36	\$9.16
1213 Chemical Feeders - Replace	10	6	\$3,100	\$1,240	\$1,332.00	\$17.76
1214 Chemical Controllers - Replace	10	6	\$5,500	\$2,200	\$2,363.23	\$31.50
1215 Pool Furniture - Replace	5	2	\$9,175	\$5,505	\$5,913.45	\$105.11
1217 Large Pool Cover - Replace	5	2	\$2,850	\$1,710	\$1,836.88	\$32.65
1218 Lifeguard Chair - Replace	12	7	\$1,750	\$729	\$783.27	\$8.35
1219 Large Pool Solar Controller - Repl	10	6	\$1,750	\$700	\$751.94	\$10.02
1220 Small Pool Solar Controller - Repl	10	6	\$1,750	\$700	\$751.94	\$10.02
1221 Solar Panels - Replace	20	6	\$13,800	\$9,660	\$10,376.74	\$39.52
<i>Fiesta Gardens - Playground</i>						
403 Swing Set - Replace	20	5	\$28,000	\$21,000	\$22,558.13	\$80.19
404 Play Structures - Replace	10	5	\$5,000	\$2,500	\$2,685.49	\$28.64
405 Play Equipment (small) - Replace	20	8	\$14,000	\$8,400	\$9,023.25	\$40.10
407 Play Equipment (large) - Replace	20	0	\$21,000	\$21,000	\$22,558.13	\$60.14
408 Metal Picnic Table - Replace	28	21	\$2,250	\$563	\$604.24	\$4.60
409 Wood Picnic Table/Benches- Replace	25	12	\$5,850	\$3,042	\$3,267.71	\$13.40
412 Tan Bark Box - Replace	15	8	\$4,785	\$2,233	\$2,398.68	\$18.27

Table 3: Contribution and Fund Breakdown**25308-0**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
413 Tan Bark Play Surface - Replenish	2	1	\$700	\$350	\$375.97	\$20.05
414 Sand Box - Repair/Replace	15	0	\$3,200	\$3,200	\$3,437.43	\$12.22
415 Sandbox - Replenish	2	1	\$700	\$350	\$375.97	\$20.05
503 Chain Link Fence - Replace	25	18	\$4,160	\$1,165	\$1,251.22	\$9.53
504 Iron Fence - Replace	25	18	\$15,000	\$4,200	\$4,511.63	\$34.37
512 Metal Trellis - Replace	25	18	\$5,500	\$1,540	\$1,654.26	\$12.60
720 Push Button Entry System - Replace	10	6	\$1,500	\$600	\$644.52	\$8.59
1107 Metal Fence - Repaint	5	2	\$2,160	\$1,296	\$1,392.16	\$24.75
<i>Fiesta Gardens - Clubhouse</i>						
206 Concrete Floor - Seal	8	0	\$2,520	\$2,520	\$2,706.98	\$18.04
325 Interior Lights - Replace	25	20	\$1,320	\$264	\$283.59	\$3.02
601 Carpet - Replace	12	5	\$1,575	\$919	\$986.92	\$7.52
901 Appliances - Replace	20	5	\$4,500	\$3,375	\$3,625.41	\$12.89
902 Kitchen Counters- Remodel/Refurbish	25	2	\$6,000	\$5,520	\$5,929.57	\$13.75
903 Furniture - Replace	12	6	\$3,325	\$1,663	\$1,785.85	\$15.87
1110 Interior Surfaces - Repaint	10	2	\$3,125	\$2,500	\$2,685.49	\$17.90
1116 Exterior Wood Surfaces - Repaint	5	0	\$6,500	\$6,500	\$6,982.28	\$74.46
1121 Wood Surfaces - Repair	5	0	\$4,500	\$4,500	\$4,833.89	\$51.55
1303 Comp Shingle Roof - Replace	25	10	\$26,300	\$15,780	\$16,950.82	\$60.26
1310 Gutters/Downspouts - Replace	25	2	\$3,300	\$3,036	\$3,261.26	\$7.56
61 Total Funded Components				\$260,039	\$279,333	\$1,919

Table 4: 30-Year Reserve Plan Summary Recommended by Association Reserves

25308-0

Fiscal Year Beginning: 01/01/14

Interest: 0.50%	Inflation: 3.0%
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	% Increase In Annual Contribs	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2014	\$279,333	\$260,039	107.4%	Strong	15.14%	\$23,028	\$0	\$1,330	\$50,720
2015	\$252,971	\$250,105	101.1%	Strong	15.00%	\$26,482	\$0	\$1,317	\$6,953
2016	\$273,818	\$285,990	95.7%	Strong	15.00%	\$30,455	\$0	\$1,351	\$39,105
2017	\$266,518	\$290,900	91.6%	Strong	15.00%	\$35,023	\$0	\$1,379	\$17,648
2018	\$285,273	\$319,157	89.4%	Strong	15.00%	\$40,276	\$0	\$1,519	\$4,812
2019	\$322,256	\$362,613	88.9%	Strong	15.00%	\$46,318	\$0	\$1,550	\$72,252
2020	\$297,871	\$339,075	87.8%	Strong	3.10%	\$47,753	\$0	\$1,497	\$46,240
2021	\$300,882	\$342,824	87.8%	Strong	3.10%	\$49,234	\$0	\$1,499	\$52,805
2022	\$298,810	\$341,159	87.6%	Strong	3.10%	\$50,760	\$0	\$1,372	\$100,746
2023	\$250,196	\$291,337	85.9%	Strong	3.10%	\$52,334	\$0	\$1,348	\$14,907
2024	\$288,970	\$329,747	87.6%	Strong	3.10%	\$53,956	\$0	\$1,389	\$77,746
2025	\$266,569	\$305,936	87.1%	Strong	3.10%	\$55,629	\$0	\$1,459	\$6,437
2026	\$317,220	\$356,250	89.0%	Strong	3.10%	\$57,353	\$0	\$1,561	\$68,665
2027	\$307,469	\$345,411	89.0%	Strong	3.10%	\$59,131	\$0	\$1,646	\$17,108
2028	\$351,138	\$388,826	90.3%	Strong	3.10%	\$60,964	\$0	\$1,702	\$83,987
2029	\$329,818	\$366,180	90.1%	Strong	3.10%	\$62,854	\$0	\$1,655	\$61,851
2030	\$332,475	\$367,219	90.5%	Strong	3.10%	\$64,802	\$0	\$1,741	\$34,854
2031	\$364,165	\$397,709	91.6%	Strong	3.10%	\$66,811	\$0	\$1,879	\$45,305
2032	\$387,550	\$420,012	92.3%	Strong	3.10%	\$68,882	\$0	\$1,954	\$64,241
2033	\$394,145	\$425,189	92.7%	Strong	3.10%	\$71,018	\$0	\$2,078	\$30,116
2034	\$437,124	\$467,433	93.5%	Strong	3.10%	\$73,219	\$0	\$1,895	\$191,123
2035	\$321,116	\$346,923	92.6%	Strong	3.10%	\$75,489	\$0	\$1,709	\$35,625
2036	\$362,690	\$384,830	94.2%	Strong	3.10%	\$77,829	\$0	\$1,888	\$49,646
2037	\$392,761	\$411,358	95.5%	Strong	3.10%	\$80,242	\$0	\$2,068	\$40,380
2038	\$434,691	\$450,211	96.6%	Strong	3.10%	\$82,729	\$0	\$2,351	\$13,813
2039	\$505,959	\$519,635	97.4%	Strong	3.10%	\$85,294	\$0	\$2,458	\$116,205
2040	\$477,507	\$487,783	97.9%	Strong	3.10%	\$87,938	\$0	\$2,425	\$75,265
2041	\$492,605	\$499,311	98.7%	Strong	3.10%	\$90,664	\$0	\$2,518	\$70,826
2042	\$514,961	\$517,990	99.4%	Strong	3.10%	\$93,475	\$0	\$2,660	\$61,774
2043	\$549,322	\$548,851	100.1%	Strong	3.10%	\$96,373	\$0	\$2,898	\$38,294

