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## “Full” Reserve Study



## Catalina Pueblo HOA Tucson, Arizona

**Report #: 26870-0**  
**For Period Beginning: January 1, 2015**  
**Expires: December 31, 2015**  
**Date Prepared: June 26, 2014**



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**Hello, and welcome to your Reserve Study!**

**W**e don't want you to be surprised. This Report is designed to help you anticipate, and prepare for, the major common area expenses your association will face. Inside you will find:

- 1) The Reserve Component List (the “Scope and Schedule” of your Reserve projects) – telling you what your association is Reserving for, what condition they are in now, and what they'll cost to replace.**
- 2) An Evaluation of your current Reserve Fund Size and Strength (Percent Funded). This tells you your financial starting point, revealing your risk of deferred maintenance and special assessments.**
- 3) A Recommended Multi-Year Reserve Funding Plan, answering the question... “What do we do now?”**

**More Questions?**

Visit our website at [www.ReserveStudy.com](http://www.ReserveStudy.com) or call us at:

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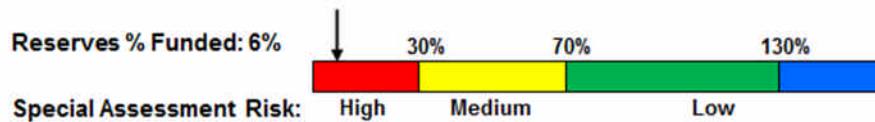
# 3- Minute Executive Summary

**Association:** Catalina Pueblo HOA **#:** 26870-0  
**Location:** Tucson, Arizona **# of Units:** 108  
**Report Period:** January 1, 2015 through December 31, 2015

**Findings/Recommendations as-of 1/1/2015:**

|   |                                 |
|---|---------------------------------|
| <b>Projected Starting Reserve Balance:</b> .....                          | <b>\$20,400</b>                 |
| <b>Current Fully Funded Reserve Balance:</b> .....                        | <b>\$314,971</b>                |
| <b>Average Reserve Deficit (Surplus) Per Unit:</b> .....                  | <b>\$2,728</b>                  |
| <b>Recommended 2015 Monthly “Full Funding” Contributions:</b> .....       | <b>\$1,700</b>                  |
| <b>Alternate minimum contributions* to keep Reserves above \$0:</b> ..... | <b>\$1,200</b>                  |
| <b>Recommended 2015 Special Assessment:</b> .....                         | <b>\$54,000 (\$500/Unit)</b>    |
| <b>Recommended 2019 Special Assessment:</b> .....                         | <b>\$216,000 (\$2,000/Unit)</b> |

**Most Recent Budgeted Reserve Contribution Rate:** ..... \$0



**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 June 12, 2014. It was prepared by a credentialed Reserve Specialist (RS).
- The Reserve expense threshold for this analysis is \$1,000. This means no expenses under \$1,000 are funded in the Reserve Study.
- Because your Reserve Fund is 6% Funded, this means the association’s special assessment & deferred maintenance risk is currently high. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where associations enjoy a low risk of Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to establish Reserve contributions of \$1,700/month for the 2015 Fiscal Year. Annual increases are scheduled to help offset inflation and strengthen the Reserve Fund.

- **We also recommend a special assessment of \$54,000 (\$500/Unit) during the 2015 Fiscal Year to help fund the Adelita pool remodeling project. Another special assessment of \$216,000 (\$2,000/Unit) is recommended during the 2019 Fiscal Year to help fund the asphalt repaving project.**

**\*officially called “Baseline Funding”**

| #                   | Component                        | Useful<br>Life<br>(yrs) | Rem.<br>Useful<br>Life (yrs) | Current<br>Cost<br>Estimate |
|---------------------|----------------------------------|-------------------------|------------------------------|-----------------------------|
| <b>GROUNDS</b>      |                                  |                         |                              |                             |
| 201                 | Asphalt - Repave                 | 40                      | 4                            | \$200,000                   |
| 202                 | Asphalt - Chip Seal              | 8                       | 5                            | \$39,000                    |
| 250                 | Street Signs - Replace           | 50                      | 15                           | \$9,000                     |
| 320                 | Pole Lights - Replace            | 40                      | 10                           | \$13,000                    |
| 701                 | Monument - Refurbish             | 25                      | 6                            | \$2,100                     |
| 703                 | Signs - Replace                  | 15                      | 3                            | \$1,000                     |
| 1105                | Adobe Walls - Seal/Repair        | 4                       | 0                            | \$6,000                     |
| 1109                | Metal Surfaces - Repaint         | 5                       | 1                            | \$1,600                     |
| <b>CABALLO POOL</b> |                                  |                         |                              |                             |
| 503                 | Metal Fence - Replace            | 30                      | 8                            | \$3,600                     |
| 1117                | Pool Building - Repaint/Repair   | 5                       | 1                            | \$1,500                     |
| 1200                | Pool Deck - Resurface            | 16                      | 8                            | \$10,500                    |
| 1201                | Pool Deck - Seal/Repair          | 4                       | 0                            | \$3,000                     |
| 1202                | Pool - Resurface                 | 10                      | 2                            | \$8,000                     |
| 1204                | Pool Furniture - Partial Replace | 4                       | 2                            | \$1,100                     |
| 1220                | Pool Filter - Replace            | 15                      | 7                            | \$1,350                     |
| 1224                | Pool Pump - Replace              | 10                      | 0                            | \$1,000                     |
| 1229                | Solar System - Replace           | 20                      | 14                           | \$5,800                     |
| 1250                | Restroom/Shower - Remodel        | 20                      | 9                            | \$2,750                     |
| 1303                | Asphalt Shingle Roof - Replace   | 25                      | 10                           | \$2,500                     |
| <b>ADELITA POOL</b> |                                  |                         |                              |                             |
| 503                 | Metal Fence - Replace            | 30                      | 8                            | \$4,500                     |
| 1117                | Pool Building - Repaint/Repair   | 5                       | 1                            | \$1,500                     |
| 1200                | Pool Deck - Resurface            | 16                      | 0                            | \$10,500                    |
| 1201                | Pool Deck - Seal/Repair          | 4                       | 4                            | \$3,000                     |
| 1202                | Pool - Resurface                 | 20                      | 0                            | \$11,000                    |
| 1203                | Spa - Resurface                  | 15                      | 0                            | \$4,000                     |
| 1204                | Pool Furniture - Partial Replace | 4                       | 2                            | \$3,800                     |
| 1220                | Pool Filter - Replace            | 15                      | 3                            | \$1,350                     |
| 1221                | Spa Filter - Replace             | 15                      | 13                           | \$1,050                     |
| 1222                | Pool Heater - Replace            | 8                       | 0                            | \$3,200                     |
| 1223                | Spa Heater - Replace             | 8                       | 0                            | \$2,500                     |
| 1224                | Pool/Spa Pumps - Replace         | 10                      | 3                            | \$2,000                     |
| 1250                | Restroom/Shower - Remodel        | 20                      | 9                            | \$2,750                     |
| 1304                | Tile Roof - Refurbish            | 30                      | 5                            | \$1,750                     |
| <b>MINERA POOL</b>  |                                  |                         |                              |                             |
| 503                 | Metal Fence - Replace            | 30                      | 8                            | \$6,500                     |
| 1117                | Pool Building - Repaint/Repair   | 5                       | 1                            | \$1,000                     |
| 1200                | Pool Deck - Resurface            | 16                      | 4                            | \$6,800                     |
| 1201                | Pool Deck - Seal/Repair          | 4                       | 0                            | \$2,000                     |
| 1202                | Pool - Resurface                 | 10                      | 2                            | \$8,000                     |
| 1204                | Pool Furniture - Replace         | 4                       | 2                            | \$2,000                     |

| #    | Component                      | Useful<br>Life<br>(yrs) | Rem.<br>Useful<br>Life (yrs) | Current<br>Cost<br>Estimate |
|------|--------------------------------|-------------------------|------------------------------|-----------------------------|
| 1220 | Pool Filter - Replace          | 15                      | 3                            | \$1,350                     |
| 1222 | Pool Heater - Replace          | 10                      | 7                            | \$6,400                     |
| 1224 | Pool Pump - Replace            | 10                      | 1                            | \$1,000                     |
| 1250 | Restroom/Shower - Remodel      | 20                      | 16                           | \$3,500                     |
| 1304 | Tile Roof - Refurbish          | 30                      | 5                            | \$1,500                     |
| 44   | <b>Total Funded Components</b> |                         |                              |                             |

Note 1: Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: Yellow highlighted line items are expected to require attention in the 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

LEVELS OF SERVICE



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?*

National Reserve Study Standards outlines a 4-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 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.



RESERVE COMPONENT "FOUR-PART TEST"

*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...

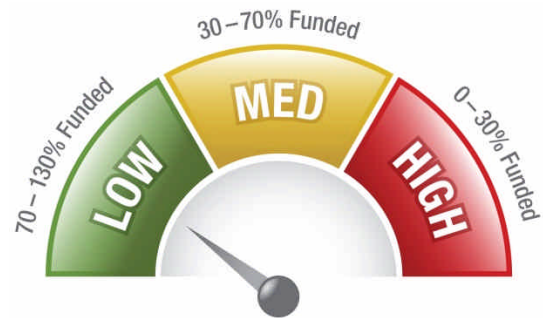
- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

### *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.



**SPECIAL ASSESSMENT RISK**

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 Board Members to recommend to their association. Remember, it is the Board’s job to provide for the ongoing care of the common areas. Board Members 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.*

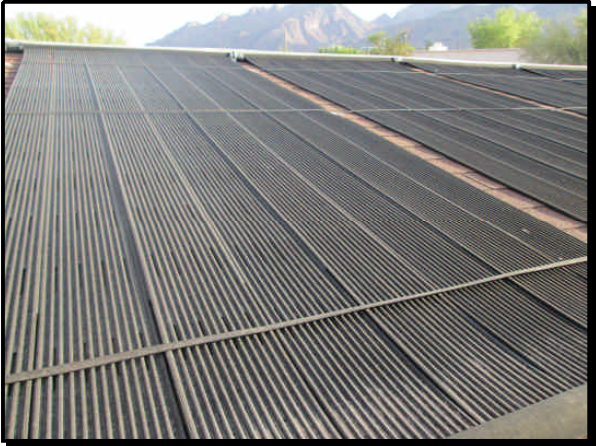


**FUNDING OBJECTIVES**

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 our site visit on June 12, 2014, we started by meeting with members of the Board of Directors. We discussed the community and any issues or concerns. We also discussed Reserve projects completed in the past, and those planned for the future. We visually inspected all (3) pool areas, along with the community streets and common grounds.





### Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Your *first five years* of projected Reserve expenses total \$326,782. Adding the next five years, your *first ten years* of projected Reserve expenses are \$462,854. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in Table 5, while details of the projects that make up these expenses are shown in Table 6.

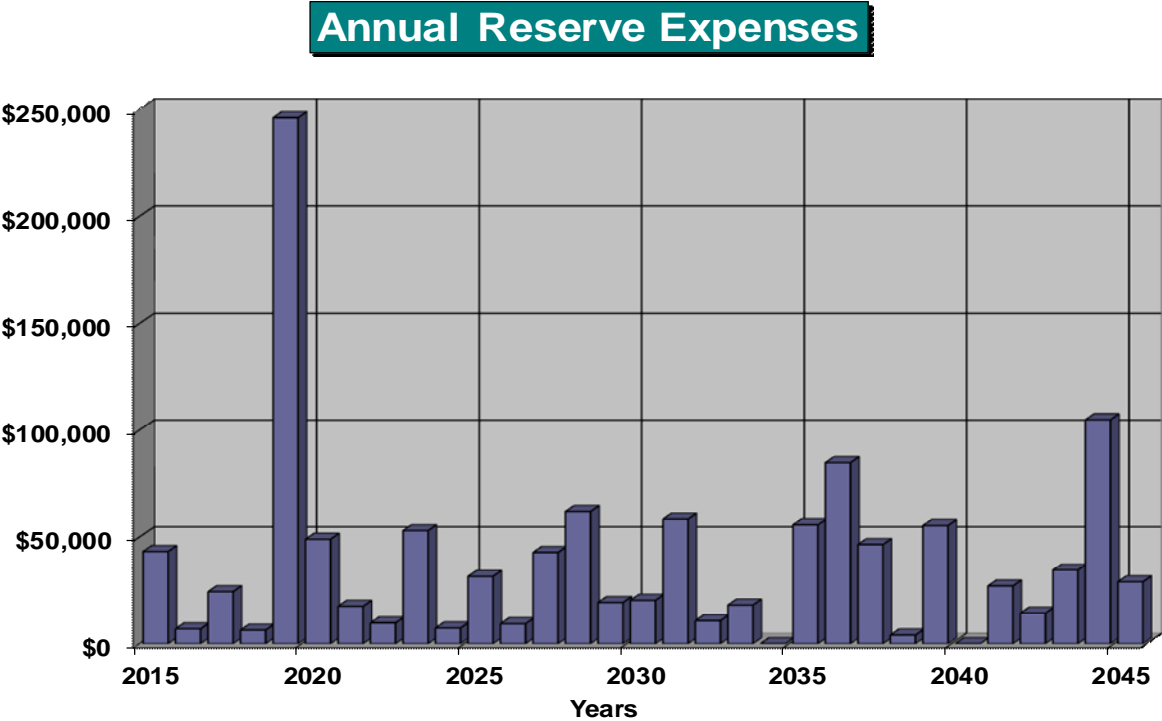


Figure 1

### Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$20,400 as-of the start of your Fiscal Year on January 1, 2015. This is based on your actual balance on March 31, 2014 of \$20,383 with no Reserve contributions or expenses projected through the end of your Fiscal Year. As of January 1, 2015, your Fully Funded Balance is computed to be \$314,971 (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 6% Funded. Across the country, approximately 58% of associations in this range experience special assessments or deferred maintenance.

