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"Full" Reserve Study



Casa del Cielo HOA Scottsdale, AZ

Report #: 34714-0
For Period Beginning: January 1, 2019
Expires: December 31, 2019

Date Prepared: October 9, 2018



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:

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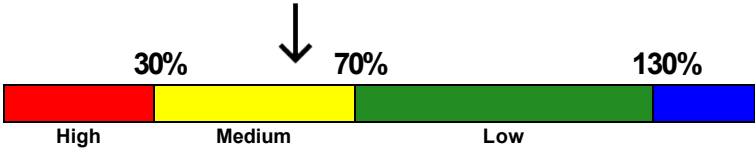
3- Minute Executive Summary

Association: Casa del Cielo HOA **Assoc. #: 34714-0**
Location: Scottsdale, AZ **# of Units:150**
Report Period: January 1, 2019 through December 31, 2019

Findings/Recommendations as-of: January 1, 2019

Projected Starting Reserve Balance	\$118,000
Current Fully Funded Reserve Balance	\$198,603
Average Reserve Deficit (Surplus) Per Unit	\$537
Percent Funded	59.4 %
Recommended 2019 Annual Reserve Contribution	\$23,000
Recommended 2019 Special Assessments for Reserves	\$0
Most Recent Reserve Contribution Rate	\$0

Reserves % Funded: 59.4%



Special Assessment Risk:

Economic Assumptions:

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

This is a "Full" Reserve Study (original, created "from scratch") based on our site inspection on 6/12/2018.

The Reserve expense threshold for this analysis is \$1,000, which means no expenses under that amount are funded in the Reserve Study.

Your Reserve Fund is 59.4 % Funded. This means the Reserve Fund status is Fair, and special assessment risk is currently Medium.

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

Based on this starting point and anticipated future expenses, we recommend budgeting Annual Reserve contributions of \$23,000. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
GROUPS				
100	Monuments - Refurbish	30	0	\$14,400
110	Monument Lights - Replace	15	0	\$3,500
501	Stucco Walls - Repair	24	12	\$16,600
502	Stucco Walls - Repaint	6	0	\$11,050
600	Irrigation System - Replace	30	25	\$68,000
POOL AREA				
1104	Landscape Lights - Replace	15	11	\$2,450
1120	Metal Fence - Replace	30	8	\$8,100
1130	Pool Ramada - Repaint	8	0	\$5,650
1140	Pool Ramada - Renovate	30	8	\$85,000
1150	Flat Roof - Replace	20	2	\$1,150
1154	Tile Roof - Replace	30	2	\$6,150
1160	Kitchen - Remodel	20	0	\$15,700
1170	Restrooms - Remodel	30	5	\$17,300
1174	Shower - Refurbish	30	5	\$2,750
1200	Pool Deck - Resurface	18	6	\$11,900
1201	Pool Deck - Seal/Repair	6	0	\$5,100
1208	Shade Sail - Replace	12	7	\$5,500
1210	Pool - Resurface	15	14	\$12,150
1212	Spa - Resurface	15	14	\$3,100
1215	Furniture (Strap) - Replace	6	0	\$4,650
1216	Furniture (Sling) - Replace	8	5	\$1,500
1217	Furniture (Metal) - Replace	30	4	\$5,200
1220	Umbrellas - Replace	20	0	\$2,150
1240	Pool Filter - Replace	15	2	\$1,800
1242	Pool Pump - Replace	12	10	\$1,350
1246	Pool Heater - Replace	8	5	\$3,700
1250	Spa Filter - Replace	15	12	\$1,300
1252	Spa Filter Pump - Replace	12	9	\$1,200
1253	Spa Jet Pump - Replace	15	2	\$1,000
1256	Spa Heater - Replace	8	0	\$2,800
1280	Salt Chlorinators - Replace	4	3	\$2,600
31 Total Funded Components				

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

Introduction



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

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



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

Methodology



For this [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 Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Site Inspection Notes

During the site visit on 6/12/2018, I started by meeting with Board President Debra Castro and a few other board members. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and are planned in the near future. After the meeting, I visually inspected the common areas starting with the pool area.

Please see the Component Details Appendix at the end of this report for a detailed look at each component.



Projected Expenses

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

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

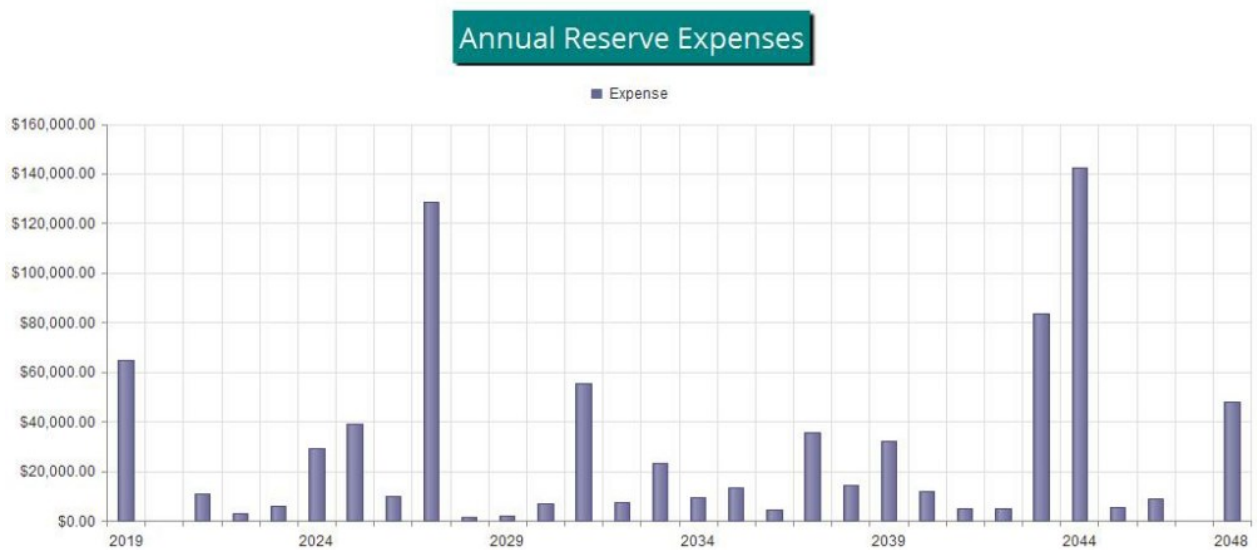


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$118,000 as-of the start of your fiscal year on 1/1/2019. This figure was provided to Association Reserves. As of 1/1/2019, your Fully Funded Balance is computed to be \$198,603. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 59.4 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Annual Reserve contributions of \$23,000 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

