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Catalina Pueblo HOA
Tucson, AZ



Report #: 26870-1
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "With-Site-Visit"

July 19, 2024

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.



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Catalina Pueblo HOA

Tucson, AZ

Level of Service: Update "With-Site-Visit"

Report #: 26870-1

of Units: 108

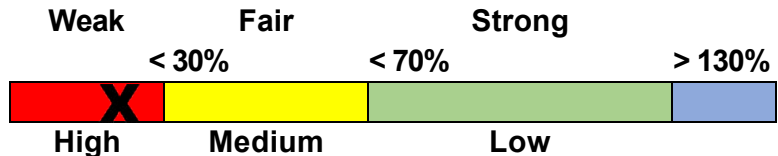
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance	\$102,270
Current Fully Funded Reserve Balance	\$493,842
Average Reserve Deficit (Surplus) Per Unit	\$3,626
Percent Funded	20.7 %
2024 Approved Annual Reserve Transfer	\$10,240
2025 Recommended Annual Reserve Transfer	\$40,000

Reserve Fund Strength: 20.7%



Risk of Special Assessment:

Economic Assumptions:

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

Annual Inflation Rate 3.00 %

This is an Update "With-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2015 Fiscal Year. We performed the site inspection on 6/28/2024.

The Reserve expense threshold for this analysis is \$1,500. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Your Reserve Fund is 20.7 % Funded. This means the Reserve Fund status is Weak, and the HOA's risk of special assessments & deferred maintenance is currently High.

Based on this starting point and anticipated future expenses, we recommend budgeting an Annual Reserve Transfer of \$40,000 for the 2025 Fiscal Year. Annual increases are scheduled thereafter to help strengthen your Reserve position and offset inflation. Going forward, the transfer rate should be increased as illustrated on the 30-Year Summary Table.

Reserve contributions are well below ongoing asset deterioration (estimated at ~\$40,100 for the 2025 fiscal year) and need to be increased.

While our recommendation appears to be a significant increase to the current transfer rate, it aligns with our projection from your prior study.

The association will likely be in a position to reduce Reserve transfers following the future asphalt repave project as illustrated on the 30-Year Summary Table.

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

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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
GROUNDS				
100	Monument - Refurbish	25	1	\$5,000
104	Signs - Replace	15	10	\$2,000
200	Asphalt - Repave	40	8	\$330,000
210	Street Gravel - Replenish	10	8	\$95,000
250	Street Signs - Replace	50	6	\$15,000
320	Pole Lights - Replace	40	1	\$10,000
350	Metal Surfaces - Repaint	5	1	\$6,000
500	Adobe Walls - Seal/Repair	4	2	\$4,000
CABALLO POOL				
1200	Pool Deck - Resurface	16	4	\$15,000
1201	Pool Deck - Seal/Repair	4	0	\$5,000
1202	Pool - Resurface	10	0	\$15,000
1210	Metal Fence - Replace	30	6	\$8,000
1214	Pool Building - Repaint/Repair	6	1	\$1,500
1218	Exterior Doors - Replace	35	7	\$6,000
1220	Pool Filter - Replace	15	0	\$2,500
1224	Pool Pump - Replace	12	6	\$3,000
1250	Restroom/Shower - Remodel	20	7	\$6,000
1290	Shingle Roof - Replace	25	7	\$4,000
ADELITA POOL				
1200	Pool Deck - Replace	20	11	\$50,000
1202	Pool - Resurface	15	6	\$22,000
1203	Spa - Resurface	10	0	\$8,000
1208	Path Lights - Replace	15	6	\$2,500
1210	Metal Fence - Replace	30	6	\$10,000
1214	Pool Building - Repaint/Repair	6	0	\$2,200
1218	Exterior Doors - Replace	35	6	\$3,500
1220	Pool Filter - Replace	15	11	\$2,500
1221	Spa Filter - Replace	15	3	\$2,000
1222	Pool Heater - Replace	8	4	\$7,500
1223	Spa Heater - Replace	8	4	\$4,000
1224	Pool/Spa Pumps - Replace	12	11	\$9,000
1250	Restroom/Shower - Remodel	20	13	\$6,000
1254	Cabinetry - Remodel	20	13	\$10,000
1290	Tile Roof - Replace	30	22	\$4,000
MINERA POOL				
1200	Pool Deck - Resurface	16	8	\$9,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1201	Pool Deck - Seal/Repair	4	0	\$3,500
1202	Pool - Resurface	10	1	\$15,000
1210	Metal Fence - Replace	30	6	\$17,000
1214	Pool Building - Repaint/Repair	6	4	\$2,800
1218	Exterior Door - Replace	35	10	\$2,000
1220	Pool Filter - Replace	15	0	\$2,000
1224	Pool Pump - Replace	12	5	\$3,000
1250	Restroom/Shower - Remodel	20	6	\$6,000
1290	Tile Roof - Replace	30	15	\$3,500