### Recommended Funding Plan

Based on your current Percent Funded and both your near-term and long-term Reserve needs, we recommend budgeted contributions of \$1,700/month for the 2015 Fiscal Year. Special Assessments for 2015 (\$54,000) and 2019 (\$216,000) are also recommended. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in Tables 5 & 6.

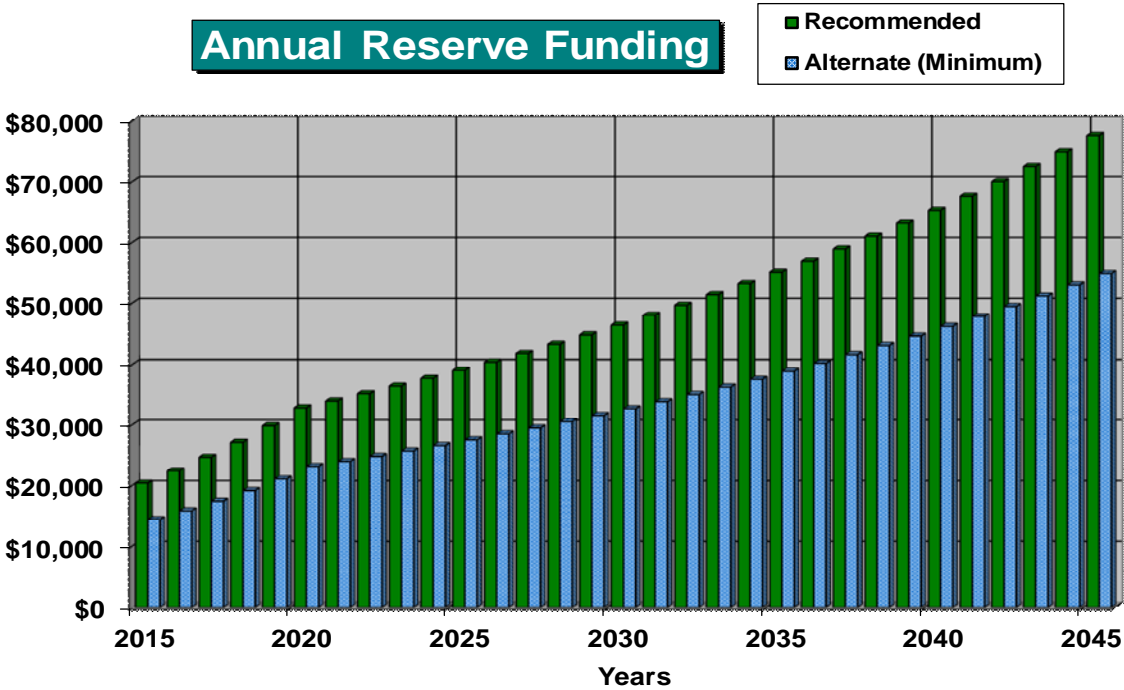


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

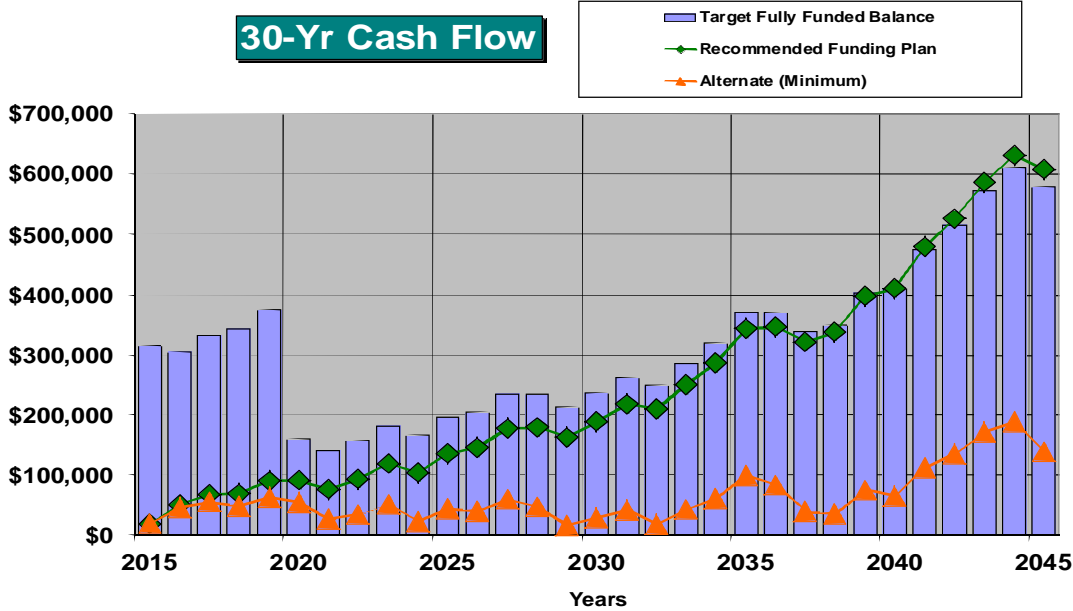


Figure 3

This figure shows this same information, plotted on a [Percent Funded](#) scale.

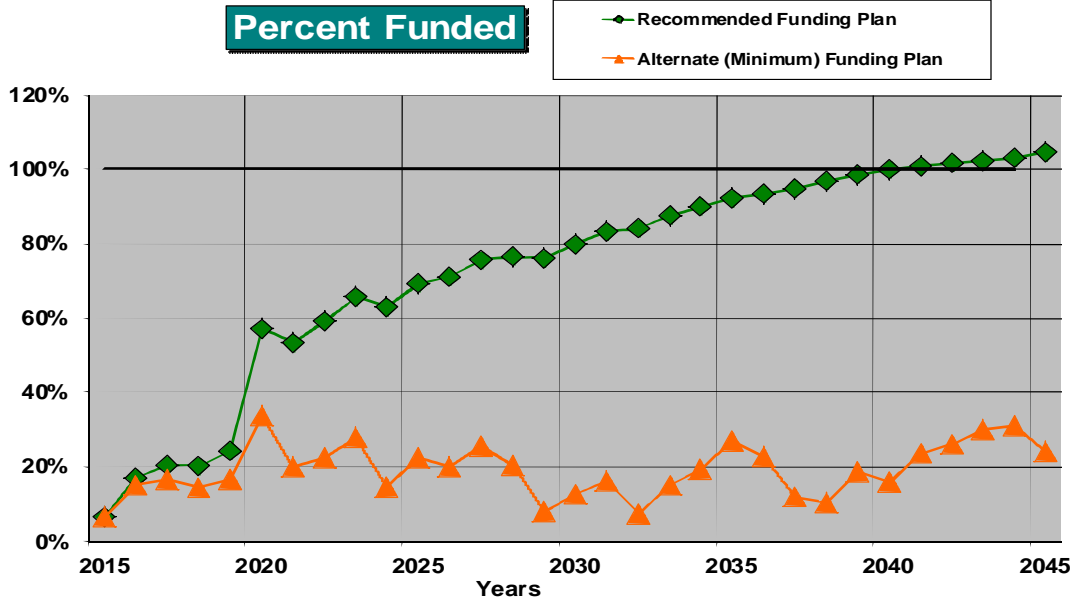


Figure 4

## **Table Descriptions**

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

Table 1 is a summary of your Reserve Components (your Reserve Component List), the information found in Table 2.

Table 2 is your Reserve Component List, which forms the foundation of this Reserve Study. This table represents the information from which all other tables are derived.

Table 3 shows the calculation of your Fully Funded Balance, the measure of your current Reserve component deterioration. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Table 4 shows the significance of each component to Reserve 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 Current Replacement Cost by Useful Life, then that component's percentage of the total is displayed.

Table 5: This table 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 for each year.

Table 6: This table shows the cash flow detail for the next 30 years. This table makes it possible to see which components are projected to require repair or replacement each year, and the size of those individual expenses.



**Table 2: Reserve Component List Detail**

**26870-0**

| #                   | Component                        | Quantity                 | Useful<br>Life | Rem.<br>Useful<br>Life | [ --- Current Cost Estimate --- ] |            |
|---------------------|----------------------------------|--------------------------|----------------|------------------------|-----------------------------------|------------|
|                     |                                  |                          |                |                        | Best Case                         | Worst Case |
| <b>GROUNDS</b>      |                                  |                          |                |                        |                                   |            |
| 201                 | Asphalt - Repave                 | Approx 90,000 Sq Ft      | 40             | 4                      | \$170,000                         | \$230,000  |
| 202                 | Asphalt - Chip Seal              | Approx 90,000 Sq Ft      | 8              | 5                      | \$34,000                          | \$44,000   |
| 250                 | Street Signs - Replace           | Approx (10) Signs        | 50             | 15                     | \$8,000                           | \$10,000   |
| 320                 | Pole Lights - Replace            | (10) Pole Lights         | 40             | 10                     | \$11,000                          | \$15,000   |
| 701                 | Monument - Refurbish             | (1) Monument             | 25             | 6                      | \$1,800                           | \$2,400    |
| 703                 | Signs - Replace                  | (4) Signs                | 15             | 3                      | \$900                             | \$1,100    |
| 1105                | Adobe Walls - Seal/Repair        | Adobe Walls              | 4              | 0                      | \$5,300                           | \$6,700    |
| 1109                | Metal Surfaces - Repaint         | Pole Lights/Street Signs | 5              | 1                      | \$1,400                           | \$1,800    |
| <b>CABALLO POOL</b> |                                  |                          |                |                        |                                   |            |
| 503                 | Metal Fence - Replace            | Approx 80 LF             | 30             | 8                      | \$3,200                           | \$4,000    |
| 1117                | Pool Building - Repaint/Repair   | (1) Pool Building        | 5              | 1                      | \$1,300                           | \$1,700    |
| 1200                | Pool Deck - Resurface            | Approx 2,000 Sq Ft       | 16             | 8                      | \$9,000                           | \$12,000   |
| 1201                | Pool Deck - Seal/Repair          | Approx 2,000 Sq Ft       | 4              | 0                      | \$2,600                           | \$3,400    |
| 1202                | Pool - Resurface                 | (1) Pool, 100 LF         | 10             | 2                      | \$7,000                           | \$9,000    |
| 1204                | Pool Furniture - Partial Replace | (9) Assorted Pieces      | 4              | 2                      | \$1,000                           | \$1,200    |
| 1220                | Pool Filter - Replace            | (1) Triton II, TR-100    | 15             | 7                      | \$1,200                           | \$1,500    |
| 1224                | Pool Pump - Replace              | (1) Patio Pools          | 10             | 0                      | \$900                             | \$1,100    |
| 1229                | Solar System - Replace           | (1) System               | 20             | 14                     | \$5,300                           | \$6,300    |
| 1250                | Restroom/Shower - Remodel        | (1) Restroom, (1) Shower | 20             | 9                      | \$2,500                           | \$3,000    |
| 1303                | Asphalt Shingle Roof - Replace   | Approx 500 Sq Ft         | 25             | 10                     | \$2,200                           | \$2,800    |
| <b>ADELITA POOL</b> |                                  |                          |                |                        |                                   |            |
| 503                 | Metal Fence - Replace            | Approx 100 LF            | 30             | 8                      | \$4,000                           | \$5,000    |
| 1117                | Pool Building - Repaint/Repair   | (1) Pool Building        | 5              | 1                      | \$1,300                           | \$1,700    |
| 1200                | Pool Deck - Resurface            | Approx 2,000 Sq Ft       | 16             | 0                      | \$9,000                           | \$12,000   |
| 1201                | Pool Deck - Seal/Repair          | Approx 2,000 Sq Ft       | 4              | 4                      | \$2,600                           | \$3,400    |
| 1202                | Pool - Resurface                 | (1) Pool, 120 LF         | 20             | 0                      | \$10,000                          | \$12,000   |
| 1203                | Spa - Resurface                  | (1) Spa, 40 LF           | 15             | 0                      | \$3,500                           | \$4,500    |
| 1204                | Pool Furniture - Partial Replace | (41) Assorted Pieces     | 4              | 2                      | \$3,300                           | \$4,300    |
| 1220                | Pool Filter - Replace            | (1) Triton II, TR-100    | 15             | 3                      | \$1,200                           | \$1,500    |
| 1221                | Spa Filter - Replace             | (1) Triton II, TR-60     | 15             | 13                     | \$900                             | \$1,200    |
| 1222                | Pool Heater - Replace            | (1) MiniMax NT           | 8              | 0                      | \$2,900                           | \$3,500    |
| 1223                | Spa Heater - Replace             | (1) Raypak               | 8              | 0                      | \$2,200                           | \$2,800    |
| 1224                | Pool/Spa Pumps - Replace         | (2) Pumps                | 10             | 3                      | \$1,800                           | \$2,200    |
| 1250                | Restroom/Shower - Remodel        | (1) Restroom, (1) Shower | 20             | 9                      | \$2,500                           | \$3,000    |
| 1304                | Tile Roof - Refurbish            | Approx 350 Sq Ft         | 30             | 5                      | \$1,500                           | \$2,000    |
| <b>MINERA POOL</b>  |                                  |                          |                |                        |                                   |            |
| 503                 | Metal Fence - Replace            | Approx 170 LF            | 30             | 8                      | \$6,000                           | \$7,000    |
| 1117                | Pool Building - Repaint/Repair   | (1) Pool Building        | 5              | 1                      | \$900                             | \$1,100    |
| 1200                | Pool Deck - Resurface            | Approx 1,300 Sq Ft       | 16             | 4                      | \$6,100                           | \$7,500    |
| 1201                | Pool Deck - Seal/Repair          | Approx 1,300 Sq Ft       | 4              | 0                      | \$1,700                           | \$2,300    |
| 1202                | Pool - Resurface                 | (1) Pool, 100 LF         | 10             | 2                      | \$7,000                           | \$9,000    |