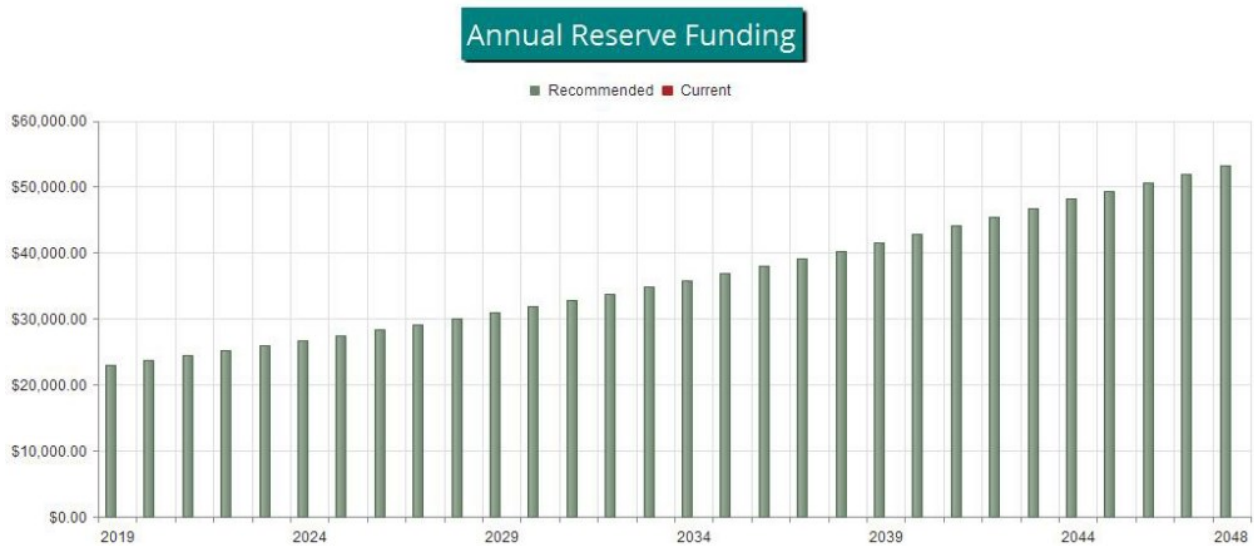


Figure 2

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

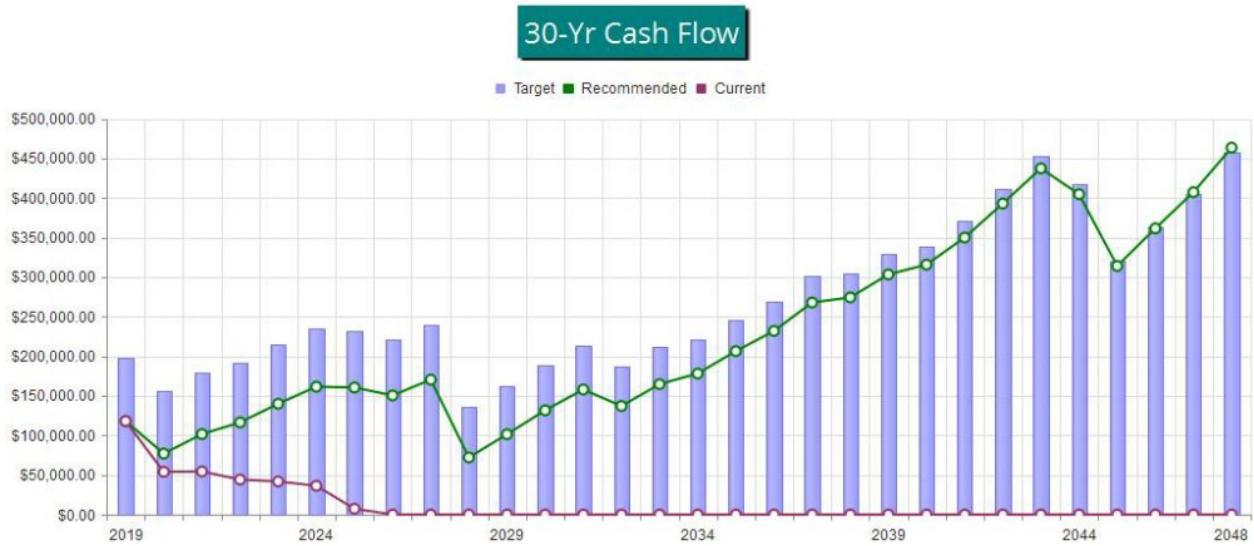


Figure 3

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



Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, **not all which may have been chosen by your Project Manager to appear in your report.** Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

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

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

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

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

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

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

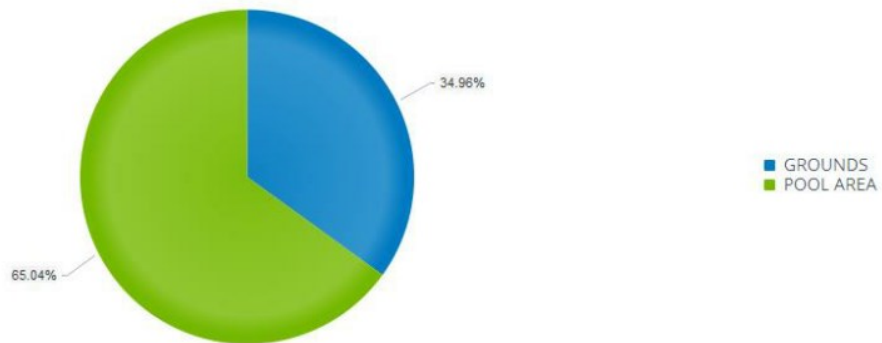
30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

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

	Useful Life		2019 Rem. Useful Life		Estimated Replacement Cost in 2019	2019 Expenditures	01/01/2019 Current Fund Balance	01/01/2019 Fully Funded Balance	Remaining Bal. to be Funded	2019 Contributions
	Min	Max	Min	Max						
GROUNDS	6	30	0	25	\$113,550	\$28,950	\$48,583	\$48,583	\$64,967	\$7,296
POOL AREA	4	30	0	14	\$211,250	\$36,050	\$69,417	\$150,020	\$141,833	\$15,704
					\$324,800	\$65,000	\$118,000	\$198,603	\$206,800	\$23,000