43 Total Funded Components

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

Introduction



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

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



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

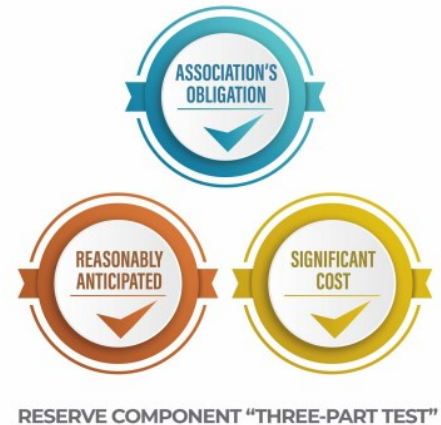
Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual 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 natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 transfers 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.*

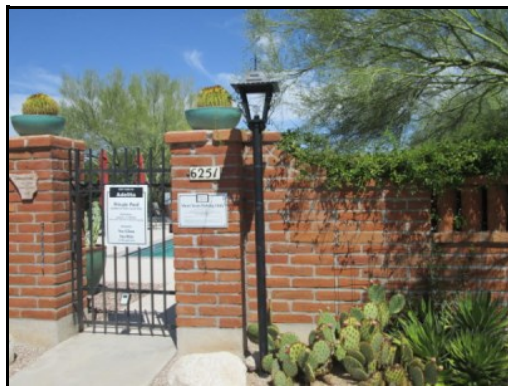


Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all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

Site Inspection Notes

During the site visit on 6/28/2024, we started by meeting with Board President Barbara Eckel, Board Member Mike Wattis and a former Board Member Frank Bangs. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and are planned in the near future. After the meeting, we visually inspected the common areas.