**Table 2: Reserve Component List Detail****26870-0**

| #    | Component                 | Quantity                 | Useful<br>Life | Rem.<br>Useful<br>Life | [ --- Current Cost Estimate --- ] |            |
|------|---------------------------|--------------------------|----------------|------------------------|-----------------------------------|------------|
|      |                           |                          |                |                        | Best Case                         | Worst Case |
| 1204 | Pool Furniture - Replace  | (16) Assorted Pieces     | 4              | 2                      | \$1,700                           | \$2,300    |
| 1220 | Pool Filter - Replace     | (1) Triton II, TR-60     | 15             | 3                      | \$1,200                           | \$1,500    |
| 1222 | Pool Heater - Replace     | (1) AquaCal              | 10             | 7                      | \$5,800                           | \$7,000    |
| 1224 | Pool Pump - Replace       | (1) Pump                 | 10             | 1                      | \$900                             | \$1,100    |
| 1250 | Restroom/Shower - Remodel | (1) Restroom, (1) Shower | 20             | 16                     | \$3,000                           | \$4,000    |
| 1304 | Tile Roof - Refurbish     | Approx 300 Sq Ft         | 30             | 5                      | \$1,300                           | \$1,700    |
| 44   | Total Funded Components   |                          |                |                        |                                   |            |

**Table 3: Fully Funded Balance**

**26870-0**

| #                   | Component                        | Current<br>Cost<br>Estimate | X | Effective<br>Age | / | Useful<br>Life | = | Fully<br>Funded<br>Balance |
|---------------------|----------------------------------|-----------------------------|---|------------------|---|----------------|---|----------------------------|
| <b>GROUNDS</b>      |                                  |                             |   |                  |   |                |   |                            |
| 201                 | Asphalt - Repave                 | \$200,000                   | X | 36               | / | 40             | = | \$180,000                  |
| 202                 | Asphalt - Chip Seal              | \$39,000                    | X | 3                | / | 8              | = | \$14,625                   |
| 250                 | Street Signs - Replace           | \$9,000                     | X | 35               | / | 50             | = | \$6,300                    |
| 320                 | Pole Lights - Replace            | \$13,000                    | X | 30               | / | 40             | = | \$9,750                    |
| 701                 | Monument - Refurbish             | \$2,100                     | X | 19               | / | 25             | = | \$1,596                    |
| 703                 | Signs - Replace                  | \$1,000                     | X | 12               | / | 15             | = | \$800                      |
| 1105                | Adobe Walls - Seal/Repair        | \$6,000                     | X | 4                | / | 4              | = | \$6,000                    |
| 1109                | Metal Surfaces - Repaint         | \$1,600                     | X | 4                | / | 5              | = | \$1,280                    |
| <b>CABALLO POOL</b> |                                  |                             |   |                  |   |                |   |                            |
| 503                 | Metal Fence - Replace            | \$3,600                     | X | 22               | / | 30             | = | \$2,640                    |
| 1117                | Pool Building - Repaint/Repair   | \$1,500                     | X | 4                | / | 5              | = | \$1,200                    |
| 1200                | Pool Deck - Resurface            | \$10,500                    | X | 8                | / | 16             | = | \$5,250                    |
| 1201                | Pool Deck - Seal/Repair          | \$3,000                     | X | 4                | / | 4              | = | \$3,000                    |
| 1202                | Pool - Resurface                 | \$8,000                     | X | 8                | / | 10             | = | \$6,400                    |
| 1204                | Pool Furniture - Partial Replace | \$1,100                     | X | 2                | / | 4              | = | \$550                      |
| 1220                | Pool Filter - Replace            | \$1,350                     | X | 8                | / | 15             | = | \$720                      |
| 1224                | Pool Pump - Replace              | \$1,000                     | X | 10               | / | 10             | = | \$1,000                    |
| 1229                | Solar System - Replace           | \$5,800                     | X | 6                | / | 20             | = | \$1,740                    |
| 1250                | Restroom/Shower - Remodel        | \$2,750                     | X | 11               | / | 20             | = | \$1,513                    |
| 1303                | Asphalt Shingle Roof - Replace   | \$2,500                     | X | 15               | / | 25             | = | \$1,500                    |
| <b>ADELITA POOL</b> |                                  |                             |   |                  |   |                |   |                            |
| 503                 | Metal Fence - Replace            | \$4,500                     | X | 22               | / | 30             | = | \$3,300                    |
| 1117                | Pool Building - Repaint/Repair   | \$1,500                     | X | 4                | / | 5              | = | \$1,200                    |
| 1200                | Pool Deck - Resurface            | \$10,500                    | X | 16               | / | 16             | = | \$10,500                   |
| 1201                | Pool Deck - Seal/Repair          | \$3,000                     | X | 0                | / | 4              | = | \$0                        |
| 1202                | Pool - Resurface                 | \$11,000                    | X | 20               | / | 20             | = | \$11,000                   |
| 1203                | Spa - Resurface                  | \$4,000                     | X | 15               | / | 15             | = | \$4,000                    |
| 1204                | Pool Furniture - Partial Replace | \$3,800                     | X | 2                | / | 4              | = | \$1,900                    |
| 1220                | Pool Filter - Replace            | \$1,350                     | X | 12               | / | 15             | = | \$1,080                    |
| 1221                | Spa Filter - Replace             | \$1,050                     | X | 2                | / | 15             | = | \$140                      |
| 1222                | Pool Heater - Replace            | \$3,200                     | X | 8                | / | 8              | = | \$3,200                    |
| 1223                | Spa Heater - Replace             | \$2,500                     | X | 8                | / | 8              | = | \$2,500                    |
| 1224                | Pool/Spa Pumps - Replace         | \$2,000                     | X | 7                | / | 10             | = | \$1,400                    |
| 1250                | Restroom/Shower - Remodel        | \$2,750                     | X | 11               | / | 20             | = | \$1,513                    |
| 1304                | Tile Roof - Refurbish            | \$1,750                     | X | 25               | / | 30             | = | \$1,458                    |
| <b>MINERA POOL</b>  |                                  |                             |   |                  |   |                |   |                            |
| 503                 | Metal Fence - Replace            | \$6,500                     | X | 22               | / | 30             | = | \$4,767                    |
| 1117                | Pool Building - Repaint/Repair   | \$1,000                     | X | 4                | / | 5              | = | \$800                      |
| 1200                | Pool Deck - Resurface            | \$6,800                     | X | 12               | / | 16             | = | \$5,100                    |
| 1201                | Pool Deck - Seal/Repair          | \$2,000                     | X | 4                | / | 4              | = | \$2,000                    |
| 1202                | Pool - Resurface                 | \$8,000                     | X | 8                | / | 10             | = | \$6,400                    |

**Table 3: Fully Funded Balance****26870-0**

| #    | Component                 | Current<br>Cost<br>Estimate | X | Effective<br>Age | / | Useful<br>Life | = | Fully<br>Funded<br>Balance |
|------|---------------------------|-----------------------------|---|------------------|---|----------------|---|----------------------------|
| 1204 | Pool Furniture - Replace  | \$2,000                     | X | 2                | / | 4              | = | \$1,000                    |
| 1220 | Pool Filter - Replace     | \$1,350                     | X | 12               | / | 15             | = | \$1,080                    |
| 1222 | Pool Heater - Replace     | \$6,400                     | X | 3                | / | 10             | = | \$1,920                    |
| 1224 | Pool Pump - Replace       | \$1,000                     | X | 9                | / | 10             | = | \$900                      |
| 1250 | Restroom/Shower - Remodel | \$3,500                     | X | 4                | / | 20             | = | \$700                      |
| 1304 | Tile Roof - Refurbish     | \$1,500                     | X | 25               | / | 30             | = | \$1,250                    |
|      |                           |                             |   |                  |   |                |   | \$314,971                  |

**Table 4: Component Significance****26870-0**

| #                   | Component                        | Useful<br>Life | Current<br>Cost<br>Estimate | Deterioration<br>Cost/Yr. | Deterioration<br>Significance |
|---------------------|----------------------------------|----------------|-----------------------------|---------------------------|-------------------------------|
| <b>GROUNDS</b>      |                                  |                |                             |                           |                               |
| 201                 | Asphalt - Repave                 | 40             | \$200,000                   | \$5,000                   | 20.4%                         |
| 202                 | Asphalt - Chip Seal              | 8              | \$39,000                    | \$4,875                   | 19.9%                         |
| 250                 | Street Signs - Replace           | 50             | \$9,000                     | \$180                     | 0.7%                          |
| 320                 | Pole Lights - Replace            | 40             | \$13,000                    | \$325                     | 1.3%                          |
| 701                 | Monument - Refurbish             | 25             | \$2,100                     | \$84                      | 0.3%                          |
| 703                 | Signs - Replace                  | 15             | \$1,000                     | \$67                      | 0.3%                          |
| 1105                | Adobe Walls - Seal/Repair        | 4              | \$6,000                     | \$1,500                   | 6.1%                          |
| 1109                | Metal Surfaces - Repaint         | 5              | \$1,600                     | \$320                     | 1.3%                          |
| <b>CABALLO POOL</b> |                                  |                |                             |                           |                               |
| 503                 | Metal Fence - Replace            | 30             | \$3,600                     | \$120                     | 0.5%                          |
| 1117                | Pool Building - Repaint/Repair   | 5              | \$1,500                     | \$300                     | 1.2%                          |
| 1200                | Pool Deck - Resurface            | 16             | \$10,500                    | \$656                     | 2.7%                          |
| 1201                | Pool Deck - Seal/Repair          | 4              | \$3,000                     | \$750                     | 3.1%                          |
| 1202                | Pool - Resurface                 | 10             | \$8,000                     | \$800                     | 3.3%                          |
| 1204                | Pool Furniture - Partial Replace | 4              | \$1,100                     | \$275                     | 1.1%                          |
| 1220                | Pool Filter - Replace            | 15             | \$1,350                     | \$90                      | 0.4%                          |
| 1224                | Pool Pump - Replace              | 10             | \$1,000                     | \$100                     | 0.4%                          |
| 1229                | Solar System - Replace           | 20             | \$5,800                     | \$290                     | 1.2%                          |
| 1250                | Restroom/Shower - Remodel        | 20             | \$2,750                     | \$138                     | 0.6%                          |
| 1303                | Asphalt Shingle Roof - Replace   | 25             | \$2,500                     | \$100                     | 0.4%                          |
| <b>ADELITA POOL</b> |                                  |                |                             |                           |                               |
| 503                 | Metal Fence - Replace            | 30             | \$4,500                     | \$150                     | 0.6%                          |
| 1117                | Pool Building - Repaint/Repair   | 5              | \$1,500                     | \$300                     | 1.2%                          |
| 1200                | Pool Deck - Resurface            | 16             | \$10,500                    | \$656                     | 2.7%                          |
| 1201                | Pool Deck - Seal/Repair          | 4              | \$3,000                     | \$750                     | 3.1%                          |
| 1202                | Pool - Resurface                 | 20             | \$11,000                    | \$550                     | 2.2%                          |
| 1203                | Spa - Resurface                  | 15             | \$4,000                     | \$267                     | 1.1%                          |
| 1204                | Pool Furniture - Partial Replace | 4              | \$3,800                     | \$950                     | 3.9%                          |
| 1220                | Pool Filter - Replace            | 15             | \$1,350                     | \$90                      | 0.4%                          |
| 1221                | Spa Filter - Replace             | 15             | \$1,050                     | \$70                      | 0.3%                          |
| 1222                | Pool Heater - Replace            | 8              | \$3,200                     | \$400                     | 1.6%                          |
| 1223                | Spa Heater - Replace             | 8              | \$2,500                     | \$313                     | 1.3%                          |
| 1224                | Pool/Spa Pumps - Replace         | 10             | \$2,000                     | \$200                     | 0.8%                          |
| 1250                | Restroom/Shower - Remodel        | 20             | \$2,750                     | \$138                     | 0.6%                          |
| 1304                | Tile Roof - Refurbish            | 30             | \$1,750                     | \$58                      | 0.2%                          |
| <b>MINERA POOL</b>  |                                  |                |                             |                           |                               |
| 503                 | Metal Fence - Replace            | 30             | \$6,500                     | \$217                     | 0.9%                          |
| 1117                | Pool Building - Repaint/Repair   | 5              | \$1,000                     | \$200                     | 0.8%                          |
| 1200                | Pool Deck - Resurface            | 16             | \$6,800                     | \$425                     | 1.7%                          |
| 1201                | Pool Deck - Seal/Repair          | 4              | \$2,000                     | \$500                     | 2.0%                          |
| 1202                | Pool - Resurface                 | 10             | \$8,000                     | \$800                     | 3.3%                          |

**Table 4: Component Significance****26870-0**

| #    | Component                 | Useful<br>Life | Current<br>Cost<br>Estimate | Deterioration<br>Cost/Yr. | Deterioration<br>Significance |
|------|---------------------------|----------------|-----------------------------|---------------------------|-------------------------------|
| 1204 | Pool Furniture - Replace  | 4              | \$2,000                     | \$500                     | 2.0%                          |
| 1220 | Pool Filter - Replace     | 15             | \$1,350                     | \$90                      | 0.4%                          |
| 1222 | Pool Heater - Replace     | 10             | \$6,400                     | \$640                     | 2.6%                          |
| 1224 | Pool Pump - Replace       | 10             | \$1,000                     | \$100                     | 0.4%                          |
| 1250 | Restroom/Shower - Remodel | 20             | \$3,500                     | \$175                     | 0.7%                          |
| 1304 | Tile Roof - Refurbish     | 30             | \$1,500                     | \$50                      | 0.2%                          |
| 44   | Total Funded Components   |                |                             | \$24,557                  | 100.0%                        |