Percent Funded: 59.4%

Budget Summary



Reserve Component List Detail

34714-0
Full

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
GROUNDS						
100	Monuments - Refurbish	(5) Monuments	30	0	\$13,000	\$15,800
110	Monument Lights - Replace	Approx (11) Lights	15	0	\$3,000	\$4,000
501	Stucco Walls - Repair	Approx 27,600 Sq Ft	24	12	\$15,000	\$18,200
502	Stucco Walls - Repaint	Approx 27,600 Sq Ft	6	0	\$10,000	\$12,100
600	Irrigation System - Replace	Lines, Valves, Heads	30	25	\$60,000	\$76,000
POOL AREA						
1104	Landscape Lights - Replace	Approx (18) Lights	15	11	\$2,200	\$2,700
1120	Metal Fence - Replace	Approx 180 LF	30	8	\$7,200	\$9,000
1130	Pool Ramada - Repaint	Approx 7,220 Sq Ft	8	0	\$5,000	\$6,300
1140	Pool Ramada - Renovate	(1) Ramada	30	8	\$75,000	\$95,000
1150	Flat Roof - Replace	Approx 230 Sq Ft	20	2	\$1,000	\$1,300
1154	Tile Roof - Replace	Approx 820 Sq Ft	30	2	\$5,500	\$6,800
1160	Kitchen - Remodel	(1) Kitchen	20	0	\$14,000	\$17,400
1170	Restrooms - Remodel	(2) Restrooms	30	5	\$15,000	\$19,600
1174	Shower - Refurbish	(1) Shower, ~136 Sq Ft	30	5	\$2,500	\$3,000
1200	Pool Deck - Resurface	Approx 2,830 Sq Ft	18	6	\$10,000	\$13,800
1201	Pool Deck - Seal/Repair	Approx 2,830 Sq Ft	6	0	\$4,600	\$5,600
1208	Shade Sail - Replace	Approx 420 Sq Ft	12	7	\$5,000	\$6,000
1210	Pool - Resurface	(1) Pool, ~126 LF	15	14	\$10,000	\$14,300
1212	Spa - Resurface	(1) Spa, 7' diam.	15	14	\$2,800	\$3,400
1215	Furniture (Strap) - Replace	(21) Pieces	6	0	\$4,000	\$5,300
1216	Furniture (Sling) - Replace	(15) Chairs	8	5	\$1,300	\$1,700
1217	Furniture (Metal) - Replace	(21) Pieces	30	4	\$4,700	\$5,700
1220	Umbrellas - Replace	(2) Aluminum Umbrellas	20	0	\$1,900	\$2,400
1240	Pool Filter - Replace	(1) Pentair, 4.91 Sq Ft	15	2	\$1,600	\$2,000
1242	Pool Pump - Replace	(1) Jandy, 2.7 HP	12	10	\$1,200	\$1,500
1246	Pool Heater - Replace	(1) Raypak 399,000 BTU	8	5	\$3,200	\$4,200
1250	Spa Filter - Replace	(1) Hayward, 3.1 Sq Ft	15	12	\$1,100	\$1,500
1252	Spa Filter Pump - Replace	(1) Jandy, 1.65 HP	12	9	\$1,000	\$1,400
1253	Spa Jet Pump - Replace	(1) Pump, 1 HP	15	2	\$900	\$1,100
1256	Spa Heater - Replace	(1) Raypak 206,000 BTU	8	0	\$2,600	\$3,000
1280	Salt Chlorinators - Replace	(2) Breeze Systems	4	3	\$2,300	\$2,900

31 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
GROUNDS								
100	Monuments - Refurbish	\$14,400	X	30	/	30	=	\$14,400
110	Monument Lights - Replace	\$3,500	X	15	/	15	=	\$3,500
501	Stucco Walls - Repair	\$16,600	X	12	/	24	=	\$8,300
502	Stucco Walls - Repaint	\$11,050	X	6	/	6	=	\$11,050
600	Irrigation System - Replace	\$68,000	X	5	/	30	=	\$11,333
POOL AREA								
1104	Landscape Lights - Replace	\$2,450	X	4	/	15	=	\$653
1120	Metal Fence - Replace	\$8,100	X	22	/	30	=	\$5,940
1130	Pool Ramada - Repaint	\$5,650	X	8	/	8	=	\$5,650
1140	Pool Ramada - Renovate	\$85,000	X	22	/	30	=	\$62,333
1150	Flat Roof - Replace	\$1,150	X	18	/	20	=	\$1,035
1154	Tile Roof - Replace	\$6,150	X	28	/	30	=	\$5,740
1160	Kitchen - Remodel	\$15,700	X	20	/	20	=	\$15,700
1170	Restrooms - Remodel	\$17,300	X	25	/	30	=	\$14,417
1174	Shower - Refurbish	\$2,750	X	25	/	30	=	\$2,292
1200	Pool Deck - Resurface	\$11,900	X	12	/	18	=	\$7,933
1201	Pool Deck - Seal/Repair	\$5,100	X	6	/	6	=	\$5,100
1208	Shade Sail - Replace	\$5,500	X	5	/	12	=	\$2,292
1210	Pool - Resurface	\$12,150	X	1	/	15	=	\$810
1212	Spa - Resurface	\$3,100	X	1	/	15	=	\$207
1215	Furniture (Strap) - Replace	\$4,650	X	6	/	6	=	\$4,650
1216	Furniture (Sling) - Replace	\$1,500	X	3	/	8	=	\$563
1217	Furniture (Metal) - Replace	\$5,200	X	26	/	30	=	\$4,507
1220	Umbrellas - Replace	\$2,150	X	20	/	20	=	\$2,150
1240	Pool Filter - Replace	\$1,800	X	13	/	15	=	\$1,560
1242	Pool Pump - Replace	\$1,350	X	2	/	12	=	\$225
1246	Pool Heater - Replace	\$3,700	X	3	/	8	=	\$1,388
1250	Spa Filter - Replace	\$1,300	X	3	/	15	=	\$260
1252	Spa Filter Pump - Replace	\$1,200	X	3	/	12	=	\$300
1253	Spa Jet Pump - Replace	\$1,000	X	13	/	15	=	\$867
1256	Spa Heater - Replace	\$2,800	X	8	/	8	=	\$2,800
1280	Salt Chlorinators - Replace	\$2,600	X	1	/	4	=	\$650
								\$198,603