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4) 25308-0

Fiscal Year	2014	2015	2016	2017	2018
Starting Reserve Balance	\$279,333	\$252,971	\$273,818	\$266,518	\$285,273
Annual Reserve Contribution	\$23,028	\$26,482	\$30,455	\$35,023	\$40,276
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,330	\$1,317	\$1,351	\$1,379	\$1,519
Total Income	\$303,691	\$280,770	\$305,623	\$302,920	\$327,067
# Component					
Fiesta Gardens - Park Area					
205 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Metal Bench - Replace	\$0	\$0	\$0	\$0	\$0
416 Wood Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim	\$0	\$0	\$3,448	\$0	\$0
1009 Landscaping - Replenish	\$0	\$0	\$7,426	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1603 Tennis Court - Re-coat	\$13,000	\$0	\$0	\$0	\$0
1604 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
Fiesta Gardens - Pool Area					
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$1,391	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$9,288	\$0
913 Lifeguard Office - Refurbish	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1109 Wood Fence - Restain	\$0	\$0	\$0	\$0	\$4,812
1200 Pool Deck - Repair	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$0	\$4,120	\$0	\$0	\$0
1202 Large Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Small Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Large Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Small Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Large Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$6,830	\$0
1211 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1213 Chemical Feeders - Replace	\$0	\$0	\$0	\$0	\$0
1214 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Furniture - Replace	\$0	\$0	\$9,734	\$0	\$0
1217 Large Pool Cover - Replace	\$0	\$0	\$3,024	\$0	\$0
1218 Lifeguard Chair - Replace	\$0	\$0	\$0	\$0	\$0
1219 Large Pool Solar Controller - Repl	\$0	\$0	\$0	\$0	\$0
1220 Small Pool Solar Controller - Repl	\$0	\$0	\$0	\$0	\$0
1221 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
Fiesta Gardens - Playground					
403 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Structures - Replace	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4) 25308-0

Fiscal Year	2014	2015	2016	2017	2018
405 Play Equipment (small) - Replace	\$0	\$0	\$0	\$0	\$0
407 Play Equipment (large) - Replace	\$21,000	\$0	\$0	\$0	\$0
408 Metal Picnic Table - Replace	\$0	\$0	\$0	\$0	\$0
409 Wood Picnic Table/Benches- Replace	\$0	\$0	\$0	\$0	\$0
412 Tan Bark Box - Replace	\$0	\$0	\$0	\$0	\$0
413 Tan Bark Play Surface - Replenish	\$0	\$721	\$0	\$765	\$0
414 Sand Box - Repair/Replace	\$3,200	\$0	\$0	\$0	\$0
415 Sandbox - Replenish	\$0	\$721	\$0	\$765	\$0
503 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$2,292	\$0	\$0
Fiesta Gardens - Clubhouse					
206 Concrete Floor - Seal	\$2,520	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
902 Kitchen Counters- Remodel/Refurbish	\$0	\$0	\$6,365	\$0	\$0
903 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$3,315	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$6,500	\$0	\$0	\$0	\$0
1121 Wood Surfaces - Repair	\$4,500	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$3,501	\$0	\$0
Total Expenses	\$50,720	\$6,953	\$39,105	\$17,648	\$4,812
Ending Reserve Balance:	\$252,971	\$273,818	\$266,518	\$285,273	\$322,256

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)

25308-0

Fiscal Year	2019	2020	2021	2022	2023
Starting Reserve Balance	\$322,256	\$297,871	\$300,882	\$298,810	\$250,196
Annual Reserve Contribution	\$46,318	\$47,753	\$49,234	\$50,760	\$52,334
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,550	\$1,497	\$1,499	\$1,372	\$1,348
Total Income	\$370,123	\$347,121	\$351,614	\$350,942	\$303,877
# Component					
Fiesta Gardens - Park Area					
205 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$2,882	\$0
415 Metal Bench - Replace	\$0	\$0	\$0	\$9,121	\$0
416 Wood Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$1,791	\$0	\$0	\$0
1008 Trees - Trim	\$3,768	\$0	\$0	\$4,117	\$0
1009 Landscaping - Replenish	\$0	\$0	\$8,609	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$1,968	\$0	\$0
1603 Tennis Court - Re-coat	\$0	\$0	\$15,988	\$0	\$0
1604 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
Fiesta Gardens - Pool Area					
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Lifeguard Office - Refurbish	\$0	\$2,985	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$1,493	\$0	\$0	\$0
1109 Wood Fence - Restain	\$0	\$0	\$0	\$0	\$5,578
1200 Pool Deck - Repair	\$6,956	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$0	\$0	\$4,919	\$0	\$0
1202 Large Pool - Resurface	\$0	\$0	\$0	\$45,604	\$0
1203 Small Pool - Resurface	\$0	\$0	\$0	\$8,867	\$0
1206 Large Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Small Pool Filter - Replace	\$0	\$0	\$0	\$3,167	\$0
1208 Large Pool Heater - Replace	\$0	\$0	\$0	\$0	\$7,502
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1211 Large Pool Pump - Replace	\$0	\$3,284	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$1,855	\$0	\$0	\$0	\$0
1213 Chemical Feeders - Replace	\$0	\$3,702	\$0	\$0	\$0
1214 Chemical Controllers - Replace	\$0	\$6,567	\$0	\$0	\$0
1215 Pool Furniture - Replace	\$0	\$0	\$11,284	\$0	\$0
1217 Large Pool Cover - Replace	\$0	\$0	\$3,505	\$0	\$0
1218 Lifeguard Chair - Replace	\$0	\$0	\$2,152	\$0	\$0
1219 Large Pool Solar Controller - Repl	\$0	\$2,090	\$0	\$0	\$0
1220 Small Pool Solar Controller - Repl	\$0	\$2,090	\$0	\$0	\$0
1221 Solar Panels - Replace	\$0	\$16,478	\$0	\$0	\$0
Fiesta Gardens - Playground					
403 Swing Set - Replace	\$32,460	\$0	\$0	\$0	\$0
404 Play Structures - Replace	\$5,796	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)

25308-0

Fiscal Year	2019	2020	2021	2022	2023
405 Play Equipment (small) - Replace	\$0	\$0	\$0	\$17,735	\$0
407 Play Equipment (large) - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Picnic Table - Replace	\$0	\$0	\$0	\$0	\$0
409 Wood Picnic Table/Benches- Replace	\$0	\$0	\$0	\$0	\$0
412 Tan Bark Box - Replace	\$0	\$0	\$0	\$6,061	\$0
413 Tan Bark Play Surface - Replenish	\$811	\$0	\$861	\$0	\$913
414 Sand Box - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Sandbox - Replenish	\$811	\$0	\$861	\$0	\$913
503 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$1,791	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$2,657	\$0	\$0
Fiesta Gardens - Clubhouse					
206 Concrete Floor - Seal	\$0	\$0	\$0	\$3,192	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$1,826	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$5,217	\$0	\$0	\$0	\$0
902 Kitchen Counters- Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace	\$0	\$3,970	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$7,535	\$0	\$0	\$0	\$0
1121 Wood Surfaces - Repair	\$5,217	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$72,252	\$46,240	\$52,805	\$100,746	\$14,907
Ending Reserve Balance:	\$297,871	\$300,882	\$298,810	\$250,196	\$288,970

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)

25308-0

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$288,970	\$266,569	\$317,220	\$307,469	\$351,138
Annual Reserve Contribution	\$53,956	\$55,629	\$57,353	\$59,131	\$60,964
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,389	\$1,459	\$1,561	\$1,646	\$1,702
Total Income	\$344,314	\$323,656	\$376,134	\$368,246	\$413,804
# Component					
Fiesta Gardens - Park Area					
205 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Metal Bench - Replace	\$0	\$0	\$0	\$0	\$0
416 Wood Benches - Replace	\$6,720	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$25,664	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim	\$0	\$4,499	\$0	\$0	\$4,916
1009 Landscaping - Replenish	\$0	\$0	\$9,980	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1603 Tennis Court - Re-coat	\$0	\$0	\$0	\$0	\$19,664
1604 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$52,941
Fiesta Gardens - Pool Area					
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$20,898	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Lifeguard Office - Refurbish	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1109 Wood Fence - Restain	\$0	\$0	\$0	\$0	\$6,466
1200 Pool Deck - Repair	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$0	\$0	\$0	\$5,874	\$0
1202 Large Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Small Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Large Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Small Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Large Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$9,178	\$0
1211 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1213 Chemical Feeders - Replace	\$0	\$0	\$0	\$0	\$0
1214 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Furniture - Replace	\$0	\$0	\$13,081	\$0	\$0
1217 Large Pool Cover - Replace	\$0	\$0	\$4,063	\$0	\$0
1218 Lifeguard Chair - Replace	\$0	\$0	\$0	\$0	\$0
1219 Large Pool Solar Controller - Repl	\$0	\$0	\$0	\$0	\$0
1220 Small Pool Solar Controller - Repl	\$0	\$0	\$0	\$0	\$0
1221 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
Fiesta Gardens - Playground					
403 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Structures - Replace	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)

25308-0

Fiscal Year	2024	2025	2026	2027	2028
405 Play Equipment (small) - Replace	\$0	\$0	\$0	\$0	\$0
407 Play Equipment (large) - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Picnic Table - Replace	\$0	\$0	\$0	\$0	\$0
409 Wood Picnic Table/Benches- Replace	\$0	\$0	\$8,341	\$0	\$0
412 Tan Bark Box - Replace	\$0	\$0	\$0	\$0	\$0
413 Tan Bark Play Surface - Replenish	\$0	\$969	\$0	\$1,028	\$0
414 Sand Box - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Sandbox - Replenish	\$0	\$969	\$0	\$1,028	\$0
503 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$3,080	\$0	\$0
Fiesta Gardens - Clubhouse					
206 Concrete Floor - Seal	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
902 Kitchen Counters- Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$4,456	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$8,735	\$0	\$0	\$0	\$0
1121 Wood Surfaces - Repair	\$6,048	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$35,345	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$77,746	\$6,437	\$68,665	\$17,108	\$83,987
Ending Reserve Balance:	\$266,569	\$317,220	\$307,469	\$351,138	\$329,818