**Table 5: 30-Year Reserve Plan Summary**

**26870-0**

**Report Start Date: 01/01/15**

**Interest: 1.0%**

**Inflation: 3.0%**

**Reserve Fund Strength Calculations  
(All values as of Fiscal Year Start Date)**

**Projected Reserve Balance Changes**

| Year | Starting Reserve Balance | Fully Funded Balance | Percent Funded | Special Assmt Risk | Reserve Contribs. | Loans or Special Assmts | Interest Income | Reserve Expenses |
|------|--------------------------|----------------------|----------------|--------------------|-------------------|-------------------------|-----------------|------------------|
| 2015 | \$20,400                 | \$314,971            | 6.5%           | High               | \$20,400          | \$54,000                | \$362           | \$43,200         |
| 2016 | \$51,962                 | \$304,703            | 17.1%          | High               | \$22,440          | \$0                     | \$601           | \$6,798          |
| 2017 | \$68,204                 | \$332,365            | 20.5%          | High               | \$24,684          | \$0                     | \$687           | \$24,295         |
| 2018 | \$69,281                 | \$343,600            | 20.2%          | High               | \$27,152          | \$0                     | \$801           | \$6,229          |
| 2019 | \$91,006                 | \$374,570            | 24.3%          | High               | \$29,868          | \$216,000               | \$912           | \$246,261        |
| 2020 | \$91,524                 | \$159,757            | 57.3%          | Med                | \$32,854          | \$0                     | \$838           | \$48,979         |
| 2021 | \$76,238                 | \$142,528            | 53.5%          | Med                | \$34,004          | \$0                     | \$849           | \$17,433         |
| 2022 | \$93,658                 | \$158,128            | 59.2%          | Med                | \$35,194          | \$0                     | \$1,070         | \$9,532          |
| 2023 | \$120,391                | \$183,213            | 65.7%          | Med                | \$36,426          | \$0                     | \$1,126         | \$52,951         |
| 2024 | \$104,993                | \$166,211            | 63.2%          | Med                | \$37,701          | \$0                     | \$1,208         | \$7,176          |
| 2025 | \$136,726                | \$196,809            | 69.5%          | Med                | \$39,021          | \$0                     | \$1,412         | \$31,448         |
| 2026 | \$145,710                | \$204,315            | 71.3%          | Low                | \$40,386          | \$0                     | \$1,621         | \$9,136          |
| 2027 | \$178,581                | \$236,048            | 75.7%          | Low                | \$41,800          | \$0                     | \$1,789         | \$42,773         |
| 2028 | \$179,398                | \$234,035            | 76.7%          | Low                | \$43,263          | \$0                     | \$1,709         | \$61,752         |
| 2029 | \$162,618                | \$213,462            | 76.2%          | Low                | \$44,777          | \$0                     | \$1,762         | \$19,210         |
| 2030 | \$189,948                | \$237,171            | 80.1%          | Low                | \$46,344          | \$0                     | \$2,039         | \$20,254         |
| 2031 | \$218,078                | \$261,629            | 83.4%          | Low                | \$47,966          | \$0                     | \$2,139         | \$58,251         |
| 2032 | \$209,932                | \$249,242            | 84.2%          | Low                | \$49,645          | \$0                     | \$2,305         | \$10,578         |
| 2033 | \$251,305                | \$286,780            | 87.6%          | Low                | \$51,383          | \$0                     | \$2,692         | \$18,046         |
| 2034 | \$287,334                | \$318,981            | 90.1%          | Low                | \$53,181          | \$0                     | \$3,154         | \$0              |
| 2035 | \$343,669                | \$372,001            | 92.4%          | Low                | \$55,043          | \$0                     | \$3,450         | \$55,628         |
| 2036 | \$346,533                | \$370,152            | 93.6%          | Low                | \$56,969          | \$0                     | \$3,341         | \$84,829         |
| 2037 | \$322,014                | \$339,500            | 94.8%          | Low                | \$58,963          | \$0                     | \$3,298         | \$46,466         |
| 2038 | \$337,809                | \$348,811            | 96.8%          | Low                | \$61,027          | \$0                     | \$3,680         | \$3,947          |
| 2039 | \$398,569                | \$403,605            | 98.8%          | Low                | \$63,163          | \$0                     | \$4,044         | \$55,292         |
| 2040 | \$410,483                | \$410,180            | 100.1%         | Low                | \$65,373          | \$0                     | \$4,452         | \$0              |
| 2041 | \$480,308                | \$475,446            | 101.0%         | Low                | \$67,661          | \$0                     | \$5,030         | \$26,957         |
| 2042 | \$526,042                | \$516,492            | 101.8%         | Low                | \$70,030          | \$0                     | \$5,565         | \$14,216         |
| 2043 | \$587,420                | \$573,529            | 102.4%         | Low                | \$72,481          | \$0                     | \$6,092         | \$34,433         |
| 2044 | \$631,560                | \$611,372            | 103.3%         | Low                | \$75,017          | \$0                     | \$6,195         | \$104,867        |

**Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)**

**26870-0**

| Fiscal Year                     | 2015            | 2016            | 2017            | 2018            | 2019             |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Starting Reserve Balance        | \$20,400        | \$51,962        | \$68,204        | \$69,281        | \$91,006         |
| Annual Reserve Contribution     | \$20,400        | \$22,440        | \$24,684        | \$27,152        | \$29,868         |
| Recommended Special Assessments | \$54,000        | \$0             | \$0             | \$0             | \$216,000        |
| Interest Earnings               | \$362           | \$601           | \$687           | \$801           | \$912            |
| <b>Total Income</b>             | <b>\$95,162</b> | <b>\$75,002</b> | <b>\$93,575</b> | <b>\$97,234</b> | <b>\$337,786</b> |
| # Component                     |                 |                 |                 |                 |                  |

**GROUNDS**

|                                |         |         |     |         |           |
|--------------------------------|---------|---------|-----|---------|-----------|
| 201 Asphalt - Repave           | \$0     | \$0     | \$0 | \$0     | \$225,102 |
| 202 Asphalt - Chip Seal        | \$0     | \$0     | \$0 | \$0     | \$0       |
| 250 Street Signs - Replace     | \$0     | \$0     | \$0 | \$0     | \$0       |
| 320 Pole Lights - Replace      | \$0     | \$0     | \$0 | \$0     | \$0       |
| 701 Monument - Refurbish       | \$0     | \$0     | \$0 | \$0     | \$0       |
| 703 Signs - Replace            | \$0     | \$0     | \$0 | \$1,093 | \$0       |
| 1105 Adobe Walls - Seal/Repair | \$6,000 | \$0     | \$0 | \$0     | \$6,753   |
| 1109 Metal Surfaces - Repaint  | \$0     | \$1,648 | \$0 | \$0     | \$0       |

**CABALLO POOL**

|                                       |         |         |         |     |         |
|---------------------------------------|---------|---------|---------|-----|---------|
| 503 Metal Fence - Replace             | \$0     | \$0     | \$0     | \$0 | \$0     |
| 1117 Pool Building - Repaint/Repair   | \$0     | \$1,545 | \$0     | \$0 | \$0     |
| 1200 Pool Deck - Resurface            | \$0     | \$0     | \$0     | \$0 | \$0     |
| 1201 Pool Deck - Seal/Repair          | \$3,000 | \$0     | \$0     | \$0 | \$3,377 |
| 1202 Pool - Resurface                 | \$0     | \$0     | \$8,487 | \$0 | \$0     |
| 1204 Pool Furniture - Partial Replace | \$0     | \$0     | \$1,167 | \$0 | \$0     |
| 1220 Pool Filter - Replace            | \$0     | \$0     | \$0     | \$0 | \$0     |
| 1224 Pool Pump - Replace              | \$1,000 | \$0     | \$0     | \$0 | \$0     |
| 1229 Solar System - Replace           | \$0     | \$0     | \$0     | \$0 | \$0     |
| 1250 Restroom/Shower - Remodel        | \$0     | \$0     | \$0     | \$0 | \$0     |
| 1303 Asphalt Shingle Roof - Replace   | \$0     | \$0     | \$0     | \$0 | \$0     |

**ADELITA POOL**

|                                       |          |         |         |         |         |
|---------------------------------------|----------|---------|---------|---------|---------|
| 503 Metal Fence - Replace             | \$0      | \$0     | \$0     | \$0     | \$0     |
| 1117 Pool Building - Repaint/Repair   | \$0      | \$1,545 | \$0     | \$0     | \$0     |
| 1200 Pool Deck - Resurface            | \$10,500 | \$0     | \$0     | \$0     | \$0     |
| 1201 Pool Deck - Seal/Repair          | \$0      | \$0     | \$0     | \$0     | \$3,377 |
| 1202 Pool - Resurface                 | \$11,000 | \$0     | \$0     | \$0     | \$0     |
| 1203 Spa - Resurface                  | \$4,000  | \$0     | \$0     | \$0     | \$0     |
| 1204 Pool Furniture - Partial Replace | \$0      | \$0     | \$4,031 | \$0     | \$0     |
| 1220 Pool Filter - Replace            | \$0      | \$0     | \$0     | \$1,475 | \$0     |
| 1221 Spa Filter - Replace             | \$0      | \$0     | \$0     | \$0     | \$0     |
| 1222 Pool Heater - Replace            | \$3,200  | \$0     | \$0     | \$0     | \$0     |
| 1223 Spa Heater - Replace             | \$2,500  | \$0     | \$0     | \$0     | \$0     |
| 1224 Pool/Spa Pumps - Replace         | \$0      | \$0     | \$0     | \$2,185 | \$0     |
| 1250 Restroom/Shower - Remodel        | \$0      | \$0     | \$0     | \$0     | \$0     |
| 1304 Tile Roof - Refurbish            | \$0      | \$0     | \$0     | \$0     | \$0     |

**MINERA POOL**



**Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)****26870-0**

| Fiscal Year                         | 2015     | 2016     | 2017     | 2018     | 2019      |
|-------------------------------------|----------|----------|----------|----------|-----------|
| 503 Metal Fence - Replace           | \$0      | \$0      | \$0      | \$0      | \$0       |
| 1117 Pool Building - Repaint/Repair | \$0      | \$1,030  | \$0      | \$0      | \$0       |
| 1200 Pool Deck - Resurface          | \$0      | \$0      | \$0      | \$0      | \$7,653   |
| 1201 Pool Deck - Seal/Repair        | \$2,000  | \$0      | \$0      | \$0      | \$0       |
| 1202 Pool - Resurface               | \$0      | \$0      | \$8,487  | \$0      | \$0       |
| 1204 Pool Furniture - Replace       | \$0      | \$0      | \$2,122  | \$0      | \$0       |
| 1220 Pool Filter - Replace          | \$0      | \$0      | \$0      | \$1,475  | \$0       |
| 1222 Pool Heater - Replace          | \$0      | \$0      | \$0      | \$0      | \$0       |
| 1224 Pool Pump - Replace            | \$0      | \$1,030  | \$0      | \$0      | \$0       |
| 1250 Restroom/Shower - Remodel      | \$0      | \$0      | \$0      | \$0      | \$0       |
| 1304 Tile Roof - Refurbish          | \$0      | \$0      | \$0      | \$0      | \$0       |
| Total Expenses                      | \$43,200 | \$6,798  | \$24,295 | \$6,229  | \$246,261 |
| Ending Reserve Balance:             | \$51,962 | \$68,204 | \$69,281 | \$91,006 | \$91,524  |

**Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)**

**26870-0**

| Fiscal Year                     | 2020             | 2021             | 2022             | 2023             | 2024             |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance        | \$91,524         | \$76,238         | \$93,658         | \$120,391        | \$104,993        |
| Annual Reserve Contribution     | \$32,854         | \$34,004         | \$35,194         | \$36,426         | \$37,701         |
| Recommended Special Assessments | \$0              | \$0              | \$0              | \$0              | \$0              |
| Interest Earnings               | \$838            | \$849            | \$1,070          | \$1,126          | \$1,208          |
| <b>Total Income</b>             | <b>\$125,217</b> | <b>\$111,091</b> | <b>\$129,922</b> | <b>\$157,943</b> | <b>\$143,902</b> |

# Component

**GROUPS**

|      |                           |          |         |     |         |     |
|------|---------------------------|----------|---------|-----|---------|-----|
| 201  | Asphalt - Repave          | \$0      | \$0     | \$0 | \$0     | \$0 |
| 202  | Asphalt - Chip Seal       | \$45,212 | \$0     | \$0 | \$0     | \$0 |
| 250  | Street Signs - Replace    | \$0      | \$0     | \$0 | \$0     | \$0 |
| 320  | Pole Lights - Replace     | \$0      | \$0     | \$0 | \$0     | \$0 |
| 701  | Monument - Refurbish      | \$0      | \$2,508 | \$0 | \$0     | \$0 |
| 703  | Signs - Replace           | \$0      | \$0     | \$0 | \$0     | \$0 |
| 1105 | Adobe Walls - Seal/Repair | \$0      | \$0     | \$0 | \$7,601 | \$0 |
| 1109 | Metal Surfaces - Repaint  | \$0      | \$1,910 | \$0 | \$0     | \$0 |