Component Significance

34714-0
Full

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
GROUNDS					
100	Monuments - Refurbish	30	\$14,400	\$480	2.76 %
110	Monument Lights - Replace	15	\$3,500	\$233	1.34 %
501	Stucco Walls - Repair	24	\$16,600	\$692	3.98 %
502	Stucco Walls - Repaint	6	\$11,050	\$1,842	10.60 %
600	Irrigation System - Replace	30	\$68,000	\$2,267	13.04 %
POOL AREA					
1104	Landscape Lights - Replace	15	\$2,450	\$163	0.94 %
1120	Metal Fence - Replace	30	\$8,100	\$270	1.55 %
1130	Pool Ramada - Repaint	8	\$5,650	\$706	4.06 %
1140	Pool Ramada - Renovate	30	\$85,000	\$2,833	16.30 %
1150	Flat Roof - Replace	20	\$1,150	\$58	0.33 %
1154	Tile Roof - Replace	30	\$6,150	\$205	1.18 %
1160	Kitchen - Remodel	20	\$15,700	\$785	4.52 %
1170	Restrooms - Remodel	30	\$17,300	\$577	3.32 %
1174	Shower - Refurbish	30	\$2,750	\$92	0.53 %
1200	Pool Deck - Resurface	18	\$11,900	\$661	3.80 %
1201	Pool Deck - Seal/Repair	6	\$5,100	\$850	4.89 %
1208	Shade Sail - Replace	12	\$5,500	\$458	2.64 %
1210	Pool - Resurface	15	\$12,150	\$810	4.66 %
1212	Spa - Resurface	15	\$3,100	\$207	1.19 %
1215	Furniture (Strap) - Replace	6	\$4,650	\$775	4.46 %
1216	Furniture (Sling) - Replace	8	\$1,500	\$188	1.08 %
1217	Furniture (Metal) - Replace	30	\$5,200	\$173	1.00 %
1220	Umbrellas - Replace	20	\$2,150	\$108	0.62 %
1240	Pool Filter - Replace	15	\$1,800	\$120	0.69 %
1242	Pool Pump - Replace	12	\$1,350	\$113	0.65 %
1246	Pool Heater - Replace	8	\$3,700	\$463	2.66 %
1250	Spa Filter - Replace	15	\$1,300	\$87	0.50 %
1252	Spa Filter Pump - Replace	12	\$1,200	\$100	0.58 %
1253	Spa Jet Pump - Replace	15	\$1,000	\$67	0.38 %
1256	Spa Heater - Replace	8	\$2,800	\$350	2.01 %
1280	Salt Chlorinators - Replace	4	\$2,600	\$650	3.74 %
31	Total Funded Components			\$17,380	100.00 %

30-Year Reserve Plan Summary

34714-0
Full

Fiscal Year Start: 2019	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2019	\$118,000	\$198,603	59.4 %	Medium	0.00 %	\$23,000	\$0	\$974	\$65,000
2020	\$76,974	\$155,513	49.5 %	Medium	3.00 %	\$23,690	\$0	\$892	\$0
2021	\$101,557	\$178,616	56.9 %	Medium	3.00 %	\$24,401	\$0	\$1,089	\$10,715
2022	\$116,331	\$191,930	60.6 %	Medium	3.00 %	\$25,133	\$0	\$1,281	\$2,841
2023	\$139,904	\$214,323	65.3 %	Medium	3.00 %	\$25,887	\$0	\$1,506	\$5,853
2024	\$161,444	\$234,872	68.7 %	Medium	3.00 %	\$26,663	\$0	\$1,609	\$29,272
2025	\$160,444	\$232,521	69.0 %	Medium	3.00 %	\$27,463	\$0	\$1,554	\$39,046
2026	\$150,415	\$220,655	68.2 %	Medium	3.00 %	\$28,287	\$0	\$1,603	\$9,962
2027	\$170,344	\$239,030	71.3 %	Low	3.00 %	\$29,136	\$0	\$1,211	\$128,641
2028	\$72,050	\$136,378	52.8 %	Medium	3.00 %	\$30,010	\$0	\$867	\$1,566
2029	\$101,361	\$162,213	62.5 %	Medium	3.00 %	\$30,910	\$0	\$1,164	\$1,814
2030	\$131,621	\$189,269	69.5 %	Medium	3.00 %	\$31,837	\$0	\$1,447	\$6,990
2031	\$157,915	\$212,526	74.3 %	Low	3.00 %	\$32,793	\$0	\$1,474	\$55,177
2032	\$137,005	\$187,593	73.0 %	Low	3.00 %	\$33,776	\$0	\$1,508	\$7,636
2033	\$164,652	\$211,644	77.8 %	Low	3.00 %	\$34,790	\$0	\$1,713	\$23,067
2034	\$178,088	\$221,311	80.5 %	Low	3.00 %	\$35,833	\$0	\$1,921	\$9,504
2035	\$206,339	\$246,051	83.9 %	Low	3.00 %	\$36,908	\$0	\$2,190	\$13,560
2036	\$231,878	\$268,193	86.5 %	Low	3.00 %	\$38,015	\$0	\$2,497	\$4,628
2037	\$267,762	\$301,060	88.9 %	Low	3.00 %	\$39,156	\$0	\$2,709	\$35,411
2038	\$274,216	\$304,094	90.2 %	Low	3.00 %	\$40,331	\$0	\$2,886	\$14,203
2039	\$303,230	\$329,978	91.9 %	Low	3.00 %	\$41,541	\$0	\$3,093	\$32,239
2040	\$315,624	\$339,002	93.1 %	Low	3.00 %	\$42,787	\$0	\$3,326	\$11,906
2041	\$349,831	\$370,211	94.5 %	Low	3.00 %	\$44,070	\$0	\$3,712	\$4,790
2042	\$392,823	\$410,684	95.7 %	Low	3.00 %	\$45,392	\$0	\$4,149	\$5,131
2043	\$437,232	\$453,049	96.5 %	Low	3.00 %	\$46,754	\$0	\$4,207	\$83,649
2044	\$404,544	\$416,871	97.0 %	Low	3.00 %	\$48,157	\$0	\$3,591	\$142,377
2045	\$313,915	\$320,210	98.0 %	Low	2.50 %	\$49,361	\$0	\$3,375	\$5,284
2046	\$361,367	\$362,980	99.6 %	Low	2.50 %	\$50,595	\$0	\$3,841	\$8,663
2047	\$407,140	\$404,710	100.6 %	Low	2.50 %	\$51,860	\$0	\$4,351	\$0
2048	\$463,350	\$457,808	101.2 %	Low	2.50 %	\$53,156	\$0	\$4,680	\$48,192