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)

25308-0

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$329,818	\$332,475	\$364,165	\$387,550	\$394,145
Annual Reserve Contribution	\$62,854	\$64,802	\$66,811	\$68,882	\$71,018
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,655	\$1,741	\$1,879	\$1,954	\$2,078
Total Income	\$394,327	\$399,019	\$432,855	\$458,387	\$467,241
# Component					
Fiesta Gardens - Park Area					
205 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Metal Bench - Replace	\$0	\$0	\$0	\$0	\$0
416 Wood Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$2,407	\$0	\$0	\$0
1008 Trees - Trim	\$0	\$0	\$5,372	\$0	\$0
1009 Landscaping - Replenish	\$0	\$0	\$11,570	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1603 Tennis Court - Re-coat	\$0	\$0	\$0	\$0	\$0
1604 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
Fiesta Gardens - Pool Area					
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$2,166	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$14,471	\$0
913 Lifeguard Office - Refurbish	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$2,128	\$0
1109 Wood Fence - Restain	\$0	\$0	\$0	\$0	\$7,496
1200 Pool Deck - Repair	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$0	\$0	\$0	\$0	\$7,014
1202 Large Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Small Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Large Pool Filter - Replace	\$27,264	\$0	\$0	\$0	\$0
1207 Small Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Large Pool Heater - Replace	\$0	\$0	\$0	\$0	\$10,083
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1211 Large Pool Pump - Replace	\$0	\$4,413	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$2,493	\$0	\$0	\$0	\$0
1213 Chemical Feeders - Replace	\$0	\$4,975	\$0	\$0	\$0
1214 Chemical Controllers - Replace	\$0	\$8,826	\$0	\$0	\$0
1215 Pool Furniture - Replace	\$0	\$0	\$15,165	\$0	\$0
1217 Large Pool Cover - Replace	\$0	\$0	\$4,711	\$0	\$0
1218 Lifeguard Chair - Replace	\$0	\$0	\$0	\$0	\$3,069
1219 Large Pool Solar Controller - Repl	\$0	\$2,808	\$0	\$0	\$0
1220 Small Pool Solar Controller - Repl	\$0	\$2,808	\$0	\$0	\$0
1221 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
Fiesta Gardens - Playground					
403 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Structures - Replace	\$7,790	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**25308-0**

Fiscal Year	2029	2030	2031	2032	2033
405 Play Equipment (small) - Replace	\$0	\$0	\$0	\$0	\$0
407 Play Equipment (large) - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Picnic Table - Replace	\$0	\$0	\$0	\$0	\$0
409 Wood Picnic Table/Benches- Replace	\$0	\$0	\$0	\$0	\$0
412 Tan Bark Box - Replace	\$0	\$0	\$0	\$0	\$0
413 Tan Bark Play Surface - Replenish	\$1,091	\$0	\$1,157	\$0	\$1,227
414 Sand Box - Repair/Replace	\$4,985	\$0	\$0	\$0	\$0
415 Sandbox - Replenish	\$1,091	\$0	\$1,157	\$0	\$1,227
503 Chain Link Fence - Replace	\$0	\$0	\$0	\$7,082	\$0
504 Iron Fence - Replace	\$0	\$0	\$0	\$25,536	\$0
512 Metal Trellis - Replace	\$0	\$0	\$0	\$9,363	\$0
720 Push Button Entry System - Replace	\$0	\$2,407	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$3,570	\$0	\$0
Fiesta Gardens - Clubhouse					
206 Concrete Floor - Seal	\$0	\$4,044	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$2,603	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
902 Kitchen Counters- Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace	\$0	\$0	\$0	\$5,661	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$10,127	\$0	\$0	\$0	\$0
1121 Wood Surfaces - Repair	\$7,011	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$61,851	\$34,854	\$45,305	\$64,241	\$30,116
Ending Reserve Balance:	\$332,475	\$364,165	\$387,550	\$394,145	\$437,124

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)

25308-0

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$437,124	\$321,116	\$362,690	\$392,761	\$434,691
Annual Reserve Contribution	\$73,219	\$75,489	\$77,829	\$80,242	\$82,729
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,895	\$1,709	\$1,888	\$2,068	\$2,351
Total Income	\$512,239	\$398,314	\$442,407	\$475,071	\$519,772
# Component					
Fiesta Gardens - Park Area					
205 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$4,490	\$0
415 Metal Bench - Replace	\$0	\$0	\$0	\$0	\$0
416 Wood Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim	\$5,870	\$0	\$0	\$6,414	\$0
1009 Landscaping - Replenish	\$0	\$0	\$13,413	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$3,066	\$0	\$0
1603 Tennis Court - Re-coat	\$0	\$24,184	\$0	\$0	\$0
1604 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
Fiesta Gardens - Pool Area					
505 Wood Fence - Replace	\$36,574	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Lifeguard Office - Refurbish	\$0	\$4,651	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1109 Wood Fence - Restain	\$0	\$0	\$0	\$0	\$8,690
1200 Pool Deck - Repair	\$10,837	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Large Pool - Resurface	\$65,020	\$0	\$0	\$0	\$0
1203 Small Pool - Resurface	\$12,643	\$0	\$0	\$0	\$0
1206 Large Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Small Pool Filter - Replace	\$0	\$0	\$0	\$4,934	\$0
1208 Large Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$12,335	\$0
1211 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1213 Chemical Feeders - Replace	\$0	\$0	\$0	\$0	\$0
1214 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Furniture - Replace	\$0	\$0	\$17,580	\$0	\$0
1217 Large Pool Cover - Replace	\$0	\$0	\$5,461	\$0	\$0
1218 Lifeguard Chair - Replace	\$0	\$0	\$0	\$0	\$0
1219 Large Pool Solar Controller - Repl	\$0	\$0	\$0	\$0	\$0
1220 Small Pool Solar Controller - Repl	\$0	\$0	\$0	\$0	\$0
1221 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
Fiesta Gardens - Playground					
403 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
404 Play Structures - Replace	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)

25308-0

Fiscal Year	2034	2035	2036	2037	2038
405 Play Equipment (small) - Replace	\$0	\$0	\$0	\$0	\$0
407 Play Equipment (large) - Replace	\$37,928	\$0	\$0	\$0	\$0
408 Metal Picnic Table - Replace	\$0	\$4,186	\$0	\$0	\$0
409 Wood Picnic Table/Benches- Replace	\$0	\$0	\$0	\$0	\$0
412 Tan Bark Box - Replace	\$0	\$0	\$0	\$9,444	\$0
413 Tan Bark Play Surface - Replenish	\$0	\$1,302	\$0	\$1,382	\$0
414 Sand Box - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Sandbox - Replenish	\$0	\$1,302	\$0	\$1,382	\$0
503 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$4,139	\$0	\$0
Fiesta Gardens - Clubhouse					
206 Concrete Floor - Seal	\$0	\$0	\$0	\$0	\$5,123
325 Interior Lights - Replace	\$2,384	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
902 Kitchen Counters- Remodel/Refurbish	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$5,988	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$11,740	\$0	\$0	\$0	\$0
1121 Wood Surfaces - Repair	\$8,128	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$191,123	\$35,625	\$49,646	\$40,380	\$13,813
Ending Reserve Balance:	\$321,116	\$362,690	\$392,761	\$434,691	\$505,959

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)

25308-0

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$505,959	\$477,507	\$492,605	\$514,961	\$549,322
Annual Reserve Contribution	\$85,294	\$87,938	\$90,664	\$93,475	\$96,373
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,458	\$2,425	\$2,518	\$2,660	\$2,898
Total Income	\$593,711	\$567,870	\$585,787	\$611,096	\$648,593
# Component					
Fiesta Gardens - Park Area					
205 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Metal Bench - Replace	\$0	\$0	\$0	\$0	\$0
416 Wood Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$3,235	\$0	\$0	\$0
1008 Trees - Trim	\$0	\$7,009	\$0	\$0	\$7,659
1009 Landscaping - Replenish	\$0	\$0	\$15,549	\$0	\$0
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1603 Tennis Court - Re-coat	\$0	\$0	\$0	\$29,743	\$0
1604 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
Fiesta Gardens - Pool Area					
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Lifeguard Office - Refurbish	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1109 Wood Fence - Restain	\$0	\$0	\$0	\$0	\$10,074
1200 Pool Deck - Repair	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Coping - Repair/Replace	\$8,375	\$0	\$0	\$0	\$0
1202 Large Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Small Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Large Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Small Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Large Pool Heater - Replace	\$0	\$0	\$0	\$0	\$13,550
1210 Large Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1211 Large Pool Pump - Replace	\$0	\$5,931	\$0	\$0	\$0
1212 Small Pool Pump - Replace	\$3,350	\$0	\$0	\$0	\$0
1213 Chemical Feeders - Replace	\$0	\$6,685	\$0	\$0	\$0
1214 Chemical Controllers - Replace	\$0	\$11,861	\$0	\$0	\$0
1215 Pool Furniture - Replace	\$0	\$0	\$20,380	\$0	\$0
1217 Large Pool Cover - Replace	\$0	\$0	\$6,331	\$0	\$0
1218 Lifeguard Chair - Replace	\$0	\$0	\$0	\$0	\$0
1219 Large Pool Solar Controller - Repl	\$0	\$3,774	\$0	\$0	\$0
1220 Small Pool Solar Controller - Repl	\$0	\$3,774	\$0	\$0	\$0
1221 Solar Panels - Replace	\$0	\$29,761	\$0	\$0	\$0
Fiesta Gardens - Playground					
403 Swing Set - Replace	\$58,626	\$0	\$0	\$0	\$0
404 Play Structures - Replace	\$10,469	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**25308-0**