**CABALLO POOL**

|      |                                  |     |         |         |          |         |
|------|----------------------------------|-----|---------|---------|----------|---------|
| 503  | Metal Fence - Replace            | \$0 | \$0     | \$0     | \$4,560  | \$0     |
| 1117 | Pool Building - Repaint/Repair   | \$0 | \$1,791 | \$0     | \$0      | \$0     |
| 1200 | Pool Deck - Resurface            | \$0 | \$0     | \$0     | \$13,301 | \$0     |
| 1201 | Pool Deck - Seal/Repair          | \$0 | \$0     | \$0     | \$0      | \$0     |
| 1202 | Pool - Resurface                 | \$0 | \$0     | \$0     | \$0      | \$0     |
| 1204 | Pool Furniture - Partial Replace | \$0 | \$1,313 | \$0     | \$0      | \$0     |
| 1220 | Pool Filter - Replace            | \$0 | \$0     | \$1,660 | \$0      | \$0     |
| 1224 | Pool Pump - Replace              | \$0 | \$0     | \$0     | \$0      | \$0     |
| 1229 | Solar System - Replace           | \$0 | \$0     | \$0     | \$0      | \$0     |
| 1250 | Restroom/Shower - Remodel        | \$0 | \$0     | \$0     | \$0      | \$3,588 |
| 1303 | Asphalt Shingle Roof - Replace   | \$0 | \$0     | \$0     | \$0      | \$0     |

**ADELITA POOL**

|      |                                  |         |         |     |         |         |
|------|----------------------------------|---------|---------|-----|---------|---------|
| 503  | Metal Fence - Replace            | \$0     | \$0     | \$0 | \$5,700 | \$0     |
| 1117 | Pool Building - Repaint/Repair   | \$0     | \$1,791 | \$0 | \$0     | \$0     |
| 1200 | Pool Deck - Resurface            | \$0     | \$0     | \$0 | \$0     | \$0     |
| 1201 | Pool Deck - Seal/Repair          | \$0     | \$0     | \$0 | \$3,800 | \$0     |
| 1202 | Pool - Resurface                 | \$0     | \$0     | \$0 | \$0     | \$0     |
| 1203 | Spa - Resurface                  | \$0     | \$0     | \$0 | \$0     | \$0     |
| 1204 | Pool Furniture - Partial Replace | \$0     | \$4,537 | \$0 | \$0     | \$0     |
| 1220 | Pool Filter - Replace            | \$0     | \$0     | \$0 | \$0     | \$0     |
| 1221 | Spa Filter - Replace             | \$0     | \$0     | \$0 | \$0     | \$0     |
| 1222 | Pool Heater - Replace            | \$0     | \$0     | \$0 | \$4,054 | \$0     |
| 1223 | Spa Heater - Replace             | \$0     | \$0     | \$0 | \$3,167 | \$0     |
| 1224 | Pool/Spa Pumps - Replace         | \$0     | \$0     | \$0 | \$0     | \$0     |
| 1250 | Restroom/Shower - Remodel        | \$0     | \$0     | \$0 | \$0     | \$3,588 |
| 1304 | Tile Roof - Refurbish            | \$2,029 | \$0     | \$0 | \$0     | \$0     |

**MINERA POOL**

**Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)****26870-0**

| Fiscal Year                         | 2020            | 2021            | 2022           | 2023            | 2024           |
|-------------------------------------|-----------------|-----------------|----------------|-----------------|----------------|
| 503 Metal Fence - Replace           | \$0             | \$0             | \$0            | \$8,234         | \$0            |
| 1117 Pool Building - Repaint/Repair | \$0             | \$1,194         | \$0            | \$0             | \$0            |
| 1200 Pool Deck - Resurface          | \$0             | \$0             | \$0            | \$0             | \$0            |
| 1201 Pool Deck - Seal/Repair        | \$0             | \$0             | \$0            | \$2,534         | \$0            |
| 1202 Pool - Resurface               | \$0             | \$0             | \$0            | \$0             | \$0            |
| 1204 Pool Furniture - Replace       | \$0             | \$2,388         | \$0            | \$0             | \$0            |
| 1220 Pool Filter - Replace          | \$0             | \$0             | \$0            | \$0             | \$0            |
| 1222 Pool Heater - Replace          | \$0             | \$0             | \$7,871        | \$0             | \$0            |
| 1224 Pool Pump - Replace            | \$0             | \$0             | \$0            | \$0             | \$0            |
| 1250 Restroom/Shower - Remodel      | \$0             | \$0             | \$0            | \$0             | \$0            |
| 1304 Tile Roof - Refurbish          | \$1,739         | \$0             | \$0            | \$0             | \$0            |
| <b>Total Expenses</b>               | <b>\$48,979</b> | <b>\$17,433</b> | <b>\$9,532</b> | <b>\$52,951</b> | <b>\$7,176</b> |
| Ending Reserve Balance:             | \$76,238        | \$93,658        | \$120,391      | \$104,993       | \$136,726      |

**Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)**

**26870-0**

| Fiscal Year                     | 2025             | 2026             | 2027             | 2028             | 2029             |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance        | \$136,726        | \$145,710        | \$178,581        | \$179,398        | \$162,618        |
| Annual Reserve Contribution     | \$39,021         | \$40,386         | \$41,800         | \$43,263         | \$44,777         |
| Recommended Special Assessments | \$0              | \$0              | \$0              | \$0              | \$0              |
| Interest Earnings               | \$1,412          | \$1,621          | \$1,789          | \$1,709          | \$1,762          |
| <b>Total Income</b>             | <b>\$177,158</b> | <b>\$187,717</b> | <b>\$222,171</b> | <b>\$224,370</b> | <b>\$209,157</b> |
| # Component                     |                  |                  |                  |                  |                  |

**GROUPS**

|      |                           |          |         |         |          |     |
|------|---------------------------|----------|---------|---------|----------|-----|
| 201  | Asphalt - Repave          | \$0      | \$0     | \$0     | \$0      | \$0 |
| 202  | Asphalt - Chip Seal       | \$0      | \$0     | \$0     | \$57,273 | \$0 |
| 250  | Street Signs - Replace    | \$0      | \$0     | \$0     | \$0      | \$0 |
| 320  | Pole Lights - Replace     | \$17,471 | \$0     | \$0     | \$0      | \$0 |
| 701  | Monument - Refurbish      | \$0      | \$0     | \$0     | \$0      | \$0 |
| 703  | Signs - Replace           | \$0      | \$0     | \$0     | \$0      | \$0 |
| 1105 | Adobe Walls - Seal/Repair | \$0      | \$0     | \$8,555 | \$0      | \$0 |
| 1109 | Metal Surfaces - Repaint  | \$0      | \$2,215 | \$0     | \$0      | \$0 |

**CABALLO POOL**

|      |                                  |         |         |          |     |         |
|------|----------------------------------|---------|---------|----------|-----|---------|
| 503  | Metal Fence - Replace            | \$0     | \$0     | \$0      | \$0 | \$0     |
| 1117 | Pool Building - Repaint/Repair   | \$0     | \$2,076 | \$0      | \$0 | \$0     |
| 1200 | Pool Deck - Resurface            | \$0     | \$0     | \$0      | \$0 | \$0     |
| 1201 | Pool Deck - Seal/Repair          | \$0     | \$0     | \$4,277  | \$0 | \$0     |
| 1202 | Pool - Resurface                 | \$0     | \$0     | \$11,406 | \$0 | \$0     |
| 1204 | Pool Furniture - Partial Replace | \$1,478 | \$0     | \$0      | \$0 | \$1,664 |
| 1220 | Pool Filter - Replace            | \$0     | \$0     | \$0      | \$0 | \$0     |
| 1224 | Pool Pump - Replace              | \$1,344 | \$0     | \$0      | \$0 | \$0     |
| 1229 | Solar System - Replace           | \$0     | \$0     | \$0      | \$0 | \$8,773 |
| 1250 | Restroom/Shower - Remodel        | \$0     | \$0     | \$0      | \$0 | \$0     |
| 1303 | Asphalt Shingle Roof - Replace   | \$3,360 | \$0     | \$0      | \$0 | \$0     |

**ADELITA POOL**

|      |                                  |         |         |         |         |         |
|------|----------------------------------|---------|---------|---------|---------|---------|
| 503  | Metal Fence - Replace            | \$0     | \$0     | \$0     | \$0     | \$0     |
| 1117 | Pool Building - Repaint/Repair   | \$0     | \$2,076 | \$0     | \$0     | \$0     |
| 1200 | Pool Deck - Resurface            | \$0     | \$0     | \$0     | \$0     | \$0     |
| 1201 | Pool Deck - Seal/Repair          | \$0     | \$0     | \$4,277 | \$0     | \$0     |
| 1202 | Pool - Resurface                 | \$0     | \$0     | \$0     | \$0     | \$0     |
| 1203 | Spa - Resurface                  | \$0     | \$0     | \$0     | \$0     | \$0     |
| 1204 | Pool Furniture - Partial Replace | \$5,107 | \$0     | \$0     | \$0     | \$5,748 |
| 1220 | Pool Filter - Replace            | \$0     | \$0     | \$0     | \$0     | \$0     |
| 1221 | Spa Filter - Replace             | \$0     | \$0     | \$0     | \$1,542 | \$0     |
| 1222 | Pool Heater - Replace            | \$0     | \$0     | \$0     | \$0     | \$0     |
| 1223 | Spa Heater - Replace             | \$0     | \$0     | \$0     | \$0     | \$0     |
| 1224 | Pool/Spa Pumps - Replace         | \$0     | \$0     | \$0     | \$2,937 | \$0     |
| 1250 | Restroom/Shower - Remodel        | \$0     | \$0     | \$0     | \$0     | \$0     |
| 1304 | Tile Roof - Refurbish            | \$0     | \$0     | \$0     | \$0     | \$0     |

**MINERA POOL**

**Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)****26870-0**

| Fiscal Year                         | 2025      | 2026      | 2027      | 2028      | 2029      |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|
| 503 Metal Fence - Replace           | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1117 Pool Building - Repaint/Repair | \$0       | \$1,384   | \$0       | \$0       | \$0       |
| 1200 Pool Deck - Resurface          | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1201 Pool Deck - Seal/Repair        | \$0       | \$0       | \$2,852   | \$0       | \$0       |
| 1202 Pool - Resurface               | \$0       | \$0       | \$11,406  | \$0       | \$0       |
| 1204 Pool Furniture - Replace       | \$2,688   | \$0       | \$0       | \$0       | \$3,025   |
| 1220 Pool Filter - Replace          | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1222 Pool Heater - Replace          | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1224 Pool Pump - Replace            | \$0       | \$1,384   | \$0       | \$0       | \$0       |
| 1250 Restroom/Shower - Remodel      | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1304 Tile Roof - Refurbish          | \$0       | \$0       | \$0       | \$0       | \$0       |
| Total Expenses                      | \$31,448  | \$9,136   | \$42,773  | \$61,752  | \$19,210  |
| Ending Reserve Balance:             | \$145,710 | \$178,581 | \$179,398 | \$162,618 | \$189,948 |

**Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)**

**26870-0**

| Fiscal Year                     | 2030             | 2031             | 2032             | 2033             | 2034             |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance        | \$189,948        | \$218,078        | \$209,932        | \$251,305        | \$287,334        |
| Annual Reserve Contribution     | \$46,344         | \$47,966         | \$49,645         | \$51,383         | \$53,181         |
| Recommended Special Assessments | \$0              | \$0              | \$0              | \$0              | \$0              |
| Interest Earnings               | \$2,039          | \$2,139          | \$2,305          | \$2,692          | \$3,154          |
| <b>Total Income</b>             | <b>\$238,331</b> | <b>\$268,183</b> | <b>\$261,883</b> | <b>\$305,380</b> | <b>\$343,669</b> |

# Component

**GROUPS**

|      |                           |          |         |     |         |     |
|------|---------------------------|----------|---------|-----|---------|-----|
| 201  | Asphalt - Repave          | \$0      | \$0     | \$0 | \$0     | \$0 |
| 202  | Asphalt - Chip Seal       | \$0      | \$0     | \$0 | \$0     | \$0 |
| 250  | Street Signs - Replace    | \$14,022 | \$0     | \$0 | \$0     | \$0 |
| 320  | Pole Lights - Replace     | \$0      | \$0     | \$0 | \$0     | \$0 |
| 701  | Monument - Refurbish      | \$0      | \$0     | \$0 | \$0     | \$0 |
| 703  | Signs - Replace           | \$0      | \$0     | \$0 | \$1,702 | \$0 |
| 1105 | Adobe Walls - Seal/Repair | \$0      | \$9,628 | \$0 | \$0     | \$0 |
| 1109 | Metal Surfaces - Repaint  | \$0      | \$2,568 | \$0 | \$0     | \$0 |

**CABALLO POOL**

|      |                                  |     |         |     |         |     |
|------|----------------------------------|-----|---------|-----|---------|-----|
| 503  | Metal Fence - Replace            | \$0 | \$0     | \$0 | \$0     | \$0 |
| 1117 | Pool Building - Repaint/Repair   | \$0 | \$2,407 | \$0 | \$0     | \$0 |
| 1200 | Pool Deck - Resurface            | \$0 | \$0     | \$0 | \$0     | \$0 |
| 1201 | Pool Deck - Seal/Repair          | \$0 | \$4,814 | \$0 | \$0     | \$0 |
| 1202 | Pool - Resurface                 | \$0 | \$0     | \$0 | \$0     | \$0 |
| 1204 | Pool Furniture - Partial Replace | \$0 | \$0     | \$0 | \$1,873 | \$0 |
| 1220 | Pool Filter - Replace            | \$0 | \$0     | \$0 | \$0     | \$0 |
| 1224 | Pool Pump - Replace              | \$0 | \$0     | \$0 | \$0     | \$0 |
| 1229 | Solar System - Replace           | \$0 | \$0     | \$0 | \$0     | \$0 |
| 1250 | Restroom/Shower - Remodel        | \$0 | \$0     | \$0 | \$0     | \$0 |
| 1303 | Asphalt Shingle Roof - Replace   | \$0 | \$0     | \$0 | \$0     | \$0 |