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



Projected Expenses

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

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

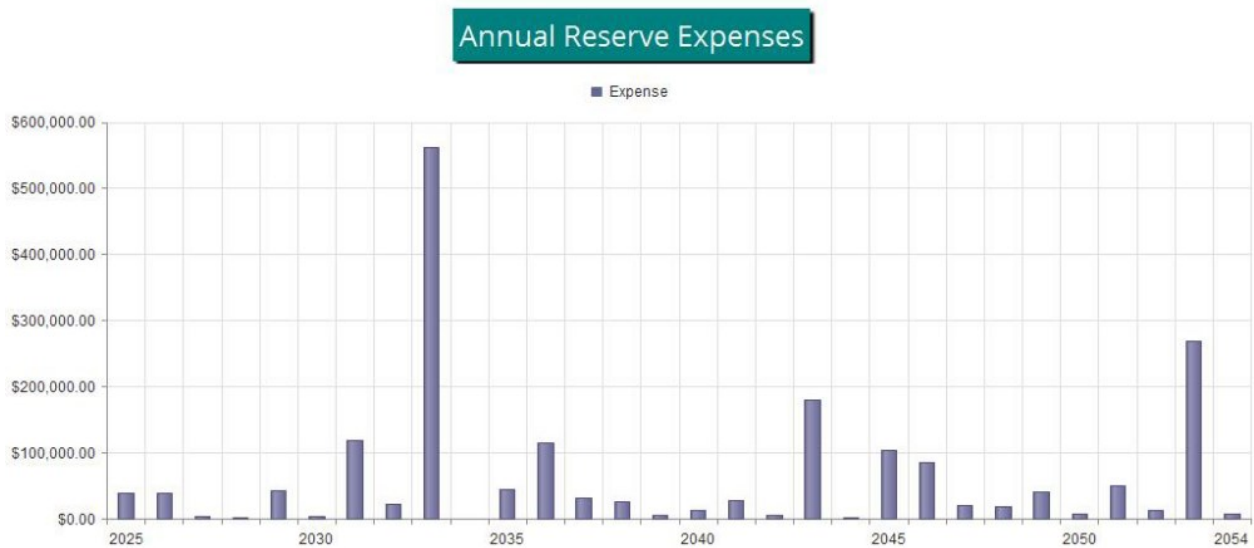


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$102,270 as-of the start of your fiscal year on 1/1/2025. This is based on your actual balance of \$102,270 on 4/30/2024 with no additional Reserve transfers or expenses anticipated.

As of 1/1/2025, your Fully Funded Balance is computed to be \$493,842. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 20.7 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting an Annual Reserve transfer of \$40,000 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

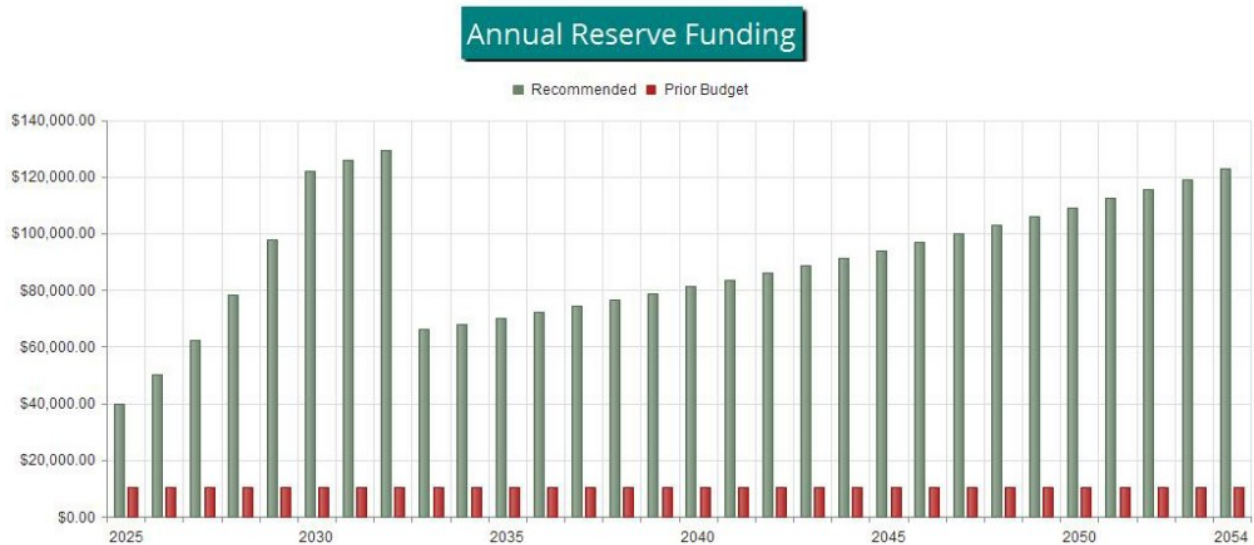


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and at your current budgeted level of Reserve funding, compared to the always-changing Fully Funded Balance target.