Fiscal Year	2039	2040	2041	2042	2043
405 Play Equipment (small) - Replace	\$0	\$0	\$0	\$32,031	\$0
407 Play Equipment (large) - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Picnic Table - Replace	\$0	\$0	\$0	\$0	\$0
409 Wood Picnic Table/Benches- Replace	\$0	\$0	\$0	\$0	\$0
412 Tan Bark Box - Replace	\$0	\$0	\$0	\$0	\$0
413 Tan Bark Play Surface - Replenish	\$1,466	\$0	\$1,555	\$0	\$1,650
414 Sand Box - Repair/Replace	\$0	\$0	\$0	\$0	\$0
415 Sandbox - Replenish	\$1,466	\$0	\$1,555	\$0	\$1,650
503 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
512 Metal Trellis - Replace	\$0	\$0	\$0	\$0	\$0
720 Push Button Entry System - Replace	\$0	\$3,235	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$4,798	\$0	\$0
Fiesta Gardens - Clubhouse					
206 Concrete Floor - Seal	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$3,712
901 Appliances - Replace	\$9,422	\$0	\$0	\$0	\$0
902 Kitchen Counters- Remodel/Refurbish	\$0	\$0	\$13,328	\$0	\$0
903 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Exterior Wood Surfaces - Repaint	\$13,610	\$0	\$0	\$0	\$0
1121 Wood Surfaces - Repair	\$9,422	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$7,330	\$0	\$0
Total Expenses	\$116,205	\$75,265	\$70,826	\$61,774	\$38,294
Ending Reserve Balance:	\$477,507	\$492,605	\$514,961	\$549,322	\$610,299

Accuracy, Limitations, and Disclosures

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters.

Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

Association Reserves, Inc., and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation.

We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

Component quantities indicated in this Report were developed by Association Reserves unless otherwise noted in our “Site Inspection Notes” comments. No destructive or intrusive testing was performed, nor should the site inspection be assumed to be anything other than for budget purposes.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area)
GSY	Gross Square Yards (area)
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 Reserve Balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This benchmark balance represents the value of the deterioration of the Reserve Components. This number is calculated for each component, then summed together for an association total.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

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 Table 5.

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, page ii.

Percent Funded: The ratio, at a particular point in time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life: The estimated time, in years, that a common area component can be expected to continue to serve its intended function.

Useful Life: The estimated time, in years, that a common area component can be expected to serve its intended function.

Photographic Inventory Appendix

Client: 25308A Fiesta Gardens HOA - Park Area

Comp #: 205 Concrete Walkways - Repair/Replace

Quantity: Approx 650 GSF x 20%

Location: Throughout park area

Evaluation: Generally good condition with no significant cracking, lifting, settling or other indications of problems at this time. Inspect periodically and perform any needed minor repairs as a maintenance project. Large-scale or complete repairs should not be anticipated, but moderate sized projects should be as the concrete ages. Although difficult to predict timing, cost and scope, we suggest setting aside a repair/replacement allowance to supplement the operating budget in future years. Adjust as conditions dictate in future years. Avoid adjacent over-watering of landscape and monitor any tree roots nearby.



Useful Life:
15 years

Remaining Life:
8 years

Best Case: \$1,950.00
\$15/GSF x 20%; Lower estimate to repair

Worst Case: \$2,600.00
\$20/GSF x 20%; Higher estimate to repair

Cost Source: ARSF Cost Database

Client: 25308A Fiesta Gardens HOA - Park Area

Comp #: 415 **Metal Bench - Replace**

Quantity: (4) Benches

Location: Perimeter of tennis court

Evaluation: Metal coated benches at the tennis court area. Benches are sturdy and firmly secured in to the ground. Isolated areas where the metal coating is worn and minimal rust noted mainly at the base. Functional.



Useful Life:
28 years

Remaining Life:
8 years

Best Case: \$6,400.00

\$1,600/Bench; Lower estimate to replace including removal of the old bench and installation of the new bench

Worst Case: \$8,000.00

\$2,000/Bench; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 416 **Wood Benches - Replace**

Quantity: (5) Benches

Location: Various locations throughout park

Evaluation: Wooden benches with metal frames and support posts. All are intact with no significant warping, cracking, or deterioration noted. Sturdy and functional.



Useful Life:
25 years

Remaining Life:
10 years

Best Case: \$4,500.00

\$900/Bench; Lower estimate to replace

Worst Case: \$5,500.00

\$1,100/Bench; Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308A Fiesta Gardens HOA - Park Area

Comp #: 420 **Bike Rack - Replace**

Quantity: (1) Metal Bike Rack

Location: At the tennis court entrance

Evaluation: (1) Metal bike rack. Typically a life long component once installed. No expectation to replace this bike rack under normal circumstances. No Reserve funding necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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

Quantity: Approx 220 LF

Location: West side of the park area

Evaluation: Block wall is intact. Typically a life long component once installed. No expectation to replace this wall under normal circumstances. No Reserve funding necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 25308A Fiesta Gardens HOA - Park Area

Comp #: 502 Chain Link Fence - Replace

Quantity: Approx 450 LF

Location: Perimeter of tennis court

Evaluation: Fence is upright and sturdy with no signs of stretched links or abuse. Sturdy component that can last for extended period of time if it isn't damaged or abused. Clean, repair as needed from operating funds. Best to plan for eventual replacement of the chain link fencing, to maintain functionality and a quality appearance.

Useful Life:
28 years

Remaining Life:
12 years



Best Case: \$16,200.00

\$36/LF; Lower estimate to replace

Worst Case: \$19,800.00

\$44/LF; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 720 Push Button Entry System - Replace

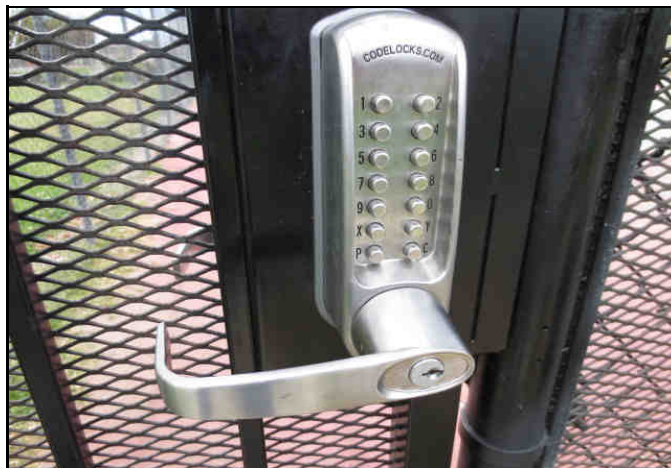
Quantity: (1) Entry System

Location: Entrance to tennis courts

Evaluation: (1) CodeLock electronic push button entry system at the tennis court entrance. Good condition no scratches or scuffs. Exterior location exposed to the elements. Currently functional with no problems reported.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$1,200.00

Lower estimate to replace including installation

Worst Case: \$1,800.00

Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308A Fiesta Gardens HOA - Park Area

Comp #: 1004 Irrigation System - Replace

Quantity: (1) System

Location: Throughout common areas

Evaluation: Generally reported to be in good, functional operating condition. As routine maintenance, inspect regularly, test system, repair as needed from operating budget. If properly installed and bedded without defect, the elements within this component are generally low cost and have a failure rate that is difficult to predict. Best suited to be handled thru the operating budget. No basis for reserve funding at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1008 Trees - Trim

Quantity: Numerous Trees

Location: Throughout park area

Evaluation: Some trees exhibit more overgrowth than others, overall shapes are fair. Periodic thinning and trimming recommended in order to maintain proper shape and tree health as well as to ensure a safe environment. Trimming cycle can vary depending on species of tree. This component provides an allowance for periodic tree trimming.