30-Year Income/Expense Detail

34714-0
Full

Fiscal Year	2019	2020	2021	2022	2023
Starting Reserve Balance	\$118,000	\$76,974	\$101,557	\$116,331	\$139,904
Annual Reserve Contribution	\$23,000	\$23,690	\$24,401	\$25,133	\$25,887
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$974	\$892	\$1,089	\$1,281	\$1,506
Total Income	\$141,974	\$101,557	\$127,046	\$142,745	\$167,296
# Component					
GROUPS					
100 Monuments - Refurbish	\$14,400	\$0	\$0	\$0	\$0
110 Monument Lights - Replace	\$3,500	\$0	\$0	\$0	\$0
501 Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Stucco Walls - Repaint	\$11,050	\$0	\$0	\$0	\$0
600 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1104 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
1120 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1130 Pool Ramada - Repaint	\$5,650	\$0	\$0	\$0	\$0
1140 Pool Ramada - Renovate	\$0	\$0	\$0	\$0	\$0
1150 Flat Roof - Replace	\$0	\$0	\$1,220	\$0	\$0
1154 Tile Roof - Replace	\$0	\$0	\$6,525	\$0	\$0
1160 Kitchen - Remodel	\$15,700	\$0	\$0	\$0	\$0
1170 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1174 Shower - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$5,100	\$0	\$0	\$0	\$0
1208 Shade Sail - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Furniture (Strap) - Replace	\$4,650	\$0	\$0	\$0	\$0
1216 Furniture (Sling) - Replace	\$0	\$0	\$0	\$0	\$0
1217 Furniture (Metal) - Replace	\$0	\$0	\$0	\$0	\$5,853
1220 Umbrellas - Replace	\$2,150	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$0	\$1,910	\$0	\$0
1242 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1250 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1252 Spa Filter Pump - Replace	\$0	\$0	\$0	\$0	\$0
1253 Spa Jet Pump - Replace	\$0	\$0	\$1,061	\$0	\$0
1256 Spa Heater - Replace	\$2,800	\$0	\$0	\$0	\$0
1280 Salt Chlorinators - Replace	\$0	\$0	\$0	\$2,841	\$0
Total Expenses	\$65,000	\$0	\$10,715	\$2,841	\$5,853
Ending Reserve Balance	\$76,974	\$101,557	\$116,331	\$139,904	\$161,444

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$161,444	\$160,444	\$150,415	\$170,344	\$72,050
Annual Reserve Contribution	\$26,663	\$27,463	\$28,287	\$29,136	\$30,010
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,609	\$1,554	\$1,603	\$1,211	\$867
Total Income	\$189,716	\$189,461	\$180,306	\$200,691	\$102,927
# Component					
GROUNDS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Monument Lights - Replace	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Stucco Walls - Repaint	\$0	\$13,194	\$0	\$0	\$0
600 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1104 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
1120 Metal Fence - Replace	\$0	\$0	\$0	\$10,261	\$0
1130 Pool Ramada - Repaint	\$0	\$0	\$0	\$7,157	\$0
1140 Pool Ramada - Renovate	\$0	\$0	\$0	\$107,675	\$0
1150 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1160 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1170 Restrooms - Remodel	\$20,055	\$0	\$0	\$0	\$0
1174 Shower - Refurbish	\$3,188	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$14,209	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$6,090	\$0	\$0	\$0
1208 Shade Sail - Replace	\$0	\$0	\$6,764	\$0	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Furniture (Strap) - Replace	\$0	\$5,552	\$0	\$0	\$0
1216 Furniture (Sling) - Replace	\$1,739	\$0	\$0	\$0	\$0
1217 Furniture (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
1220 Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace	\$4,289	\$0	\$0	\$0	\$0
1250 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1252 Spa Filter Pump - Replace	\$0	\$0	\$0	\$0	\$1,566
1253 Spa Jet Pump - Replace	\$0	\$0	\$0	\$0	\$0
1256 Spa Heater - Replace	\$0	\$0	\$0	\$3,547	\$0
1280 Salt Chlorinators - Replace	\$0	\$0	\$3,198	\$0	\$0
Total Expenses	\$29,272	\$39,046	\$9,962	\$128,641	\$1,566
Ending Reserve Balance	\$160,444	\$150,415	\$170,344	\$72,050	\$101,361

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$101,361	\$131,621	\$157,915	\$137,005	\$164,652
Annual Reserve Contribution	\$30,910	\$31,837	\$32,793	\$33,776	\$34,790
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,164	\$1,447	\$1,474	\$1,508	\$1,713
Total Income	\$133,436	\$164,906	\$192,182	\$172,289	\$201,155
# Component					
GROUNDS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Monument Lights - Replace	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls - Repair	\$0	\$0	\$23,668	\$0	\$0
502 Stucco Walls - Repaint	\$0	\$0	\$15,755	\$0	\$0
600 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1104 Landscape Lights - Replace	\$0	\$3,391	\$0	\$0	\$0
1120 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1130 Pool Ramada - Repaint	\$0	\$0	\$0	\$0	\$0
1140 Pool Ramada - Renovate	\$0	\$0	\$0	\$0	\$0
1150 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1160 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1170 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1174 Shower - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$7,271	\$0	\$0
1208 Shade Sail - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$18,378
1212 Spa - Resurface	\$0	\$0	\$0	\$0	\$4,689
1215 Furniture (Strap) - Replace	\$0	\$0	\$6,630	\$0	\$0
1216 Furniture (Sling) - Replace	\$0	\$0	\$0	\$2,203	\$0
1217 Furniture (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
1220 Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pump - Replace	\$1,814	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace	\$0	\$0	\$0	\$5,434	\$0
1250 Spa Filter - Replace	\$0	\$0	\$1,853	\$0	\$0
1252 Spa Filter Pump - Replace	\$0	\$0	\$0	\$0	\$0
1253 Spa Jet Pump - Replace	\$0	\$0	\$0	\$0	\$0
1256 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1280 Salt Chlorinators - Replace	\$0	\$3,599	\$0	\$0	\$0
Total Expenses	\$1,814	\$6,990	\$55,177	\$7,636	\$23,067
Ending Reserve Balance	\$131,621	\$157,915	\$137,005	\$164,652	\$178,088

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$178,088	\$206,339	\$231,878	\$267,762	\$274,216
Annual Reserve Contribution	\$35,833	\$36,908	\$38,015	\$39,156	\$40,331
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,921	\$2,190	\$2,497	\$2,709	\$2,886
Total Income	\$215,843	\$245,437	\$272,390	\$309,627	\$317,433
# Component					
GROUNDS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Monument Lights - Replace	\$5,453	\$0	\$0	\$0	\$0
501 Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Stucco Walls - Repaint	\$0	\$0	\$0	\$18,812	\$0
600 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1104 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
1120 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1130 Pool Ramada - Repaint	\$0	\$9,067	\$0	\$0	\$0
1140 Pool Ramada - Renovate	\$0	\$0	\$0	\$0	\$0
1150 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1160 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1170 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1174 Shower - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$8,682	\$0
1208 Shade Sail - Replace	\$0	\$0	\$0	\$0	\$9,644
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Furniture (Strap) - Replace	\$0	\$0	\$0	\$7,916	\$0
1216 Furniture (Sling) - Replace	\$0	\$0	\$0	\$0	\$0
1217 Furniture (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
1220 Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$0	\$2,975	\$0	\$0
1242 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1250 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1252 Spa Filter Pump - Replace	\$0	\$0	\$0	\$0	\$0
1253 Spa Jet Pump - Replace	\$0	\$0	\$1,653	\$0	\$0
1256 Spa Heater - Replace	\$0	\$4,493	\$0	\$0	\$0
1280 Salt Chlorinators - Replace	\$4,051	\$0	\$0	\$0	\$4,559
Total Expenses	\$9,504	\$13,560	\$4,628	\$35,411	\$14,203
Ending Reserve Balance	\$206,339	\$231,878	\$267,762	\$274,216	\$303,230