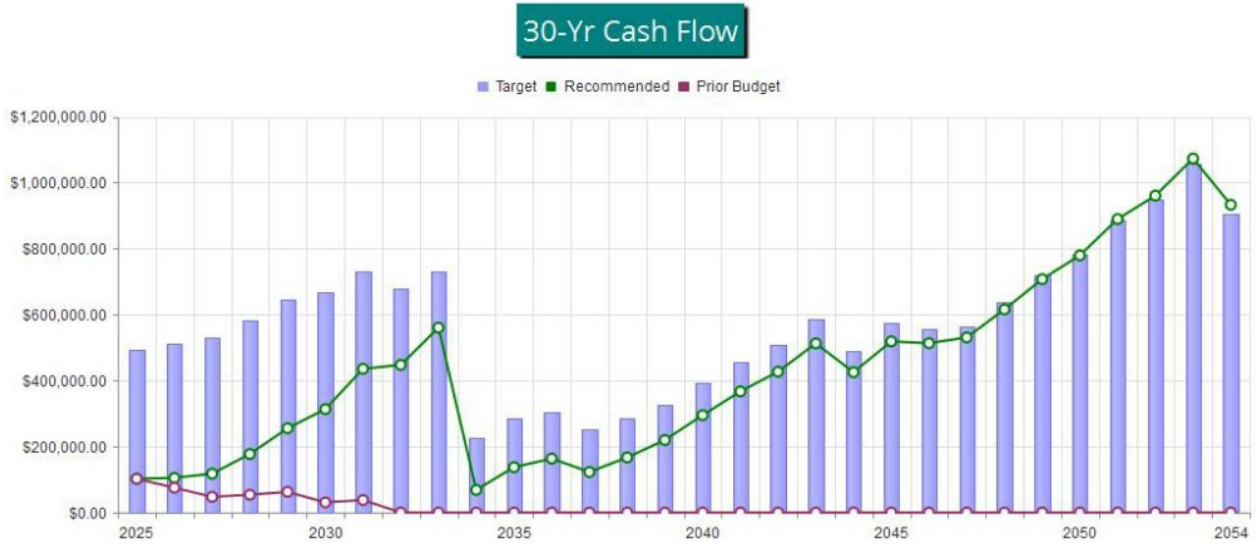


Figure 3

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

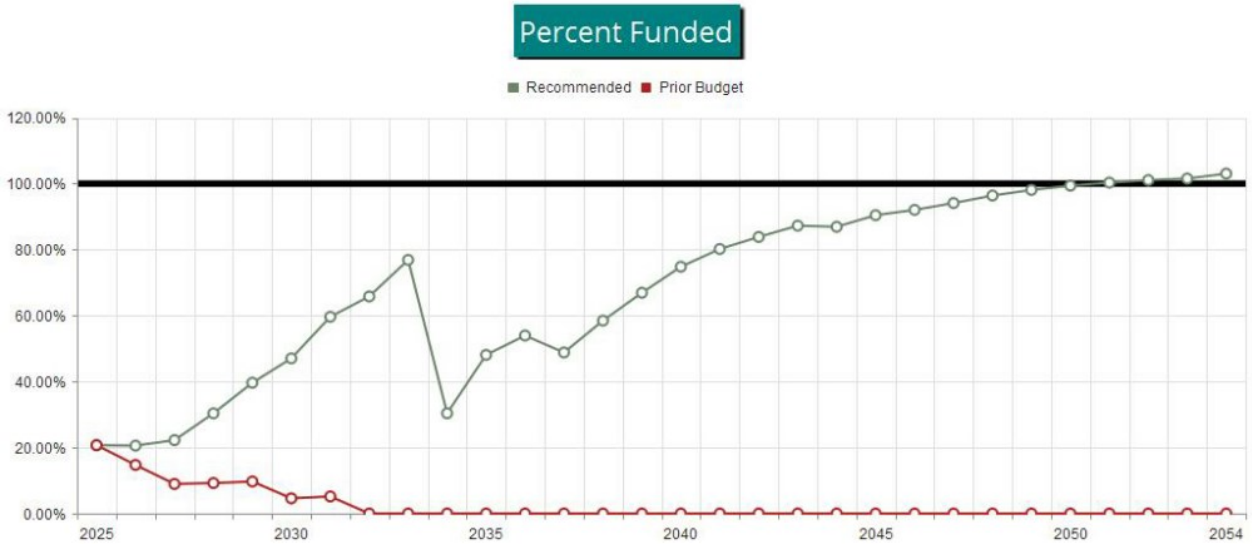


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

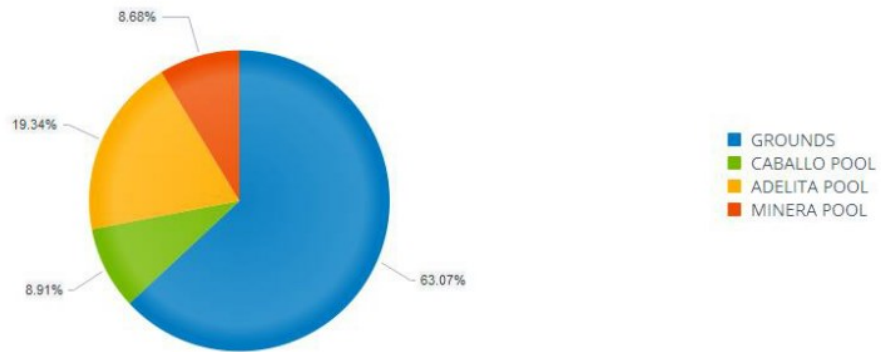


	Useful Life		2025 Rem. Useful Life		Estimated Replacement Cost in 2025	2025 Expenditures	01/01/2025 Current Fund Balance	01/01/2025 Fully Funded Balance	Remaining Bal. to be Funded	2025 Funding
	Min	Max	Min	Max						
	MINERA POOL	4	35	0						
ADELITA POOL	6	35	0	22	\$143,200	\$10,200	\$22,737	\$73,733	\$120,463	\$9,132
CABALLO POOL	4	35	0	7	\$66,000	\$22,500	\$36,500	\$54,480	\$29,500	\$5,239
GROUNDS	4	50	1	10	\$467,000	\$0	\$21,350	\$318,217	\$445,650	\$20,782
					\$740,500	\$38,200	\$102,270	\$493,842	\$638,230	\$40,000