Useful Life:

3 years

Remaining Life:

2 years



Best Case: \$2,500.00

Worst Case: \$4,000.00

Lower allowance for tree trimming

Higher allowance for tree trimming

Cost Source: ARSF Cost Database

Client: 25308A Fiesta Gardens HOA - Park Area

Comp #: 1009 Landscaping - Replenish

Quantity: Extensive GSF

Location: Throughout park area

Evaluation: Combination of turf, ground cover, shrubs and trees. Selected areas are periodically upgraded and plant material replaced. Cost and timing of replacement can vary greatly, but plan on an 5 year interval.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$6,000.00

Lower allowance for replenishment

Worst Case: \$8,000.00

Higher allowance for replenishment

Cost Source: ARSF Cost Database

Comp #: 1402 Signage - Replace

Quantity: (1) Sign

Location: South side of park

Evaluation: Painted wooden sign mounted in the landscaped areas. Wooden posts show some deterioration at the base where it is exposed to irrigation moisture. Currently upright and stable. Letters are readable but faded. Repaint out of the operating account. Anticipate need to replace in the future.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$1,400.00

Lower estimate to replace

Worst Case: \$1,800.00

Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308A Fiesta Gardens HOA - Park Area

Comp #: 1603 Tennis Court - Re-coat

Quantity: (2) Tennis Courts

Location: Park area

Evaluation: (2) Tennis courts, approx 12,500 GSF. Surface displays cracks and surface wear. Isolated areas of settling and lifting noted. We recommend recoating and making minor repairs in the near future.

Useful Life:
7 years

Remaining Life:
0 years



Best Case: \$11,000.00
\$5,500/court; Lower estimate to resurface

Worst Case: \$15,000.00
\$7,500/court; Higher estimate to resurface

Cost Source: ARSF Cost Database

Comp #: 1604 Tennis Court - Resurface

Quantity: (2) Tennis Courts

Location: Park area

Evaluation: (2) Tennis courts, approx 12,500 GSF. Isolated areas of cracking, lifting and settling noted but most areas are in fair condition for its age. We recommend sealing and making repairs in the near future to protect the integrity of the court and prolong the need for costly resurfacing.

Useful Life:
28 years

Remaining Life:
14 years



Best Case: \$30,000.00
\$15,000/Court; Lower estimate to resurface

Worst Case: \$40,000.00
\$20,000/Court; Higher estimate to resurface

Cost Source: ARSF Cost Database

Client: 25308A Fiesta Gardens HOA - Park Area

Comp #: 1608 Basketball Backboards - Replace

Quantity: (2) Hoops

Location: Tennis Courts

Evaluation: Basketball hoops are mounted on metal poles above the tennis courts. The backboards show significant deterioration with pieces chipped and broken. Consider replacement to allow for proper use. No expectation to replace the metal support pole. Basketball back boards are economical in cost and fall below the threshold to be deemed a reserve component. Fund out of operating. No reserve funding necessary.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 323 Exterior Pool Lights - Replace

Quantity: (14) Lights

Location: Various areas throughout pool area

Evaluation: Lights were observed during the day and assumed functional. Various types of fixtures with various conditions depending on location, exposure to the elements, and date of last replacement. Appear to be replaced on an as needed basis. Individual lights are economical in cost and no expectation to replace all fixtures at the same time. If replacement is needed we suggest you handle it out of the general maintenance budget. No Reserve funding needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 407 BBQ - Replace

Quantity: (1) BBQ

Location: Adjacent to pool area

Evaluation: (1) Concrete BBQ pit. Small hairline cracks along the side of the pit but no significant movement in the concrete base. Functional with no problems reported. This BBQ is typically a life long component once installed. No expectation to replace under normal circumstances. No Reserve funding necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 505 **Wood Fence - Replace**

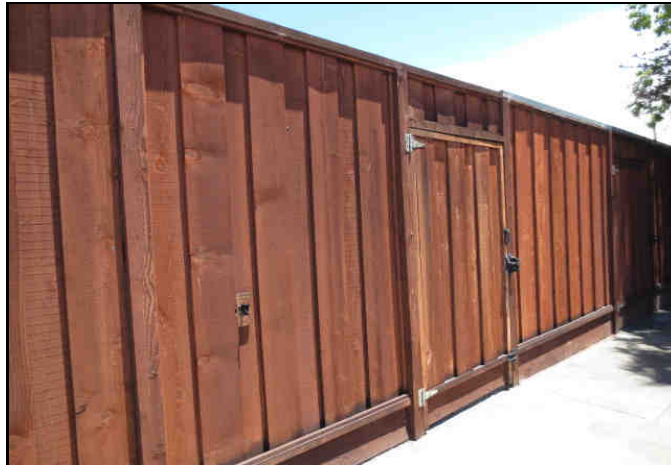
Quantity: Approx 450 LF

Location: Perimeter of pool area

Evaluation: Wood fence is upright and in good condition. The fence is stained and has pressure treated posts providing a sturdy base. Most of the fence is mounted on concrete away from landscaping moisture which helps to extend its useful life.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$18,000.00

Worst Case: \$22,500.00

\$40/LF; Lower estimate to replace

\$50/LF; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 509 **Wood Trellis - Replace**

Quantity: Approx 690 GSF

Location: Pool Area

Evaluation: Painted wooden trellis mounted on concrete. Sturdy and upright. Normal signs of aging but not significant cracking, wood rot, or abnormal deterioration noted.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$13,800.00

Worst Case: \$17,300.00

\$20/GSF; Lower estimate to replace

\$25/GSF; Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 803 **Water Heater - Replace**

Quantity: (1) Water Heater

Location: Adjacent to the restroom

Evaluation: (1) Older AO Smith Water heater with exterior rust at joints. No active leaking. Assume functional but nearing the end of its useful life.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$1,200.00
Estimate to replace

Worst Case: \$1,500.00
Higher estimate

Cost Source: ARSF Cost Database

Comp #: 909 **Bathroom - Refurbish**

Quantity: (2) Bathrooms

Location: Pool area

Evaluation: (2) Restrooms approx 60 GSF each. Women's restroom has (2) stalls each with (1) toilet, (1) simple sink, (1) mirror and (1) paper towel dispenser and (1) simple light. Men's restroom has (1) stall, (1) simple sink, (1) urinal, (1) paper towel dispenser, (1) mirror, and (1) simple light. Sealed concrete flooring, painted concrete block walls and painted wood ceiling.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$7,000.00
\$3,500/Bathroom; Lower estimate to refurbish

Worst Case: \$10,000.00
\$5,000/Bathroom; Higher estimate to refurbish

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 913 Lifeguard Office - Refurbish

Quantity: (1) Lifeguard Office

Location: Pool area entrance

Evaluation: Approx 35 GSF with astro turf flooring, painted walls and minimal furniture including built in cabinets, (2) chairs, and basic office supplies. Fair condition. Used mainly during the summer months.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$2,000.00
Lower estimate to refurbish

Worst Case: \$3,000.00
Higher estimate to refurbish

Cost Source: ARSF Cost Database

Comp #: 1003 Irrigation Controller - Replace

Quantity: (1) Superior controller

Location: Northside of clubhouse building

Evaluation: Locked at the time of the site inspection. Assume functional, no problems reported.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$1,100.00
Lower estimate to replace

Worst Case: \$1,400.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 1109 **Wood Fence - Restain**

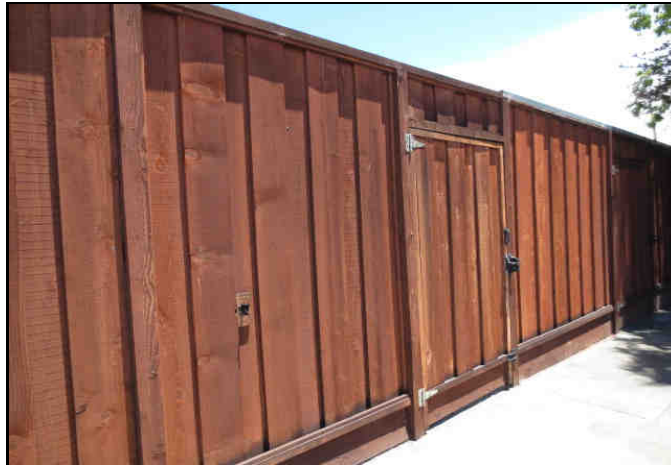
Quantity: Approx 450 LF

Location: Perimeter of pool area

Evaluation: Wood fence is upright and in good condition. The fence is stained and has pressure treated posts providing a sturdy base. Most of the fence is mounted on concrete away from landscaping moisture which helps to extend its useful life.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$3,600.00

\$8/LF; Lower estimate to replace

Worst Case: \$4,950.00

\$11/LF; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 1200 **Pool Deck - Repair**

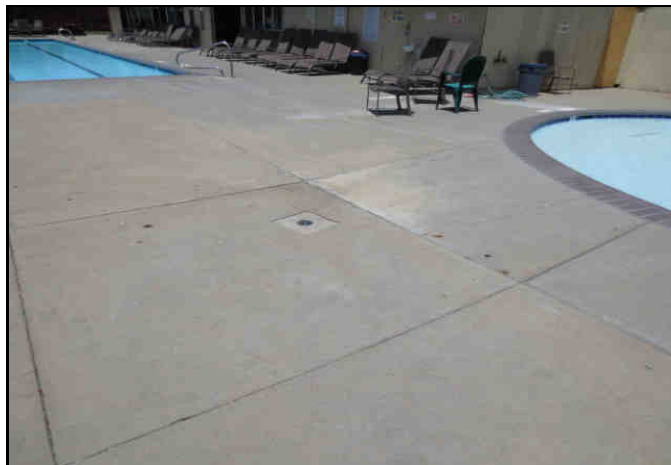
Quantity: Approx 7,260 GSF

Location: Pool Area

Evaluation: Isolated hairline cracking along pool deck. Generally concrete surfaces were noted to be intact and in good condition. Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed. Adjust funding as future conditions dictate.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$5,000.00

Allowance to repair

Worst Case: \$7,000.00

Higher allowance

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 1201 Pool Deck Coping - Repair/Replace

Quantity: Approx 7,260 GSF

Location: Pool Area

Evaluation: The association had their mastic removed and replaced with deck-o-seal in 2009. This component funds for regular repairs to the coping stones and replacement of the coping and mastic.