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$303,230	\$315,624	\$349,831	\$392,823	\$437,232
Annual Reserve Contribution	\$41,541	\$42,787	\$44,070	\$45,392	\$46,754
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,093	\$3,326	\$3,712	\$4,149	\$4,207
Total Income	\$347,863	\$361,737	\$397,613	\$442,364	\$488,194
# Component					
GROUNDS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Monument Lights - Replace	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Stucco Walls - Repaint	\$0	\$0	\$0	\$0	\$22,462
600 Irrigation System - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1104 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
1120 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1130 Pool Ramada - Repaint	\$0	\$0	\$0	\$0	\$11,485
1140 Pool Ramada - Renovate	\$0	\$0	\$0	\$0	\$0
1150 Flat Roof - Replace	\$0	\$0	\$2,204	\$0	\$0
1154 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1160 Kitchen - Remodel	\$28,356	\$0	\$0	\$0	\$0
1170 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1174 Shower - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$24,190
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$10,367
1208 Shade Sail - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1212 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Furniture (Strap) - Replace	\$0	\$0	\$0	\$0	\$9,452
1216 Furniture (Sling) - Replace	\$0	\$2,790	\$0	\$0	\$0
1217 Furniture (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
1220 Umbrellas - Replace	\$3,883	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pump - Replace	\$0	\$0	\$2,587	\$0	\$0
1246 Pool Heater - Replace	\$0	\$6,883	\$0	\$0	\$0
1250 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1252 Spa Filter Pump - Replace	\$0	\$2,232	\$0	\$0	\$0
1253 Spa Jet Pump - Replace	\$0	\$0	\$0	\$0	\$0
1256 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$5,692
1280 Salt Chlorinators - Replace	\$0	\$0	\$0	\$5,131	\$0
Total Expenses	\$32,239	\$11,906	\$4,790	\$5,131	\$83,649
Ending Reserve Balance	\$315,624	\$349,831	\$392,823	\$437,232	\$404,544

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$404,544	\$313,915	\$361,367	\$407,140	\$463,350
Annual Reserve Contribution	\$48,157	\$49,361	\$50,595	\$51,860	\$53,156
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,591	\$3,375	\$3,841	\$4,351	\$4,680
Total Income	\$456,292	\$366,651	\$415,803	\$463,350	\$521,186
# Component					
GROUNDS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Monument Lights - Replace	\$0	\$0	\$0	\$0	\$0
501 Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Stucco Walls - Repaint	\$0	\$0	\$0	\$0	\$0
600 Irrigation System - Replace	\$142,377	\$0	\$0	\$0	\$0
POOL AREA					
1104 Landscape Lights - Replace	\$0	\$5,284	\$0	\$0	\$0
1120 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1130 Pool Ramada - Repaint	\$0	\$0	\$0	\$0	\$0
1140 Pool Ramada - Renovate	\$0	\$0	\$0	\$0	\$0
1150 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1154 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
1160 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1170 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1174 Shower - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1208 Shade Sail - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$28,632
1212 Spa - Resurface	\$0	\$0	\$0	\$0	\$7,305
1215 Furniture (Strap) - Replace	\$0	\$0	\$0	\$0	\$0
1216 Furniture (Sling) - Replace	\$0	\$0	\$0	\$0	\$3,535
1217 Furniture (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
1220 Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$8,719
1250 Spa Filter - Replace	\$0	\$0	\$2,888	\$0	\$0
1252 Spa Filter Pump - Replace	\$0	\$0	\$0	\$0	\$0
1253 Spa Jet Pump - Replace	\$0	\$0	\$0	\$0	\$0
1256 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1280 Salt Chlorinators - Replace	\$0	\$0	\$5,775	\$0	\$0
Total Expenses	\$142,377	\$5,284	\$8,663	\$0	\$48,192
Ending Reserve Balance	\$313,915	\$361,367	\$407,140	\$463,350	\$472,994

Accuracy, Limitations, and Disclosures

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

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

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

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

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

Terms and Definitions

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

Component Details

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

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

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

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

GROUNDS

Comp #: 100 Monuments - Refurbish

Quantity: (5) Monuments

Location: Corners of Via Linda & 100th St, 100th St & San Salvador, Mountain View & San Salvador
Funded?: Yes.

History: Installed during 1985.

Comments: Monuments consists of tile surfaces mounted to stucco walls. Portions of the tile are etched and painted with the community's name and a logo. Surfaces look intact and clean, although they are getting older and somewhat dated. This component funds to replace the tile to update and modernize the signs.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 13,000

Worst Case: \$ 15,800

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 110 Monument Lights - Replace

Quantity: Approx (11) Lights

Location: Corners of Via Linda & 100th St, 100th St & San Salvador, Mountain View & San Salvador
Funded?: Yes.

History: Actual age is unknown.

Comments: There is landscape lighting installed to illuminate the monuments at night. Fixtures appear to be in decent shape, but HOA reports lighting needs to be improved for better visibility at night. Expect to replace in conjunction with refurbishing the monuments.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 380 Mailboxes - Replace

Quantity: Numerous Clusters

Location: Bordering streets throughout community

Funded?: No. Mailboxes are owned by the Post Office, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 501 Stucco Walls - Repair

Quantity: Approx 27,600 Sq Ft

Location: Perimeter walls bordering Via Linda, 100th St, Mountain View, portions of San Salvador & wash areas

Funded?: Yes.

History: Installed during 1985.

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

Useful Life:
24 years

Remaining Life:
12 years



Best Case: \$ 15,000

Worst Case: \$ 18,200

Lower estimate

Higher estimate

Cost Source: ARI Cost Allowance

Comp #: 502 Stucco Walls - Repaint

Quantity: Approx 27,600 Sq Ft

Location: Perimeter walls bordering Via Linda, 100th St, Mountain View, portions of San Salvador & wash areas

Funded?: Yes.

History: Painted in 2013.