**ADELITA POOL**

|      |                                  |         |          |     |         |     |
|------|----------------------------------|---------|----------|-----|---------|-----|
| 503  | Metal Fence - Replace            | \$0     | \$0      | \$0 | \$0     | \$0 |
| 1117 | Pool Building - Repaint/Repair   | \$0     | \$2,407  | \$0 | \$0     | \$0 |
| 1200 | Pool Deck - Resurface            | \$0     | \$16,849 | \$0 | \$0     | \$0 |
| 1201 | Pool Deck - Seal/Repair          | \$0     | \$0      | \$0 | \$0     | \$0 |
| 1202 | Pool - Resurface                 | \$0     | \$0      | \$0 | \$0     | \$0 |
| 1203 | Spa - Resurface                  | \$6,232 | \$0      | \$0 | \$0     | \$0 |
| 1204 | Pool Furniture - Partial Replace | \$0     | \$0      | \$0 | \$6,469 | \$0 |
| 1220 | Pool Filter - Replace            | \$0     | \$0      | \$0 | \$2,298 | \$0 |
| 1221 | Spa Filter - Replace             | \$0     | \$0      | \$0 | \$0     | \$0 |
| 1222 | Pool Heater - Replace            | \$0     | \$5,135  | \$0 | \$0     | \$0 |
| 1223 | Spa Heater - Replace             | \$0     | \$4,012  | \$0 | \$0     | \$0 |
| 1224 | Pool/Spa Pumps - Replace         | \$0     | \$0      | \$0 | \$0     | \$0 |
| 1250 | Restroom/Shower - Remodel        | \$0     | \$0      | \$0 | \$0     | \$0 |
| 1304 | Tile Roof - Refurbish            | \$0     | \$0      | \$0 | \$0     | \$0 |

**MINERA POOL**

**Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)****26870-0**

| Fiscal Year                         | 2030      | 2031      | 2032      | 2033      | 2034      |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|
| 503 Metal Fence - Replace           | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1117 Pool Building - Repaint/Repair | \$0       | \$1,605   | \$0       | \$0       | \$0       |
| 1200 Pool Deck - Resurface          | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1201 Pool Deck - Seal/Repair        | \$0       | \$3,209   | \$0       | \$0       | \$0       |
| 1202 Pool - Resurface               | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1204 Pool Furniture - Replace       | \$0       | \$0       | \$0       | \$3,405   | \$0       |
| 1220 Pool Filter - Replace          | \$0       | \$0       | \$0       | \$2,298   | \$0       |
| 1222 Pool Heater - Replace          | \$0       | \$0       | \$10,578  | \$0       | \$0       |
| 1224 Pool Pump - Replace            | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1250 Restroom/Shower - Remodel      | \$0       | \$5,616   | \$0       | \$0       | \$0       |
| 1304 Tile Roof - Refurbish          | \$0       | \$0       | \$0       | \$0       | \$0       |
| Total Expenses                      | \$20,254  | \$58,251  | \$10,578  | \$18,046  | \$0       |
| Ending Reserve Balance:             | \$218,078 | \$209,932 | \$251,305 | \$287,334 | \$343,669 |

**Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)**

**26870-0**

| Fiscal Year                     | 2035             | 2036             | 2037             | 2038             | 2039             |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance        | \$343,669        | \$346,533        | \$322,014        | \$337,809        | \$398,569        |
| Annual Reserve Contribution     | \$55,043         | \$56,969         | \$58,963         | \$61,027         | \$63,163         |
| Recommended Special Assessments | \$0              | \$0              | \$0              | \$0              | \$0              |
| Interest Earnings               | \$3,450          | \$3,341          | \$3,298          | \$3,680          | \$4,044          |
| <b>Total Income</b>             | <b>\$402,161</b> | <b>\$406,843</b> | <b>\$384,274</b> | <b>\$402,516</b> | <b>\$465,775</b> |
| # Component                     |                  |                  |                  |                  |                  |

**GOODNS**

|                                |          |          |     |     |          |
|--------------------------------|----------|----------|-----|-----|----------|
| 201 Asphalt - Repave           | \$0      | \$0      | \$0 | \$0 | \$0      |
| 202 Asphalt - Chip Seal        | \$0      | \$72,551 | \$0 | \$0 | \$0      |
| 250 Street Signs - Replace     | \$0      | \$0      | \$0 | \$0 | \$0      |
| 320 Pole Lights - Replace      | \$0      | \$0      | \$0 | \$0 | \$0      |
| 701 Monument - Refurbish       | \$0      | \$0      | \$0 | \$0 | \$0      |
| 703 Signs - Replace            | \$0      | \$0      | \$0 | \$0 | \$0      |
| 1105 Adobe Walls - Seal/Repair | \$10,837 | \$0      | \$0 | \$0 | \$12,197 |
| 1109 Metal Surfaces - Repaint  | \$0      | \$2,976  | \$0 | \$0 | \$0      |

**CABALLO POOL**

|                                       |         |         |          |     |          |
|---------------------------------------|---------|---------|----------|-----|----------|
| 503 Metal Fence - Replace             | \$0     | \$0     | \$0      | \$0 | \$0      |
| 1117 Pool Building - Repaint/Repair   | \$0     | \$2,790 | \$0      | \$0 | \$0      |
| 1200 Pool Deck - Resurface            | \$0     | \$0     | \$0      | \$0 | \$21,344 |
| 1201 Pool Deck - Seal/Repair          | \$5,418 | \$0     | \$0      | \$0 | \$0      |
| 1202 Pool - Resurface                 | \$0     | \$0     | \$15,329 | \$0 | \$0      |
| 1204 Pool Furniture - Partial Replace | \$0     | \$0     | \$2,108  | \$0 | \$0      |
| 1220 Pool Filter - Replace            | \$0     | \$0     | \$2,587  | \$0 | \$0      |
| 1224 Pool Pump - Replace              | \$1,806 | \$0     | \$0      | \$0 | \$0      |
| 1229 Solar System - Replace           | \$0     | \$0     | \$0      | \$0 | \$0      |
| 1250 Restroom/Shower - Remodel        | \$0     | \$0     | \$0      | \$0 | \$0      |
| 1303 Asphalt Shingle Roof - Replace   | \$0     | \$0     | \$0      | \$0 | \$0      |

**ADELITA POOL**

|                                       |          |         |         |         |         |
|---------------------------------------|----------|---------|---------|---------|---------|
| 503 Metal Fence - Replace             | \$0      | \$0     | \$0     | \$0     | \$0     |
| 1117 Pool Building - Repaint/Repair   | \$0      | \$2,790 | \$0     | \$0     | \$0     |
| 1200 Pool Deck - Resurface            | \$0      | \$0     | \$0     | \$0     | \$0     |
| 1201 Pool Deck - Seal/Repair          | \$5,418  | \$0     | \$0     | \$0     | \$6,098 |
| 1202 Pool - Resurface                 | \$19,867 | \$0     | \$0     | \$0     | \$0     |
| 1203 Spa - Resurface                  | \$0      | \$0     | \$0     | \$0     | \$0     |
| 1204 Pool Furniture - Partial Replace | \$0      | \$0     | \$7,281 | \$0     | \$0     |
| 1220 Pool Filter - Replace            | \$0      | \$0     | \$0     | \$0     | \$0     |
| 1221 Spa Filter - Replace             | \$0      | \$0     | \$0     | \$0     | \$0     |
| 1222 Pool Heater - Replace            | \$0      | \$0     | \$0     | \$0     | \$6,505 |
| 1223 Spa Heater - Replace             | \$0      | \$0     | \$0     | \$0     | \$5,082 |
| 1224 Pool/Spa Pumps - Replace         | \$0      | \$0     | \$0     | \$3,947 | \$0     |
| 1250 Restroom/Shower - Remodel        | \$0      | \$0     | \$0     | \$0     | \$0     |
| 1304 Tile Roof - Refurbish            | \$0      | \$0     | \$0     | \$0     | \$0     |

**MINERA POOL**



**Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)****26870-0**

| Fiscal Year                         | 2035      | 2036      | 2037      | 2038      | 2039      |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|
| 503 Metal Fence - Replace           | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1117 Pool Building - Repaint/Repair | \$0       | \$1,860   | \$0       | \$0       | \$0       |
| 1200 Pool Deck - Resurface          | \$12,282  | \$0       | \$0       | \$0       | \$0       |
| 1201 Pool Deck - Seal/Repair        | \$0       | \$0       | \$0       | \$0       | \$4,066   |
| 1202 Pool - Resurface               | \$0       | \$0       | \$15,329  | \$0       | \$0       |
| 1204 Pool Furniture - Replace       | \$0       | \$0       | \$3,832   | \$0       | \$0       |
| 1220 Pool Filter - Replace          | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1222 Pool Heater - Replace          | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1224 Pool Pump - Replace            | \$0       | \$1,860   | \$0       | \$0       | \$0       |
| 1250 Restroom/Shower - Remodel      | \$0       | \$0       | \$0       | \$0       | \$0       |
| 1304 Tile Roof - Refurbish          | \$0       | \$0       | \$0       | \$0       | \$0       |
| Total Expenses                      | \$55,628  | \$84,829  | \$46,466  | \$3,947   | \$55,292  |
| Ending Reserve Balance:             | \$346,533 | \$322,014 | \$337,809 | \$398,569 | \$410,483 |

**Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)**

**26870-0**

| Fiscal Year                     | 2040             | 2041             | 2042             | 2043             | 2044             |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance        | \$410,483        | \$480,308        | \$526,042        | \$587,420        | \$631,560        |
| Annual Reserve Contribution     | \$65,373         | \$67,661         | \$70,030         | \$72,481         | \$75,017         |
| Recommended Special Assessments | \$0              | \$0              | \$0              | \$0              | \$0              |
| Interest Earnings               | \$4,452          | \$5,030          | \$5,565          | \$6,092          | \$6,195          |
| <b>Total Income</b>             | <b>\$480,308</b> | <b>\$552,999</b> | <b>\$601,636</b> | <b>\$665,993</b> | <b>\$712,772</b> |

# Component

**GROUNDS**

|      |                           |     |         |     |          |          |
|------|---------------------------|-----|---------|-----|----------|----------|
| 201  | Asphalt - Repave          | \$0 | \$0     | \$0 | \$0      | \$0      |
| 202  | Asphalt - Chip Seal       | \$0 | \$0     | \$0 | \$0      | \$91,906 |
| 250  | Street Signs - Replace    | \$0 | \$0     | \$0 | \$0      | \$0      |
| 320  | Pole Lights - Replace     | \$0 | \$0     | \$0 | \$0      | \$0      |
| 701  | Monument - Refurbish      | \$0 | \$0     | \$0 | \$0      | \$0      |
| 703  | Signs - Replace           | \$0 | \$0     | \$0 | \$0      | \$0      |
| 1105 | Adobe Walls - Seal/Repair | \$0 | \$0     | \$0 | \$13,728 | \$0      |
| 1109 | Metal Surfaces - Repaint  | \$0 | \$3,451 | \$0 | \$0      | \$0      |

**CABALLO POOL**

|      |                                  |     |         |     |         |         |
|------|----------------------------------|-----|---------|-----|---------|---------|
| 503  | Metal Fence - Replace            | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1117 | Pool Building - Repaint/Repair   | \$0 | \$3,235 | \$0 | \$0     | \$0     |
| 1200 | Pool Deck - Resurface            | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1201 | Pool Deck - Seal/Repair          | \$0 | \$0     | \$0 | \$6,864 | \$0     |
| 1202 | Pool - Resurface                 | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1204 | Pool Furniture - Partial Replace | \$0 | \$2,372 | \$0 | \$0     | \$0     |
| 1220 | Pool Filter - Replace            | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1224 | Pool Pump - Replace              | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1229 | Solar System - Replace           | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1250 | Restroom/Shower - Remodel        | \$0 | \$0     | \$0 | \$0     | \$6,481 |
| 1303 | Asphalt Shingle Roof - Replace   | \$0 | \$0     | \$0 | \$0     | \$0     |

**ADELITA POOL**

|      |                                  |     |         |     |         |         |
|------|----------------------------------|-----|---------|-----|---------|---------|
| 503  | Metal Fence - Replace            | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1117 | Pool Building - Repaint/Repair   | \$0 | \$3,235 | \$0 | \$0     | \$0     |
| 1200 | Pool Deck - Resurface            | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1201 | Pool Deck - Seal/Repair          | \$0 | \$0     | \$0 | \$6,864 | \$0     |
| 1202 | Pool - Resurface                 | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1203 | Spa - Resurface                  | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1204 | Pool Furniture - Partial Replace | \$0 | \$8,195 | \$0 | \$0     | \$0     |
| 1220 | Pool Filter - Replace            | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1221 | Spa Filter - Replace             | \$0 | \$0     | \$0 | \$2,402 | \$0     |
| 1222 | Pool Heater - Replace            | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1223 | Spa Heater - Replace             | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1224 | Pool/Spa Pumps - Replace         | \$0 | \$0     | \$0 | \$0     | \$0     |
| 1250 | Restroom/Shower - Remodel        | \$0 | \$0     | \$0 | \$0     | \$6,481 |
| 1304 | Tile Roof - Refurbish            | \$0 | \$0     | \$0 | \$0     | \$0     |

**MINERA POOL**

**Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)****26870-0**

| Fiscal Year                         | 2040       | 2041            | 2042            | 2043            | 2044             |
|-------------------------------------|------------|-----------------|-----------------|-----------------|------------------|
| 503 Metal Fence - Replace           | \$0        | \$0             | \$0             | \$0             | \$0              |
| 1117 Pool Building - Repaint/Repair | \$0        | \$2,157         | \$0             | \$0             | \$0              |
| 1200 Pool Deck - Resurface          | \$0        | \$0             | \$0             | \$0             | \$0              |
| 1201 Pool Deck - Seal/Repair        | \$0        | \$0             | \$0             | \$4,576         | \$0              |
| 1202 Pool - Resurface               | \$0        | \$0             | \$0             | \$0             | \$0              |
| 1204 Pool Furniture - Replace       | \$0        | \$4,313         | \$0             | \$0             | \$0              |
| 1220 Pool Filter - Replace          | \$0        | \$0             | \$0             | \$0             | \$0              |
| 1222 Pool Heater - Replace          | \$0        | \$0             | \$14,216        | \$0             | \$0              |
| 1224 Pool Pump - Replace            | \$0        | \$0             | \$0             | \$0             | \$0              |
| 1250 Restroom/Shower - Remodel      | \$0        | \$0             | \$0             | \$0             | \$0              |
| 1304 Tile Roof - Refurbish          | \$0        | \$0             | \$0             | \$0             | \$0              |
| <b>Total Expenses</b>               | <b>\$0</b> | <b>\$26,957</b> | <b>\$14,216</b> | <b>\$34,433</b> | <b>\$104,867</b> |
| Ending Reserve Balance:             | \$480,308  | \$526,042       | \$587,420       | \$631,560       | \$607,904        |

## Accuracy, Limitations, and Disclosures

Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. We can control measurements, which we attempt to establish within 5% accuracy through a combination of on-site measurements, drawings, and satellite imagery. The starting Reserve Balance and interest rate earned on deposited Reserve funds that you provided to us were considered reliable and were not confirmed independently. 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 Useful Life, Remaining Useful Life, and Current Cost estimates assume a stable economic environment and lack of natural disasters.