Useful Life:
6 years

Remaining Life:
1 years



Best Case: \$3,000.00
Allowance to repair

Worst Case: \$5,000.00
Higher allowance

Cost Source: Client Bid History

Comp #: 1202 Large Pool - Resurface

Quantity: Approx 1,730 GSF

Location: Pool area

Evaluation: Pool surface was in fair condition with no chipping or cracks noted. Some surface wear associated with normal use. No problems reported.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$32,000.00
Lower estimate to resurface

Worst Case: \$40,000.00
Higher estimate to resurface

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 1203 Small Pool - Resurface

Quantity: Approx 430 GSF

Location: Pool area

Evaluation: Small pool surface was in fair condition with some fading and surface wear noted. No chipping, cracks, or abnormal conditions noted. No problems reported.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$6,000.00
Lower estimate to resurface

Worst Case: \$8,000.00
Higher estimate to resurface

Cost Source: ARSF Cost Database

Comp #: 1206 Large Pool Filter - Replace

Quantity: (1) Filter

Location: Pool equipment area

Evaluation: Original filter from 1954. Large metal sand filter. Minimal information of prior repairs or filter history. No leaking observed at the time of the inspection. Large sand filters of this size and quality have a long useful life. When replacement is necessary they are not typically replaced with the same large metal filter but more instead replaced with multiple smaller, more efficient sand filters. This metal sand filter may have an extended useful life and even though its difficult to predict timing, cost and scope, we suggest setting aside funds for replacement. Adjust as conditions dictate in future years.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$15,000.00
Lower estimate to replace with multiple sand filters

Worst Case: \$20,000.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 1207 Small Pool Filter - Replace

Quantity: (1) Filter

Location: Pool equipment area

Evaluation: (1) Triton II Sand Filter, Model TR-100. No signs of leaking or issues at the time of the site visit. Sand filters will need to have the sand replaced periodically. Sand replacement is economical in cost and should be handled out of the operating budget. This component funds for complete replacement in the future.



Useful Life:
15 years

Remaining Life:
8 years

Best Case: \$2,000.00
Lower estimate to replace

Worst Case: \$3,000.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 1208 Large Pool Heater - Replace

Quantity: (1) Raypak Heater

Location: Pool equipment area

Evaluation: (1) Raypak Rheem Professional Heater model B-R408-EN-X-ASME S/N 1205339850 item #013731. Newer model. Functioning properly with no problems reported.



Useful Life:
10 years

Remaining Life:
9 years

Best Case: \$5,000.00
Lower estimate to replace

Worst Case: \$6,500.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 1210 Large Pool Pump - Replace

Quantity: (1) 5hp Pump

Location: Pool equipment area

Evaluation: (1) 5hp Marathon Pump manufactured 1/2007 Model #EA182TTDR 97009AWL. Functional at the time of the site visit. No problems reported.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$5,500.00
Lower estimate to replace

Worst Case: \$7,000.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 1211 Large Pool Pump - Replace

Quantity: (1) Pool Pump

Location: Pool equipment area

Evaluation: (1) Hayward Max Flo II. Model C48D31A04 and Serial # 186C3FM. Functional with no problems reported.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$2,500.00
Lower estimate to replace

Worst Case: \$3,000.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 1212 Small Pool Pump - Replace

Quantity: (1) 3/4 HP Pentair

Location: Pool equipment room

Evaluation: (1) Pentair 3/4 Hp pool pump. Model SF -NQ-3/4 A-34037. Functional with no leaks or problems reported.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$1,400.00
Lower estimate to replace

Worst Case: \$1,800.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 1213 Chemical Feeders - Replace

Quantity: (4) Chemical Feeders

Location: Pool equipment room

Evaluation: (4) Stenner Pump Company chemical controllers, Models 85M3. Serial number D22862-GG , 041912307195, 11110839376, and 11110839377 All appear to be functioning properly at the time of the site visit.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$2,800.00
\$700/Chlorinator; Lower estimate to replace

Worst Case: \$3,400.00
\$850/Chlorinator; Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 1214 Chemical Controllers - Replace

Quantity: (2) Controllers

Location: Pool equipment area

Evaluation: (2) Chemtrol digital reader with (2) Stenner chemical controllers, model: 8SM3 S/N 11110839376 and S/N 11110839377

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$5,000.00

\$2,500/Chemical Controller; Lower estimate to replace

Worst Case: \$6,000.00

\$3,000/Chemical Controller; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 1215 Pool Furniture - Replace

Quantity: (95) Assorted Pieces

Location: Pool area

Evaluation: Furniture is in good condition all the fabric is intact and tightly attached to metal frame. No signs of significant fading or premature deterioration. (3) Wooden tables, (9) wooden benches, (4) cocktail tables, (47) lounges, (26) pool chairs, (6) umbrellas.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$8,550.00

Allowance to replace

Worst Case: \$9,800.00

Higher allowance

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 1217 Large Pool Cover - Replace

Quantity: (1) Large Pool Cover

Location: Pool Area

Evaluation: Pool cover was off and rolled up at the time of the site visit. No visible holes, tears, or abnormal wear observed.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$2,500.00
Lower estimate

Worst Case: \$3,200.00
Higher estimate

Cost Source: ARSF Cost Database

Comp #: 1218 Lifeguard Chair - Replace

Quantity: (1) Life Guard Chair

Location: Pool area

Evaluation: Life guard chair is sturdy and well built. No signs of warping, fading, or cracking. Functional with no abnormal wear or abuse noted.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$1,500.00
Lower estimate to replace

Worst Case: \$2,000.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 1219 Large Pool Solar Controller - Repl

Quantity: (1) Solar Controller

Location: Pool equipment area

Evaluation: (1) Independent Energy Differential Temperature controller. Functional at the time of the site visit. No problems reported.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$1,500.00
Estimate to replace

Worst Case: \$2,000.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 1220 Small Pool Solar Controller - Repl

Quantity: (1) Solar Controller

Location: Pool equipment area

Evaluation: (1) Fafco Solar controller. Functional at the time of the site visit. No problems reported.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$1,500.00
Estimate to replace

Worst Case: \$2,000.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308B Fiesta Gardens HOA - Pool Area

Comp #: 1221 Solar Panels - Replace

Quantity: (23) Panels

Location: Clubhouse roof

Evaluation: (23) Solar panels located on the roof of the pool building. All appear functional with no reported problems.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$11,500.00

Worst Case: \$16,100.00

\$500/Panel; Lower estimate to replace

\$700/Panel; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 1601 Volleyball Court - Replenish

Quantity: (1) Volleyball Court

Location: Adjacent to recreation building

Evaluation: (1) Grass volleyball court area. Minimal maintenance besides regular landscaping upkeep which is funded under the operating budget. No reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 25308C Fiesta Gardens HOA - Playground

Comp #: 403 Swing Set - Replace

Quantity: (2) Swing Sets

Location: Playground area

Evaluation: (1) 4-seat toddler swing set and (1) 4-seat full sized swing set. Both show exterior wear with paint chipping on the base. Both appeaser sturdy and are currently functional.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$24,000.00
\$12,000/Swing Set; Lower estimate to replace

Worst Case: \$32,000.00
\$16,000/Swing Set; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 404 Play Structures - Replace

Quantity: (3) Assorted Structures

Location: Playground area

Evaluation: (1) Little Tikes tunnel, (1) play house, and (1) Kid Builder dinosaur. Play structures are intact with no cracking, holes, or abuse noted. Inspect periodically to ensure the play structures remain intact and a safe play environment for children.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$4,000.00
Lower allowance to replace

Worst Case: \$6,000.00
Higher allowance to replace

Cost Source: ARSF Cost Database

Client: 25308C Fiesta Gardens HOA - Playground

Comp #: 405 Play Equipment (small) - Replace

Quantity: (1) Smaller Play Piece

Location: Playground area

Evaluation: (1) Kid Builders small play structure. Structure has (1) slide and no moving parts. All pieces are intact with no paint chipping, rust, or abuse noted. Inspect periodically to ensure the play structures remain intact and area a safe play environment for children.