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

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 12,100

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 504 Stucco Walls - Repaint

Quantity: Numerous Sq Ft

Location: Yard walls connected to homes

Funded?: No. Yard walls will be painted by owners with their homes, not by the HOA, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 530 Culvert Rails - Repaint

Quantity: Approx 32 LF

Location: Mounted on San Salvador, near the pool area

Funded?: No. Cost is below the Reserve expense threshold. Recommend painting as needed with Operating funds and including with the stucco wall painting projects.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 600 Irrigation System - Replace

Quantity: Lines, Valves, Heads

Location: Common areas & front yards throughout community

Funded?: Yes.

History: Replaced during 2013 thru 2016 for ~\$60,000

Comments: It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. Funding has been included based on the HOA's history. Repairs and partial replacements should be included in the annual landscape maintenance budget.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 60,000

Worst Case: \$ 76,000

Lower estimate

Higher estimate

Cost Source: Client Cost History

Comp #: 610 Irrig Controllers - Replace

Quantity:

Location: (1) at corner of Mountain View & San Salvador, (2) at corner of 100th St & San Salvador, (2) mounted at the Pool Ramada

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

History:

Comments: Rain Dial models RD600-EXT-R & RD900-EXT-R

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 640 Landscape Granite - Replenish

Quantity: Numerous Sq Ft

Location: Common areas & front yards throughout community

Funded?: No. Granite replenishing is reportedly included as part of the landscape maintenance budget, so no additional Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

POOL AREA

Comp #: 1100 Concrete Pavers - Replace

Quantity: Approx 420 Sq Ft

Location: Pool area at San Salvador Dr & Calle De Cielo Circle
Funded?: No. There is no expectancy to replace these concrete pavers under normal circumstances, so no Reserve funding has been allocated. Treat repairs as an Operating expense if needed.
History: Installed around 2011.
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1104 Landscape Lights - Replace

Quantity: Approx (18) Lights

Location: Pool area at San Salvador Dr & Calle De Cielo Circle
Funded?: Yes.
History: Replaced around 2015 for ~\$2,200.
Comments: Quantity includes (8) path lights, (4) regular landscape lights, (6) uplights, and at least (1) transformer/timer. Repair or replace individual lights as a maintenance expense. This component funds complete replacement again in the future.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 2,200

Worst Case: \$ 2,700

Lower estimate

Higher estimate

Cost Source: Client Cost History

Comp #: 1120 Metal Fence - Replace

Quantity: Approx 180 LF

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Reportedly original from 1985.

Comments: If still original as reported, this fence has lasted longer than normally anticipated. It still looks intact and holding up well, so we suspect it is not original. No signs of damage or severe rusting observed.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 7,200

Worst Case: \$ 9,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1130 Pool Ramada - Repaint

Quantity: Approx 7,220 Sq Ft

Location: Pool area at San Salvador Dr & Calle De Cielo Circle - includes ramada exteriors, perimeter wall & fence, kitchen & restroom interiors

Funded?: Yes.

History: Actual age is unknown.

Comments: Paint surfaces are old. Still in fair condition visually but getting old. Paint is faded and oxidizing a lot. HOA is reportedly planning to paint in 2019. This project also includes the metal pool fence.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 6,300

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1140 Pool Ramada - Renovate

Quantity: (1) Ramada

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Installed during 1985.

Comments: Pool area is the focal point of this community, especially during winter months when all residents are in town and lots of events are held here. HOA wants to renovate this area and provide more features that residents desire. HOA had a quote for over \$80,000 for major renovation but no funds to accomplish the work. This component schedules eventual renovation to start the saving process.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 75,000

Worst Case: \$ 95,000

Lower estimate

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 1146 Light Fixtures - Replace

Quantity: (22) Light Fixtures

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: No. We expect replacement will be accomplished as part of the Pool Ramada - Renovation project, so separate funding has not been allocated.

History: Actual age is unknown.

Comments: Quantity includes (15) wall lights, (3) flood lights, and (4) can/ceiling lights.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1150 Flat Roof - Replace

Quantity: Approx 230 Sq Ft

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Actual age is unknown.

Comments: Flat roof was not accessible to inspect. Condition and age are unknown. It did have work done in 2014, so we assume it is in fair condition but getting old. Life span is based on periodically coating the roof.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 1,000

Worst Case: \$ 1,300

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1151 Flat Roof - Recoat

Quantity: Approx 230 Sq Ft

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

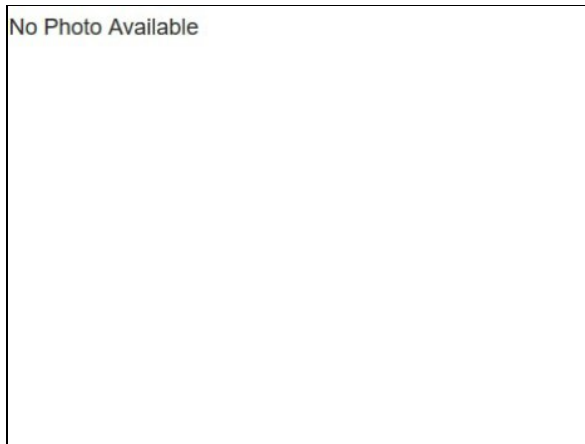
Funded?: No. Cost is below the Reserve expense threshold. Recommend coating the roof as needed with Operating funds.

History: Coated in 2014.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1154 Tile Roof - Replace

Quantity: Approx 820 Sq Ft

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Installed during 1985.

Comments: These roof sections have clay tiles that will break and get damaged whenever the time comes to replace the roofing underlayment. Therefore, HOA should be prepared to completely replace these tile roofs. Life span will vary depending on the quality of underlayment installed.

Useful Life:
30 years

Remaining Life:
2 years



Best Case: \$ 5,500

Worst Case: \$ 6,800

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1160 Kitchen - Remodel

Quantity: (1) Kitchen

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Actual age is unknown.

Comments: Kitchen area was reportedly created with used cabinetry donated from owners remodeling their homes. This kitchen area reportedly receives a lot of use, so the HOA wants to make it nicer. One quote received so far was over \$15,000.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 14,000

Worst Case: \$ 17,400

Lower estimate

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 1167 Water Heater - Remodel

Quantity: (1) Reliance, 40-Gal

Location: Pool area at San Salvador Dr & Calle De Cielo Circle - mounted inside the kitchen area

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

History: Replaced around 1998.

Comments: Model: 8 40 2KRS960, Serial #K98154672, 4500 watts

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1170 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Reportedly original from 1985.

Comments: Restrooms look older and dated, but they are clean. Laminate edges are missing from the counters. This component funds to remodel by replacing the tile surfaces, lights, counters, sinks, toilets and stalls plus repainting.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 15,000

Worst Case: \$ 19,600

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1174 Shower - Refurbish

Quantity: (1) Shower, ~136 Sq Ft

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Reportedly original from 1985.