Percent Funded: 20.7%

Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
GROUNDS					
100	Monument - Refurbish	(1) Monument	25	1	\$5,000
104	Signs - Replace	Approx (4) Signs	15	10	\$2,000
200	Asphalt - Repave	Approx 90,000 Sq Ft	40	8	\$330,000
210	Street Gravel - Replenish	Approx 90,000 Sq Ft	10	8	\$95,000
250	Street Signs - Replace	Approx (10) Signs	50	6	\$15,000
320	Pole Lights - Replace	(10) Pole Lights	40	1	\$10,000
350	Metal Surfaces - Repaint	Posts, Poles, Fence	5	1	\$6,000
500	Adobe Walls - Seal/Repair	Numerous Sq Ft	4	2	\$4,000
CABALLO POOL					
1200	Pool Deck - Resurface	Approx 2,000 Sq Ft	16	4	\$15,000
1201	Pool Deck - Seal/Repair	Approx 2,000 Sq Ft	4	0	\$5,000
1202	Pool - Resurface	(1) Pool, ~100 LF	10	0	\$15,000
1210	Metal Fence - Replace	Approx 80 LF	30	6	\$8,000
1214	Pool Building - Repaint/Repair	(1) Pool Building	6	1	\$1,500
1218	Exterior Doors - Replace	(3) Doors	35	7	\$6,000
1220	Pool Filter - Replace	(1) Pentair, TR-100	15	0	\$2,500
1224	Pool Pump - Replace	(1) Pentair, 3-HP	12	6	\$3,000
1250	Restroom/Shower - Remodel	(1) Restroom, (1) Shower	20	7	\$6,000
1290	Shingle Roof - Replace	Approx 500 Sq Ft	25	7	\$4,000
ADELITA POOL					
1200	Pool Deck - Replace	Approx 2,000 Sq Ft	20	11	\$50,000
1202	Pool - Resurface	(1) Pool, ~120 LF	15	6	\$22,000
1203	Spa - Resurface	(1) Spa, ~40 LF	10	0	\$8,000
1208	Path Lights - Replace	(6) Lights	15	6	\$2,500
1210	Metal Fence - Replace	Approx 100 LF	30	6	\$10,000
1214	Pool Building - Repaint/Repair	(1) Pool Building	6	0	\$2,200
1218	Exterior Doors - Replace	(2) Doors	35	6	\$3,500
1220	Pool Filter - Replace	(1) Pentair, TR-100	15	11	\$2,500
1221	Spa Filter - Replace	(1) Pentair, TR-60	15	3	\$2,000
1222	Pool Heater - Replace	(1) Raypak, 406,000 BTU	8	4	\$7,500
1223	Spa Heater - Replace	(1) Raypak, 206,000 BTU	8	4	\$4,000
1224	Pool/Spa Pumps - Replace	(3) Pentair, 3-HP	12	11	\$9,000
1250	Restroom/Shower - Remodel	(1) Restroom, (1) Shower	20	13	\$6,000
1254	Cabinetry - Remodel	Cabinetry & Counters	20	13	\$10,000
1290	Tile Roof - Replace	Approx 350 Sq Ft	30	22	\$4,000
MINERA POOL					
1200	Pool Deck - Resurface	Approx 1,300 Sq Ft	16	8	\$9,500
1201	Pool Deck - Seal/Repair	Approx 1,300 Sq Ft	4	0	\$3,500
1202	Pool - Resurface	(1) Pool, ~100 LF	10	1	\$15,000
1210	Metal Fence - Replace	Approx 170 LF	30	6	\$17,000
1214	Pool Building - Repaint/Repair	(1) Pool Building	6	4	\$2,800
1218	Exterior Door - Replace	(1) Door	35	10	\$2,000
1220	Pool Filter - Replace	(1) Triton II, TR-60	15	0	\$2,000