Useful Life:
20 years

Remaining Life:
8 years

Best Case: \$12,000.00
Lower estimate to replace

Worst Case: \$16,000.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 407 Play Equipment (large) - Replace

Quantity: (1) Larger Play Piece

Location: Playground area

Evaluation: Larger structure has moderate rusting at the tallest platform and is held together by duct tape in isolated areas. We recommend replacement in the near future. Inspect periodically to ensure the play structures remain intact and a safe play environment for children.



Useful Life:
20 years

Remaining Life:
0 years

Best Case: \$18,000.00
Lower estimate to replace

Worst Case: \$24,000.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308C Fiesta Gardens HOA - Playground

Comp #: 408 Metal Picnic Table - Replace

Quantity: (1) Metal Picnic Table

Location: Playground area

Evaluation: Metal-coated picnic bench in good condition. No signs of deterioration at this time.



Useful Life:
28 years

Remaining Life:
21 years

Best Case: \$2,000.00
\$2,000/Table; Lower estimate to replace

Worst Case: \$2,500.00
\$2,500/Table; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 409 Wood Picnic Table/Benches- Replace

Quantity: (1) Table/ (2) Benches

Location: Playground area

Evaluation: (1) Picnic table with a metal base and wood table and seats. (2) Wooden benches with metal frames and supports. Wood seats and tables are intact with no significant warping, cracking, or deterioration noted. Metal base is sturdy with no rust or corrosion noted.



Useful Life:
25 years

Remaining Life:
12 years

Best Case: \$5,200.00
\$2,000/Picnic Table; \$1,600/Bench; Lower estimate to replace

Worst Case: \$6,500.00
\$2,500/Picnic Table; \$2,000/Bench; Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308C Fiesta Gardens HOA - Playground

Comp #: 412 Tan Bark Box - Replace

Quantity: Approx 165 LF

Location: Perimeter of the tan bark play area

Evaluation: The tan bark box is constructed of wood and composite material. Aging well with some fading but no significant warping or cracking noted. Inspect periodically to ensure the play structures remain intact and a safe play environment for children.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$4,290.00

\$26/LF; Lower estimate to replace

Worst Case: \$5,280.00

\$32/LF; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 413 Tan Bark Play Surface - Replenish

Quantity: (1) Surface 1,630 GSF

Location: Playground Area

Evaluation: Play surface is replenished periodically. Inspect regularly and redistribute tan bark as necessary to ensure a safe play area. Last replenished in 2013.

Useful Life:
2 years

Remaining Life:
1 years



Best Case: \$600.00

Lower estimate to replenish tan bark

Worst Case: \$800.00

Higher estimate to replenish tan bark

Cost Source: Client Cost History

Client: 25308C Fiesta Gardens HOA - Playground

Comp #: 414 Sand Box - Repair/Replace

Quantity: Approx 120 LF

Location: Perimeter of the tan bark play area

Evaluation: The sand box is constructed of concrete. Some isolated movement where the walls are misaligned and leaning. Inspect periodically to ensure the play area remains intact and a safe play environment for children.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$2,800.00

Allowance for repair/partial replacement

Worst Case: \$3,600.00

Higher allowance

Cost Source: ARSF Cost Database

Comp #: 415 Sandbox - Replenish

Quantity: Approx 920 GSF

Location: Playground area

Evaluation: Sand was well distributed and even during the site visit. Inspect regularly and redistribute sand as necessary to ensure a safe play area.

Useful Life:
2 years

Remaining Life:
1 years



Best Case: \$600.00

Lower estimate to replenish sand

Worst Case: \$800.00

Higher estimate to replenish sand

Cost Source: ARSF Cost Database

Client: 25308C Fiesta Gardens HOA - Playground

Comp #: 503 Chain Link Fence - Replace

Quantity: Approx 160 LF

Location: East side perimeter of playground

Evaluation: Chain link fences is in good condition. Upright with no stretched links or bend areas. Durable and typically long lived component with ordinary care and maintenance, however, we recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$3,840.00

\$24/LF; Lower estimate to replace

Worst Case: \$4,480.00

\$28/LF; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 504 Iron Fence - Replace

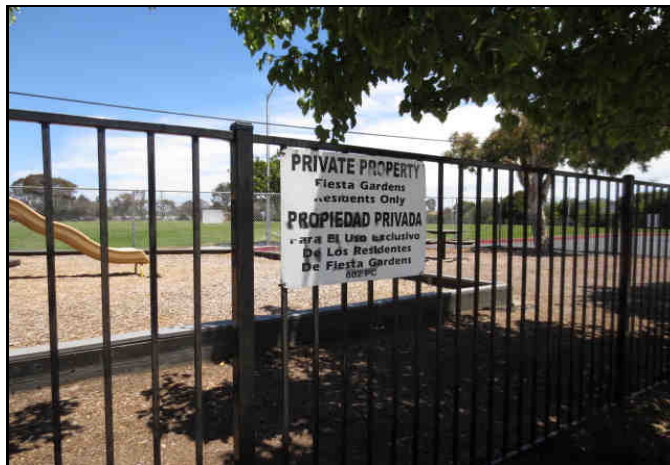
Quantity: Approx 240 LF

Location: South and west perimeter of playground

Evaluation: Overall good condition with an attractive appearance. Fence is sturdy and securely anchored to the ground. Informed it was replaced in approx 2007. No signs of premature deterioration. Inspect regularly to ensure stability of railing. Durable and typically long lived component with ordinary care and maintenance, however, we recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$13,200.00

\$55/LF; Lower estimate to replace

Worst Case: \$16,800.00

\$70/LF; Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308C Fiesta Gardens HOA - Playground

Comp #: 512 Metal Trellis - Replace

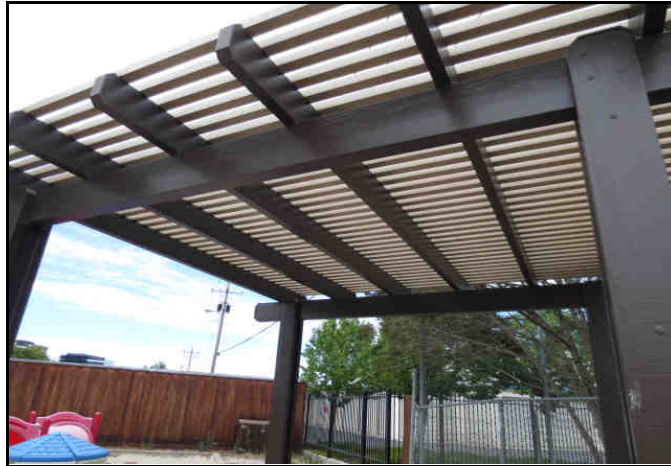
Quantity: (1) Trellis

Location: Playground area

Evaluation: In good condition with no signs of rust or abnormal surface wear. No signs of premature deterioration. Inspect regularly to ensure stability of railing. Durable and typically long lived component with ordinary care and maintenance, however, we recommend setting aside funding for eventual replacement at the interval indicated below.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$5,000.00
Lower estimate to replace

Worst Case: \$6,000.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 720 Push Button Entry System - Replace

Quantity: (1) Entry System

Location: Entrance to playground

Evaluation: (1) CodeLock electronic push button entry system at the tennis court entrance. Good condition no scratches or scuffs. Exterior location exposed to the elements. Currently functional with no problems reported.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$1,200.00
Lower estimate to replace including installation

Worst Case: \$1,800.00
Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308C Fiesta Gardens HOA - Playground

Comp #: 1107 Metal Fence - Repaint

Quantity: Approx 240 LF

Location: South and west perimeter of playground

Evaluation: Paint is in fair condition. No significant chipping or peeling evident. Plan on painting every 4-5 years to keep well protected from costly repairs and/or replacement.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$1,920.00

\$8/LF; Lower estimate to repaint

Worst Case: \$2,400.00

\$10/LF; Higher estimate to repaint

Cost Source: ARSF Cost Database

Client: 25308D Fiesta Gardens HOA - Clubhouse

Comp #: 206 **Concrete Floor - Seal**

Quantity: Approx 1,440 GSF

Location: Clubhouse flooring

Evaluation: Concrete seal is aged and chipping in most areas. Aged appearance. We recommend resealing the concrete to establish an attractive appearance and to prevent water penetrating into the base and causing premature damage