Because the physical condition of your components, the association's Reserve balance, the economic environment, and legislative environment change each year, this Reserve Study is by nature a "one-year" document. Because a long-term perspective improves the accuracy of near-term planning, this Report projects expenses for the next 30 years. It is our recommendation and that of the Financial Accounting Standards Board (FASB) that your Reserve Study be updated each year as part of the annual budget process.

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 – AZ, LLC 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.

Component quantities indicated in this Report were developed by Association Reserves unless noted otherwise in our "Site Inspection Notes" comments. No destructive or intrusive testing was performed. This Report and the site inspection were accomplished only for Reserve budget purposes (to help identify and address the normal deterioration of properly built and installed components with predictable life expectancies). The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective.

Association Reserves' liability in any matter involving this Reserve Study is limited to our Fee for services rendered.

## Terms and Definitions

|            |   |
|------------|---|
| <b>BTU</b> | British Thermal Unit (a standard unit of energy)      |
| <b>DIA</b> | Diameter  |
| <b>GSF</b> | Gross Square Feet (area). Equivalent to Square Feet   |
| <b>GSY</b> | Gross Square Yards (area). Equivalent to Square Yards |
| <b>HP</b>  | Horsepower  |
| <b>LF</b>  | 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.

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

**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 6.

**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.

# **Inventory Appendix**

## **Catalina Pueblo HOA**

### **Grounds**

Client: 26870A Catalina Pueblo: Grounds

---

**Comp # : 201 Asphalt - Repave**  
Location : Streets throughout community  
Funded? : Yes

Quantity: Approx 90,000 Sq Ft

History :

Evaluation : Asphalt is reportedly original from the 1970's. Streets were chip sealed during 2012, however reflecting cracking is already evident. The association should anticipate repaving the streets once the chip seal has worn off.

Useful Life:  
40 years

Remaining Life:  
4 years



Best Case: \$170,000  
Estimate to repave

Worst Case: \$230,000  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 202 Asphalt - Chip Seal**  
Location : Streets throughout community  
Funded? : Yes

Quantity: Approx 90,000 Sq Ft

History :

Evaluation : Asphalt was chip sealed during 2012 for approximately \$35,000. It appears to be a poor job, and the association is not happy with the results. Chip seal is already wearing off. Anticipate chip sealing the asphalt after repavement occurs, and then periodically thereafter.

Useful Life:  
8 years

Remaining Life:  
5 years



Best Case: \$34,000  
Estimate to chip seal

Worst Case: \$44,000  
Higher estimate

Cost Source: Client Cost History

---



# Association Reserves - AZ, LLC

# Component Details

Client: 26870A Catalina Pueblo: Grounds

---

**Comp # : 204 Asphalt - Seal Coat**

Quantity: Approx 90,000 Sq Ft

Location : Streets throughout community

Funded? : No

History :

Evaluation : The association reports the CC&R's do not allow seal coating the asphalt. Therefore, we are only budgeting for periodic chip sealing, with no other maintenance applications planned.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp # : 250 Street Signs - Replace**

Quantity: Approx (10) Signs

Location : Adjacent to community streets

Funded? : Yes

History :

Evaluation : Assumed to be original from the 1970's. These are decorative metal street signs. Appear to be in decent shape still. It would still be prudent to plan for complete replacement of the pole and vane assembly eventually.

Useful Life:  
50 years

Remaining Life:  
15 years



Best Case: \$8,000  
Estimate to replace

Worst Case: \$10,000  
Higher estimate

Cost Source: ARI Cost Database

---



Client: 26870A Catalina Pueblo: Grounds

Comp # : 320 Pole Lights - Replace

Quantity: (10) Pole Lights

Location : (3) pool areas

Funded? : Yes

History :

Evaluation : Pole lights are assumed to be original from the 1970's. Observed during daylight hours, but assumed to be functional. Treat repairs as an Operating expense. Funding is provided for future replacement of the complete pole and fixture assembly.

Useful Life:  
40 years

Remaining Life:  
10 years



Best Case: \$11,000  
Estimate to replace

Worst Case: \$15,000  
Higher estimate

Cost Source: ARI Cost Database

Comp # : 320 Pole Lights - Replace

Quantity: (108) Pole Lights

Location : Front yard of each home

Funded? : No

History :

Evaluation : Pole lights at front yards are the responsibility of each homeowner, not the association. No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

# Association Reserves - AZ, LLC

# Component Details

Client: 26870A Catalina Pueblo: Grounds

---

**Comp # : 403 Mailboxes - Replace**

Quantity: (108) Mailboxes

Location : Front yard of each home

Funded? : No

History :

Evaluation : Mailboxes are the responsibility of each homeowner, not the association. No Reserve funding required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp # : 701 Monument - Refurbish**

Quantity: (1) Monument

Location : Community entrance off Campbell Ave

Funded? : Yes

History :

Evaluation : Monument letters appear older but intact. Replacement of the letters should be expected eventually to update the appearance. This is not a high priority at this time.

Useful Life:

25 years

Remaining Life:

6 years



Best Case: \$1,800

Worst Case: \$2,400

Estimate to refurbish

Higher estimate

Cost Source: ARI Cost Database

---

Client: 26870A Catalina Pueblo: Grounds

---

**Comp # : 703      Signs - Replace      Quantity: (4) Signs**

Location : Each of the (4) community entrances

Funded? : Yes

History :

Evaluation : Signs appear older and faded. Wood support posts exhibit splitting. Funding is provided for complete replacement eventually to maintain a uniform appearance.

Useful Life:  
15 years

Remaining Life:  
3 years



Best Case: \$900  
Estimate to replace

Worst Case: \$1,100  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1002      Landscaping/Irrigation - Maintain      Quantity: Plants, Irrigation, Etc.**

Location : Common areas throughout community

Funded? : No

History :

Evaluation : Most of the landscaped areas throughout the community are the responsibility of each homeowner. There are some common areas around the pool areas and community entrances. The association plans to maintain these areas as-needed using Operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---



Client: 26870A Catalina Pueblo: Grounds

---

**Comp # : 1105 Adobe Walls - Seal/Repair** Quantity: Adobe Walls  
Location : Perimeter areas at all (3) pools; Community entrance off Campbell Ave  
Funded? : Yes

History :

Evaluation : The association reportedly seals and repairs the common area adobe walls every 4 years for approximately \$6,000.

Useful Life:  
4 years

Remaining Life:  
0 years



Best Case: \$5,300  
Estimate to seal/repair

Worst Case: \$6,700  
Higher estimate

Cost Source: Estimate Provided by Client

---

**Comp # : 1109 Metal Surfaces - Repaint** Quantity: Pole Lights/Street Signs  
Location : Street signs: adjacent to streets throughout community; Pole lights: (3) pool areas  
Funded? : Yes

History :

Evaluation : This component provides funding to periodically repaint the common area pole lights and street signs. Street signs were reportedly last repainted around 2011. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$1,400  
Estimate to repaint

Worst Case: \$1,800  
Higher estimate

Cost Source: ARI Cost Database

---

# **Inventory Appendix**

**Catalina Pueblo HOA**

**Caballo Pool**

Client: 26870B Catalina Pueblo: Caballo Pool

---

**Comp # : 503      Metal Fence - Replace**

Quantity: Approx 80 LF

Location : Perimeter of pool area

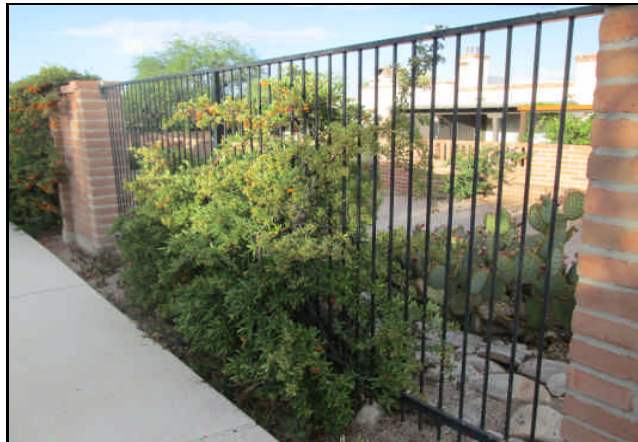
Funded? : Yes

History :

Evaluation : Fence appears to be in fair condition. Appears older but still stable. Some rust issues evident. Repaint periodically as an Operating expense to maintain the appearance and to inhibit rust. Funding is provided for future replacement.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$3,200  
Estimate to replace

Worst Case: \$4,000  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1117      Pool Building - Repaint/Repair**

Quantity: (1) Pool Building

Location : Pool building exterior/interior

Funded? : Yes

History :

Evaluation : Funding is provided to periodically repaint and repair the pool building. Last repainted during 2011. Surfaces still appear to be in fair shape.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$1,300  
Estimate to repaint/repair

Worst Case: \$1,700  
Higher estimate

Cost Source: ARI Cost Database

---

Client: 26870B Catalina Pueblo: Caballo Pool

---

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

Quantity: Approx 2,000 Sq Ft

Location : Pool area

Funded? : Yes

History :

Evaluation : Expect to recoat, or resurface, the deck at some point in the future. Observed to be in fair shape. Life span is based on periodically sealing and maintaining the deck as scheduled.

Useful Life:  
16 years

Remaining Life:  
8 years



Best Case: \$9,000  
Estimate to resurface

Worst Case: \$12,000  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1201 Pool Deck - Seal/Repair**

Quantity: Approx 2,000 Sq Ft

Location : Pool area

Funded? : Yes

History :

Evaluation : This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance. Staining and discoloration evident.

Useful Life:  
4 years

Remaining Life:  
0 years



Best Case: \$2,600  
Estimate to seal/repair

Worst Case: \$3,400  
Higher estimate

Cost Source: ARI Cost Database

---

Client: 26870B Catalina Pueblo: Caballo Pool

**Comp # : 1202 Pool - Resurface**

Quantity: (1) Pool, 100 LF

Location : Pool area

Funded? : Yes

History :

Evaluation : Surfaces appear to be plaster with waterline tiles. Actual age is unknown. Funding is provided to eventually resurface and retile the pool.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$7,000  
Estimate to resurface

Worst Case: \$9,000  
Higher estimate

Cost Source: ARI Cost Database

**Comp # : 1204 Pool Furniture - Partial Replace**

Quantity: (9) Assorted Pieces

Location : Pool area

Funded? : Yes

History :

Evaluation : Pieces include (4) lounges, (4) chairs, and (1) table. Varying conditions observed. There is no expectancy for complete replacement. Funding is provided for periodic, partial replacement.

Useful Life:  
4 years

Remaining Life:  
2 years



Best Case: \$1,000  
Estimate for partial replacement

Worst Case: \$1,200  
Higher estimate

Cost Source: ARI Cost Database



Client: 26870B Catalina Pueblo: Caballo Pool

---

**Comp # : 1220 Pool Filter - Replace**

Quantity: (1) Triton II, TR-100

Location : Pool equipment area

Funded? : Yes

History :

Evaluation : Filter appears functional and in fair shape. No problems reported. Future replacement should be anticipated.  
Serial: 02D.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$1,200  
Estimate to replace

Worst Case: \$1,500  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1224 Pool Pump - Replace**

Quantity: (1) Patio Pools

Location : Pool equipment area

Funded? : Yes

History :

Evaluation : Actual age is unknown. Pump appears very old and worn. Based on appearance, replacement should be expected soon.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$900  
Estimate to replace

Worst Case: \$1,100  
Higher estimate

Cost Source: ARI Cost Database

---

Client: 26870B Catalina Pueblo: Caballo Pool

---

**Comp # : 1229      Solar System - Replace**

Quantity: (1) System

Location : Rooftop of pool building

Funded? : Yes

History :

Evaluation : Installed around 2009 for approximately \$5,200. Assumed to be functional with no problems reported. Treat repairs as an Operating expense. Funding is provided for future replacement.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$5,300  
Estimate to replace

Worst Case: \$6,300  
Higher estimate

Cost Source: Client Cost History

---

**Comp # : 1250      Restroom/Shower - Remodel**

Quantity: (1) Restroom, (1) Shower

Location : Pool building exterior/interior

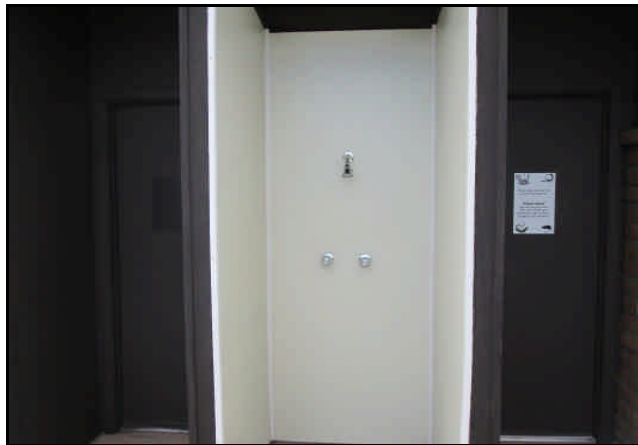
Funded? : Yes

History :

Evaluation : Funding is provided to eventually remodel the restroom and shower. Appear functional and in fair shape. Expect to eventually replace the fixtures and shower insert.