1224	Pool Pump - Replace	(1) Pentair, 3-HP	12	5	\$3,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1250	Restroom/Shower - Remodel	(1) Restroom, (1) Shower	20	6	\$6,000
1290	Tile Roof - Replace	Approx 300 Sq Ft	30	15	\$3,500
43	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
GROUNDS								
100	Monument - Refurbish	\$5,000	X	24	/	25	=	\$4,800
104	Signs - Replace	\$2,000	X	5	/	15	=	\$667
200	Asphalt - Repave	\$330,000	X	32	/	40	=	\$264,000
210	Street Gravel - Replenish	\$95,000	X	2	/	10	=	\$19,000
250	Street Signs - Replace	\$15,000	X	44	/	50	=	\$13,200
320	Pole Lights - Replace	\$10,000	X	39	/	40	=	\$9,750
350	Metal Surfaces - Repaint	\$6,000	X	4	/	5	=	\$4,800
500	Adobe Walls - Seal/Repair	\$4,000	X	2	/	4	=	\$2,000
CABALLO POOL								
1200	Pool Deck - Resurface	\$15,000	X	12	/	16	=	\$11,250
1201	Pool Deck - Seal/Repair	\$5,000	X	4	/	4	=	\$5,000
1202	Pool - Resurface	\$15,000	X	10	/	10	=	\$15,000
1210	Metal Fence - Replace	\$8,000	X	24	/	30	=	\$6,400
1214	Pool Building - Repaint/Repair	\$1,500	X	5	/	6	=	\$1,250
1218	Exterior Doors - Replace	\$6,000	X	28	/	35	=	\$4,800
1220	Pool Filter - Replace	\$2,500	X	15	/	15	=	\$2,500
1224	Pool Pump - Replace	\$3,000	X	6	/	12	=	\$1,500
1250	Restroom/Shower - Remodel	\$6,000	X	13	/	20	=	\$3,900
1290	Shingle Roof - Replace	\$4,000	X	18	/	25	=	\$2,880
ADELITA POOL								
1200	Pool Deck - Replace	\$50,000	X	9	/	20	=	\$22,500
1202	Pool - Resurface	\$22,000	X	9	/	15	=	\$13,200
1203	Spa - Resurface	\$8,000	X	10	/	10	=	\$8,000
1208	Path Lights - Replace	\$2,500	X	9	/	15	=	\$1,500
1210	Metal Fence - Replace	\$10,000	X	24	/	30	=	\$8,000
1214	Pool Building - Repaint/Repair	\$2,200	X	6	/	6	=	\$2,200
1218	Exterior Doors - Replace	\$3,500	X	29	/	35	=	\$2,900
1220	Pool Filter - Replace	\$2,500	X	4	/	15	=	\$667
1221	Spa Filter - Replace	\$2,000	X	12	/	15	=	\$1,600
1222	Pool Heater - Replace	\$7,500	X	4	/	8	=	\$3,750
1223	Spa Heater - Replace	\$4,000	X	4	/	8	=	\$2,000
1224	Pool/Spa Pumps - Replace	\$9,000	X	1	/	12	=	\$750
1250	Restroom/Shower - Remodel	\$6,000	X	7	/	20	=	\$2,100
1254	Cabinetry - Remodel	\$10,000	X	7	/	20	=	\$3,500
1290	Tile Roof - Replace	\$4,000	X	8	/	30	=	\$1,067
MINERA POOL								
1200	Pool Deck - Resurface	\$9,500	X	8	/	16	=	\$4,750
1201	Pool Deck - Seal/Repair	\$3,500	X	4	/	4	=	\$3,500
1202	Pool - Resurface	\$15,000	X	9	/	10	=	\$13,500
1210	Metal Fence - Replace	\$17,000	X	24	/	30	=	\$13,600
1214	Pool Building - Repaint/Repair	\$2,800	X	2	/	6	=	\$933
1218	Exterior Door - Replace	\$2,000	X	25	/	35	=	\$1,429
1220	Pool Filter - Replace	\$2,000	X	15	/	15	=	\$2,000
1224	Pool Pump - Replace	\$3,000	X	7	/	12	=	\$1,750