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$2,160.00

\$1.50/GSF; Lower estimate to repair

Worst Case: \$2,880.00

\$2.00/GSF, Higher estimate to repair

Cost Source: ARSF Cost Database

Client: 25308D Fiesta Gardens HOA - Clubhouse

Comp #: 207 Concrete Floor - Repair

Quantity: Approx 1,440 GSF

Location: Clubhouse flooring

Evaluation: Concrete floor shows hairline cracks. No significant movement, lifting or settling noted. Floor covering is laid over a majority of the ground. Generally concrete surfaces were noted to be intact and in good condition. Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed. With proper installation and minimal damage due to shifting soil and/or tree root intrusion, there is no predictable cycle for long-term replacement. No reserve funding allocated. If predictable patterns of repairs do become the norm, track and include in future Reserve Study

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Client: 25308D Fiesta Gardens HOA - Clubhouse

Comp #: 301 PA System - Replace

Quantity: (1) System

Location: Kitchen cabinet and lifeguard office

Evaluation: Various audio pieces in the cabinet in the kitchen as well as in the life guard office. System appears to be a compilation of multiple brands and various ages. Pieces appear to be replaced on an as-needed basis. Fund for repairs and replacement as needed out of the operating budget.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

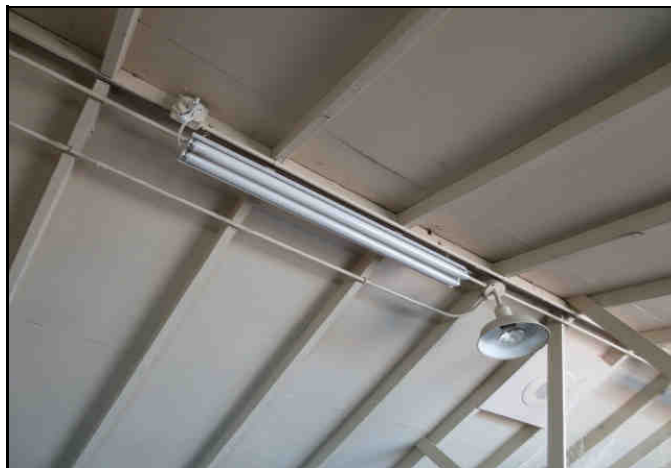
Cost Source:

Comp #: 325 Interior Lights - Replace

Quantity: (8) Lights

Location: Clubhouse ceilings

Evaluation: All functional, no missing or broken lights. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed.



Useful Life:
25 years

Remaining Life:
20 years

Best Case: \$1,200.00

\$150/Light; Lower estimate to replace

Worst Case: \$1,440.00

\$180/Light; Higher estimate to replace

Cost Source: ARSF Cost Database

Client: 25308D Fiesta Gardens HOA - Clubhouse

Comp #: 601 Carpet - Replace

Quantity: Approx 42 GSY

Location: Clubhouse

Evaluation: Fair quality carpet. Carpet is intact but shows wear by being stained and worn, especially in high traffic areas. No seam exposure or fraying noted. Replace in the near future to maintain an attractive aesthetic appearance. As part of ongoing maintenance program, and vacuum regularly.

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$1,470.00

\$35/GSY; Lower estimate to replace

Worst Case: \$1,680.00

\$40/GSY; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 901 Appliances - Replace

Quantity: (4) Assorted Appliances

Location: Clubhouse

Evaluation: (1) Panasonic microwave model #: NN-L737BA 1/1998, (1) Kenmore stove/oven, (1) Kenmore refrigerator/freezer, (1) older refrigerator/freezer. All appliances show normal wear and some general exterior wear including staining and fading. (1) refrigerator/freezer was locked, assume functional.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$4,000.00

Lower allowance to replace

Worst Case: \$5,000.00

Higher allowance to replace

Cost Source: ARSF Cost Database

Client: 25308D Fiesta Gardens HOA - Clubhouse

Comp #: 902 Kitchen Counters- Remodel/Refurbish

Quantity: Approx 80 GSF

Location: Kitchen area of clubhouse

Evaluation: Basic kitchen counters with wooden cabinets below. Drawer near the auto equipment is broken. Some doors are harder to open and close but all appear functional. Plan on replacing in the next few years to maintain an attractive appearance.



Useful Life:
25 years

Remaining Life:
2 years

Best Case: \$5,000.00

Lower allowance for replacement

Worst Case: \$7,000.00

Higher allowance for replacement

Cost Source: ARSF Cost Database

Comp #: 903 Furniture - Replace

Quantity: (19) Assorted Pieces

Location: Clubhouse

Evaluation: (6) Plastic tables newer, good condition, (3) Picnic tables older, dated appearance, (8) Benches older, dated appearance, consider upgrading all wood furniture to plastic for consistently attractive aesthetic appearance (1) Foolsball table functional, (1) Small ping pong table that wasn't set up. Assuming functional.



Useful Life:
12 years

Remaining Life:
6 years

Best Case: \$2,850.00

Lower allowance for replacement

Worst Case: \$3,800.00

Higher allowance for replacement

Cost Source: ARSF Cost Database

Client: 25308D Fiesta Gardens HOA - Clubhouse

Comp #: 1110 Interior Surfaces - Repaint

Quantity: Approx 2,840 GSF

Location: Ceilings and walls of clubhouse

Evaluation: Paint shows significant signs of wear with stains, scuffs and cracking. Paint shows increased aging in high traffic areas as well as some fading in areas of increased solar exposure. We recommend painting in the near future to maintain a consistent and attractive aesthetic appearance.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$2,840.00

\$1.00/GSF; Lower estimate to repaint

Worst Case: \$3,410.00

\$1.20/GSF; Higher estimate to repaint

Cost Source: ARSF Cost Database

Comp #: 1116 Exterior Wood Surfaces - Repaint

Quantity: Approx 2,600 GSF

Location: Clubhouse exteriors

Evaluation: Wood surfaces are dry, faded and chipping. Numerous areas of wood rot. Poor condition overall. Wood surfaces will need to be painted in this environment every 5-6 years to protect against wood rot and natural deterioration

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$5,850.00

\$2.25/GSF; Lower estimate to repaint

Worst Case: \$7,150.00

\$2.75/GSF; Higher estimate to repaint

Cost Source: ARSF Cost Database

Client: 25308D Fiesta Gardens HOA - Clubhouse

Comp #: 1121 **Wood Surfaces - Repair**

Quantity: Approx 2,600 GSF

Location: Clubhouse

Evaluation: Isolated areas of significant wood rot and deterioration noted, especially at the base of the exterior walls and top of the exterior walls that is exposed to the elements. Funding for partial replacement of wood due to severe wood rot near base of the building. Coordinate with future painting.



Useful Life:
5 years

Remaining Life:
0 years

Best Case: \$4,000.00
Allowance for repairs

Worst Case: \$5,000.00
Higher estimate to repair

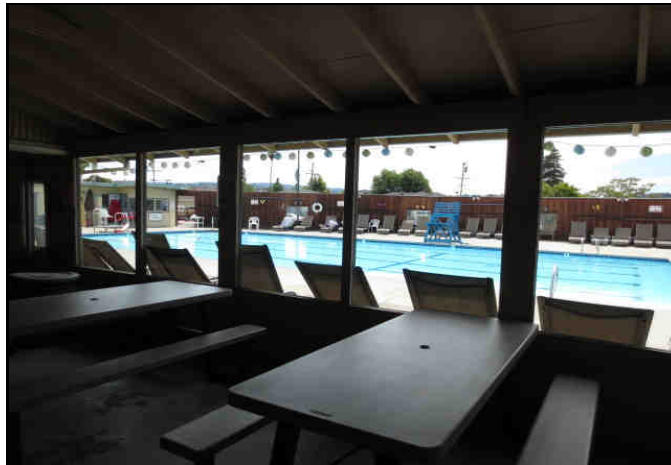
Cost Source: ARSF Cost Database

Comp #: 1128 **Exterior Glass Surfaces – Replace**

Quantity: (15) Windows (1) Door

Location: Clubhouse

Evaluation: If properly installed without defect, windows and glass doors are typically durable and have an extended useful life. No anticipation of large scale cyclical window replacement within the scope of this reserve study, no reserve funding suggested at this time.



Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Client: 25308D Fiesta Gardens HOA - Clubhouse

Comp #: 1303 Comp Shingle Roof - Replace

Quantity: Approx 2,920 GSF

Location: Clubhouse Roof

Evaluation: Fair quality comp shingles. Normal conditions for age of roof, moderate wearing of surfaces, minor lifting and curling.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$23,400.00

\$8/GSF; Lower estimate to replace

Worst Case: \$29,200.00

\$10/GSF; Higher estimate to replace

Cost Source: ARSF Cost Database

Comp #: 1310 Gutters/Downspouts - Replace

Quantity: Approx 300 LF

Location: Perimeter of roofs

Evaluation: Gutters and downspouts show significant rust and corrosion. Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed and repair as needed from general operating funds. Best to plan for replacement at the same intervals as roof replacement cost efficiency.

Useful Life:
25 years

Remaining Life:
2 years



Best Case: \$3,000.00

\$10/LF; Lower estimate to replace

Worst Case: \$3,600.00

\$12/LF; Higher estimate to replace

Cost Source: ARSF Cost Database