Useful Life:  
20 years

Remaining Life:  
9 years



Best Case: \$2,500  
Estimate to remodel

Worst Case: \$3,000  
Higher estimate

Cost Source: ARI Cost Database

---

# Association Reserves - AZ, LLC

# Component Details

Client: 26870B Catalina Pueblo: Caballo Pool

---

**Comp # : 1303 Asphalt Shingle Roof - Replace**

Quantity: Approx 500 Sq Ft

Location : Rooftop of pool building

Funded? : Yes

History :

Evaluation : Actual age is unknown. Minimal lifting and curling evident. No problems with leaks reported. Funding is provided for future replacement.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$2,200  
Estimate to replace

Worst Case: \$2,800  
Higher estimate

Cost Source: ARI Cost Database

---

# **Inventory Appendix**

**Catalina Pueblo HOA**

**Adelita Pool**

Client: 26870C Catalina Pueblo: Adelita Pool

---

**Comp # : 503 Metal Fence - Replace**

Quantity: Approx 100 LF

Location : Perimeter of pool area

Funded? : Yes

History :

Evaluation : Fence appears to be in fair condition. Appears older but still stable. Some rust issues evident. Repaint periodically as an Operating expense to maintain the appearance and to inhibit rust. Funding is provided for future replacement.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$4,000  
Estimate to replace

Worst Case: \$5,000  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1117 Pool Building - Repaint/Repair**

Quantity: (1) Pool Building

Location : Pool building exterior/interior

Funded? : Yes

History :

Evaluation : Funding is provided to periodically repaint and repair the pool building. Last repainted during 2011. Surfaces still appear to be in fair shape.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$1,300  
Estimate to repaint/repair

Worst Case: \$1,700  
Higher estimate

Cost Source: ARI Cost Database

---

Client: 26870C Catalina Pueblo: Adelita Pool

---

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

Quantity: Approx 2,000 Sq Ft

Location : Pool area

Funded? : Yes

History :

Evaluation : Deck appears to be in poor shape. Recommend planning to resurface, or recoat, in the near future. Life span is based on periodically sealing and maintaining the deck as scheduled.

Useful Life:  
16 years

Remaining Life:  
0 years



Best Case: \$9,000  
Estimate to resurface

Worst Case: \$12,000  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1201 Pool Deck - Seal/Repair**

Quantity: Approx 2,000 Sq Ft

Location : Pool area

Funded? : Yes

History :

Evaluation : This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance. Sealing the deck will not be needed again until after the deck is resurfaced.

Useful Life:  
4 years

Remaining Life:  
4 years



Best Case: \$2,600  
Estimate to seal/repair

Worst Case: \$3,400  
Higher estimate

Cost Source: ARI Cost Database

---



# Association Reserves - AZ, LLC

# Component Details

Client: 26870C Catalina Pueblo: Adelita Pool

---

**Comp # : 1202 Pool - Resurface**

Quantity: (1) Pool, 120 LF

Location : Pool area

Funded? : Yes

History :

Evaluation : The association plans to resurface the pool in the near future. Useful life and cost reflect resurfacing with a pebble-sheen or similar surface.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$10,000  
Estimate to resurface

Worst Case: \$12,000  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1203 Spa - Resurface**

Quantity: (1) Spa, 40 LF

Location : Pool area

Funded? : Yes

History :

Evaluation : The association plans to resurface the spa in the near future. Useful life and cost reflect resurfacing with a pebble-sheen or similar surface. Spa surfaces typically do not last as long as pool surfaces due to higher heat and chemical levels.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$3,500  
Estimate to resurface

Worst Case: \$4,500  
Higher estimate

Cost Source: ARI Cost Database

---

# Association Reserves - AZ, LLC

# Component Details

Client: 26870C Catalina Pueblo: Adelita Pool

---

**Comp # : 1204 Pool Furniture - Partial Replace** Quantity: (41) Assorted Pieces

Location : Pool area

Funded? : Yes

History :

Evaluation : Pieces include (8) lounges, (28) chairs, and (5) tables. Varying conditions observed. There is no expectancy for complete replacement. Funding is provided for periodic, partial replacement.

Useful Life:  
4 years

Remaining Life:  
2 years



Best Case: \$3,300  
Estimate for partial replacement

Worst Case: \$4,300  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1220 Pool Filter - Replace** Quantity: (1) Triton II, TR-100

Location : Pool/spa equipment area

Funded? : Yes

History :

Evaluation : Filter appears older but functional. No problems reported. Future replacement should be anticipated. Serial: 02L.

Useful Life:  
15 years

Remaining Life:  
3 years



Best Case: \$1,200  
Estimate to replace

Worst Case: \$1,500  
Higher estimate

Cost Source: ARI Cost Database

---



Client: 26870C Catalina Pueblo: Adelita Pool

---

**Comp # : 1221 Spa Filter - Replace**

Quantity: (1) Triton II, TR-60

Location : Pool/spa equipment area

Funded? : Yes

History :

Evaluation : Installed during 2013. Appears functional and in good shape. Future replacement should be anticipated. Mfg. Date: 05/13/2013.

Useful Life:  
15 years

Remaining Life:  
13 years



Best Case: \$900  
Estimate to replace

Worst Case: \$1,200  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1222 Pool Heater - Replace**

Quantity: (1) MiniMax NT

Location : Pool/spa equipment area

Funded? : Yes

History :

Evaluation : Installed during 2007. Appears older and weathered. Assumed to be functional with no problems reported. Based on age, replacement should be expected soon. Model: 400DV, Serial: 07040615.

Useful Life:  
8 years

Remaining Life:  
0 years



Best Case: \$2,900  
Estimate to replace

Worst Case: \$3,500  
Higher estimate

Cost Source: ARI Cost Database

---

Client: 26870C Catalina Pueblo: Adelita Pool

---

**Comp # : 1223 Spa Heater - Replace**

Quantity: (1) Raypak

Location : Pool/spa equipment area

Funded? : Yes

History :

Evaluation : Installed during 2006. Assumed to be functional with no problems reported. Based on age, replacement should be expected soon. Model: C-R206A-EN-C, Serial: 0609256004.

Useful Life:  
8 years

Remaining Life:  
0 years



Best Case: \$2,200  
Estimate to replace

Worst Case: \$2,800  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1224 Pool/Spa Pumps - Replace**

Quantity: (2) Pumps

Location : Pool/spa equipment area

Funded? : Yes

History :

Evaluation : There is (1) Pentair pump (spa) and (1) Sta-Rite pump (pool). Appear functional and in fair shape. Future replacement should be anticipated.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$1,800  
Estimate to replace

Worst Case: \$2,200  
Higher estimate

Cost Source: ARI Cost Database

---

Client: 26870C Catalina Pueblo: Adelita Pool

---

**Comp # : 1250 Restroom/Shower - Remodel**

Quantity: (1) Restroom, (1) Shower

Location : Pool building exterior/interior

Funded? : Yes

History :

Evaluation : Funding is provided to eventually remodel the restroom and shower. Appear functional and in fair shape. Expect to eventually replace the fixtures and retile the shower.

Useful Life:  
20 years

Remaining Life:  
9 years



Best Case: \$2,500  
Estimate to remodel

Worst Case: \$3,000  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1304 Tile Roof - Refurbish**

Quantity: Approx 350 Sq Ft

Location : Rooftop of pool building

Funded? : Yes

History :

Evaluation : There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed.

Useful Life:  
30 years

Remaining Life:  
5 years



Best Case: \$1,500  
Estimate to remove tiles, replace underlayment,  
reinstall tiles

Worst Case: \$2,000  
Higher estimate

Cost Source: ARI Cost Database

---

# **Inventory Appendix**

**Catalina Pueblo HOA**

**Minera Pool**

Client: 26870D Catalina Pueblo: Minera Pool

---

**Comp # : 503 Metal Fence - Replace**

Quantity: Approx 170 LF

Location : Perimeter of pool area

Funded? : Yes

History :

Evaluation : Fence appears to be in fair condition. Appears older but still stable. Some rust issues evident. Repaint periodically as an Operating expense to maintain the appearance and to inhibit rust. Funding is provided for future replacement.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$6,000  
Estimate to replace

Worst Case: \$7,000  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1117 Pool Building - Repaint/Repair**

Quantity: (1) Pool Building

Location : Pool building exterior/interior

Funded? : Yes

History :

Evaluation : Funding is provided to periodically repaint and repair the pool building. Last repainted during 2011. Surfaces still appear to be in fair shape.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$900  
Estimate to repaint/repair

Worst Case: \$1,100  
Higher estimate

Cost Source: ARI Cost Database

---



Client: 26870D Catalina Pueblo: Minera Pool

---

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

Quantity: Approx 1,300 Sq Ft

Location : Pool area

Funded? : Yes

History :

Evaluation : Expect to recoat, or resurface, the deck at some point in the future. Deck appears older with cracks and weathering evident. Life span is based on periodically sealing and maintaining the deck as scheduled.

Useful Life:  
16 years

Remaining Life:  
4 years



Best Case: \$6,100  
Estimate to resurface

Worst Case: \$7,500  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1201 Pool Deck - Seal/Repair**

Quantity: Approx 1,300 Sq Ft

Location : Pool area

Funded? : Yes

History :

Evaluation : This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance. Cracks and discoloration evident.

Useful Life:  
4 years

Remaining Life:  
0 years



Best Case: \$1,700  
Estimate to seal/repair

Worst Case: \$2,300  
Higher estimate

Cost Source: ARI Cost Database

---

Client: 26870D Catalina Pueblo: Minera Pool

---

**Comp # : 1202 Pool - Resurface**

Quantity: (1) Pool, 100 LF

Location : Pool area

Funded? : Yes

History :

Evaluation : Pool was reportedly last resurfaced around 2006. Surfaces are plaster with waterline tiles. Discoloration evident, but appears to be in fair shape otherwise. Funding is provided to eventually resurface and retile the pool.



Useful Life:  
10 years

Remaining Life:  
2 years

Best Case: \$7,000  
Estimate to resurface

Worst Case: \$9,000  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1204 Pool Furniture - Replace**

Quantity: (16) Assorted Pieces

Location : Pool area

Funded? : Yes

History :

Evaluation : Pieces include (6) lounges, (6) chairs, (2) benches, and (2) tables. Varying conditions observed. There is no expectancy for complete replacement. Funding is provided for periodic, partial replacement.



Useful Life:  
4 years

Remaining Life:  
2 years

Best Case: \$1,700  
Estimate to replace

Worst Case: \$2,300  
Higher estimate

Cost Source: ARI Cost Database

---

Client: 26870D Catalina Pueblo: Minera Pool

---

**Comp # : 1220 Pool Filter - Replace**

Quantity: (1) Triton II, TR-60

Location : Pool equipment area

Funded? : Yes

History :

Evaluation : Filter appears older but functional. No problems reported. Future replacement should be anticipated. Serial: 06G.

Useful Life:  
15 years

Remaining Life:  
3 years



Best Case: \$1,200  
Estimate to replace

Worst Case: \$1,500  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1222 Pool Heater - Replace**

Quantity: (1) AquaCal

Location : Pool equipment area

Funded? : Yes

History :

Evaluation : This is a large heat pump for the pool. Installed during 2012 for approximately \$12,000. Appears functional and in good shape. Future replacement should be expected. Model: 15SAHDSBTK, Serial: 1126152-K11.

Useful Life:  
10 years

Remaining Life:  
7 years



Best Case: \$5,800  
Estimate to replace

Worst Case: \$7,000  
Higher estimate

Cost Source: Client Cost History

---



Client: 26870D Catalina Pueblo: Minera Pool

---

**Comp # : 1224 Pool Pump - Replace**

Quantity: (1) Pump

Location : Pool equipment area

Funded? : Yes

History :

Evaluation : Pump appears older but functional. No problems reported. It should still be nearing time for replacement.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$900  
Estimate to replace

Worst Case: \$1,100  
Higher estimate

Cost Source: ARI Cost Database

---

**Comp # : 1250 Restroom/Shower - Remodel**

Quantity: (1) Restroom, (1) Shower

Location : Pool building exterior/interior

Funded? : Yes

History :

Evaluation : Restroom and shower were reportedly remodeled around 2011. Appear modern and in nice shape. Funding is provided for a similar project again in the future.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$3,000  
Estimate to remodel

Worst Case: \$4,000  
Higher estimate

Cost Source: ARI Cost Database

---

**Client:** 26870D Catalina Pueblo: Minera Pool

---

**Comp # :** 1304     **Tile Roof - Refurbish**

**Quantity:** Approx 300 Sq Ft

**Location :** Rooftop of pool building

**Funded? :** Yes

**History :**

**Evaluation :** There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed.

**Useful Life:**  
30 years

**Remaining Life:**  
5 years



**Best Case:** \$1,300

**Worst Case:** \$1,700

Estimate to remove tiles, replace underlayment,  
reinstall tiles

Higher estimate

**Cost Source:** ARI Cost Database

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