Comments: Pool shower has tile surfaces and (1) faucet. Reportedly still original but has been repaired at times. Surfaces look clean and appear to be in good shape. Some chipped grout was noted. This component funds to replace the tile surfaces and faucet to refurbish the shower.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 2,500

Worst Case: \$ 3,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 2,830 Sq Ft

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Actual age is unknown.

Comments: This is an acrylic deck coating. Fair conditions observed. Some cracks and patching visible. Surface is a little stained and discolored too. This component funds to periodically grind off the existing deck coating and re-apply a new surface. Combined cost with the seal/repair component accounts for the total estimated resurface budget.

Useful Life:
18 years

Remaining Life:
6 years



Best Case: \$ 10,000

Worst Case: \$ 13,800

Lower estimate (combine with seal/repair for total \$)

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 2,830 Sq Ft

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Sealed/painted around 2012.

Comments: Deck surface is in fair condition overall. There are some cracks, stains, and discoloration visible, so some work should be planned in the near future. This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 4,600

Worst Case: \$ 5,600

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1208 Shade Sail - Replace

Quantity: Approx 420 Sq Ft

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Replaced around 2013-14.

Comments: Shade sail over the pool area is only in place during the Spring and Summer, that will help with its longevity. Fabric appears to be in good shape. No visible holes or tears were noted.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1210 Pool - Resurface

Quantity: (1) Pool, ~126 LF

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Resurfaced in early 2018 for \$14,769 (cost included the spa).

Comments: Pool was resurfaced with a Baja Mini Pebble finish and new waterline tile. Surface is still near new and in good condition.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 10,000

Worst Case: \$ 14,300

Lower estimate

Higher estimate

Cost Source: Client Cost History

Comp #: 1212 Spa - Resurface

Quantity: (1) Spa, 7' diam.

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Resurfaced in early 2018 with the pool.

Comments: Spa has the same Baja Mini Pebble finish and waterline tile as the pool. Surface is near new and in good condition.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 2,800

Worst Case: \$ 3,400

Lower estimate

Higher estimate

Cost Source: Client Cost History

Comp #: 1215 Furniture (Strap) - Replace

Quantity: (21) Pieces

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Purchased around 2012.

Comments: Quantity includes (9) lounges and (12) chairs. This furniture consists of pieces with metal frames and vinyl straps. Frames still look clean; they were possibly painted not too long ago. Straps look older and faded with some staining too. HOA anticipates replacing this furniture in the near future.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 5,300

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1216 Furniture (Sling) - Replace

Quantity: (15) Chairs

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Actual age is unknown.

Comments: These chairs have metal frames with slings for seating. They appear to be newer and in good shape. Life span will vary depending on the level of use received.

Useful Life:
8 years

Remaining Life:
5 years



Best Case: \$ 1,300

Worst Case: \$ 1,700

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1217 Furniture (Metal) - Replace

Quantity: (21) Pieces

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Reportedly original from 1985.

Comments: Quantity includes (1) bench, (16) chairs, and (4) tables. Although still original, they are intact and functional. HOA has no intentions of replacing yet.

Useful Life:
30 years

Remaining Life:
4 years



Best Case: \$ 4,700

Worst Case: \$ 5,700

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1220 Umbrellas - Replace

Quantity: (2) Aluminum Umbrellas

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Reportedly original from 1985.

Comments: Aluminum umbrellas are old but still functional. HOA anticipates replacing them in the near future. Life span and cost will vary depending on the type of umbrellas purchased in their place.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 1,900

Worst Case: \$ 2,400

Lower estimate

Higher estimate

Cost Source: Internet Research

Comp #: 1240 Pool Filter - Replace

Quantity: (1) Pentair, 4.91 Sq Ft

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Replaced in 2003.

Comments: This is an older filter with some surface staining. No visible leaks or issues noted though.

*Model: TR-100, Serial #031

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 1,600

Worst Case: \$ 2,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1242 Pool Pump - Replace

Quantity: (1) Jandy, 2.7 HP

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Replaced in 2017.

Comments: This pump is newer and in good condition. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Model: VSPHP270AUT, Serial #U17FA1707

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 1,200

Worst Case: \$ 1,500

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1246 Pool Heater - Replace

Quantity: (1) Raypak 399,000 BTU

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Replaced around 2016.

Comments: Heater appears to be in good shape. It was disconnected at the time of inspection, because it was reportedly sending rust into the pool. This problem is expected to be fixed in 2018 as a maintenance project.

*Model: C-R406A-EN-C, Serial #1608428276

Useful Life:
8 years

Remaining Life:
5 years



Best Case: \$ 3,200

Worst Case: \$ 4,200

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1250 Spa Filter - Replace

Quantity: (1) Hayward, 3.1 Sq Ft

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Replaced around 2016.

Comments: Smaller filter, appears to be in good shape. No problems observed or reported.

*Model: S244T, Serial #21121608000667007

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 1,100

Worst Case: \$ 1,500

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1252 Spa Filter Pump - Replace

Quantity: (1) Jandy, 1.65 HP

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Replaced in 2016.

Comments: This pump is newer and in good condition. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Model: VSFHP165AUT, Serial #C16VSFKF0945

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$ 1,000

Worst Case: \$ 1,400

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1253 Spa Jet Pump - Replace

Quantity: (1) Pump, 1 HP

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Actual age is unknown.

Comments: This is an old pump with no visible information. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 900

Worst Case: \$ 1,100

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1256 Spa Heater - Replace

Quantity: (1) Raypak 206,000 BTU

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Replaced in 2009.

Comments: This heater is older and should be nearing time for replacement. Some soot inside, but no significant rusting noted.

*Model: C-R206A-EN-C, Serial #0909300655

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 2,600

Worst Case: \$ 3,000

Lower estimate

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1280 Salt Chlorinators - Replace

Quantity: (2) Breeze Systems

Location: Pool area at San Salvador Dr & Calle De Cielo Circle

Funded?: Yes.

History: Installed in 3/2018 for ~\$2,500.

Comments: These are salt water chlorination systems. They are new and expected to be in good working condition. This component funds to replace the entire system. Repairs and salt cell replacement should be funded as an Operating expense.

*Pool: Model BRZ2760SGS2, Serial #34500, mfg date 1st Qtr 2017

*Spa: Model BRZ540SGS2, Serial #36796, mfg date 3rd Qtr 2017

Useful Life:
4 years

Remaining Life:
3 years



Best Case: \$ 2,300

Worst Case: \$ 2,900

Lower estimate

Higher estimate

Cost Source: Client Cost History