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1250	Restroom/Shower - Remodel	\$6,000	X	14	/	20	=	\$4,200
1290	Tile Roof - Replace	\$3,500	X	15	/	30	=	\$1,750
								\$493,842

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
GROUNDS				
100 Monument - Refurbish	25	\$5,000	\$200	0.50 %
104 Signs - Replace	15	\$2,000	\$133	0.33 %
200 Asphalt - Repave	40	\$330,000	\$8,250	20.57 %
210 Street Gravel - Replenish	10	\$95,000	\$9,500	23.69 %
250 Street Signs - Replace	50	\$15,000	\$300	0.75 %
320 Pole Lights - Replace	40	\$10,000	\$250	0.62 %
350 Metal Surfaces - Repaint	5	\$6,000	\$1,200	2.99 %
500 Adobe Walls - Seal/Repair	4	\$4,000	\$1,000	2.49 %
CABALLO POOL				
1200 Pool Deck - Resurface	16	\$15,000	\$938	2.34 %
1201 Pool Deck - Seal/Repair	4	\$5,000	\$1,250	3.12 %
1202 Pool - Resurface	10	\$15,000	\$1,500	3.74 %
1210 Metal Fence - Replace	30	\$8,000	\$267	0.67 %
1214 Pool Building - Repaint/Repair	6	\$1,500	\$250	0.62 %
1218 Exterior Doors - Replace	35	\$6,000	\$171	0.43 %
1220 Pool Filter - Replace	15	\$2,500	\$167	0.42 %
1224 Pool Pump - Replace	12	\$3,000	\$250	0.62 %
1250 Restroom/Shower - Remodel	20	\$6,000	\$300	0.75 %
1290 Shingle Roof - Replace	25	\$4,000	\$160	0.40 %
ADELITA POOL				
1200 Pool Deck - Replace	20	\$50,000	\$2,500	6.23 %
1202 Pool - Resurface	15	\$22,000	\$1,467	3.66 %
1203 Spa - Resurface	10	\$8,000	\$800	2.00 %
1208 Path Lights - Replace	15	\$2,500	\$167	0.42 %
1210 Metal Fence - Replace	30	\$10,000	\$333	0.83 %
1214 Pool Building - Repaint/Repair	6	\$2,200	\$367	0.91 %
1218 Exterior Doors - Replace	35	\$3,500	\$100	0.25 %
1220 Pool Filter - Replace	15	\$2,500	\$167	0.42 %
1221 Spa Filter - Replace	15	\$2,000	\$133	0.33 %
1222 Pool Heater - Replace	8	\$7,500	\$938	2.34 %
1223 Spa Heater - Replace	8	\$4,000	\$500	1.25 %
1224 Pool/Spa Pumps - Replace	12	\$9,000	\$750	1.87 %
1250 Restroom/Shower - Remodel	20	\$6,000	\$300	0.75 %
1254 Cabinetry - Remodel	20	\$10,000	\$500	1.25 %
1290 Tile Roof - Replace	30	\$4,000	\$133	0.33 %
MINERA POOL				
1200 Pool Deck - Resurface	16	\$9,500	\$594	1.48 %
1201 Pool Deck - Seal/Repair	4	\$3,500	\$875	2.18 %
1202 Pool - Resurface	10	\$15,000	\$1,500	3.74 %
1210 Metal Fence - Replace	30	\$17,000	\$567	1.41 %
1214 Pool Building - Repaint/Repair	6	\$2,800	\$467	1.16 %
1218 Exterior Door - Replace	35	\$2,000	\$57	0.14 %
1220 Pool Filter - Replace	15	\$2,000	\$133	0.33 %
1224 Pool Pump - Replace	12	\$3,000	\$250	0.62 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1250	Restroom/Shower - Remodel	20	\$6,000	\$300	0.75 %
1290	Tile Roof - Replace	30	\$3,500	\$117	0.29 %
43	Total Funded Components			\$40,099	100.00 %

30-Year Reserve Plan Summary

Report # 26870-1
With-Site-Visit

Fiscal Year Start: 2025

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2025	\$102,270	\$493,842	20.7 %	High	290.63 %	\$40,000	\$0	\$1,036	\$38,200
2026	\$105,107	\$510,613	20.6 %	High	25.00 %	\$50,000	\$0	\$1,113	\$38,625
2027	\$117,595	\$528,689	22.2 %	High	25.00 %	\$62,500	\$0	\$1,474	\$4,244
2028	\$177,325	\$583,996	30.4 %	Medium	25.00 %	\$78,125	\$0	\$2,163	\$2,185
2029	\$255,428	\$644,396	39.6 %	Medium	25.00 %	\$97,656	\$0	\$2,843	\$42,544
2030	\$313,382	\$666,393	47.0 %	Medium	25.00 %	\$122,070	\$0	\$3,744	\$3,478
2031	\$435,719	\$730,683	59.6 %	Medium	3.00 %	\$125,732	\$0	\$4,414	\$118,450
2032	\$447,415	\$679,917	65.8 %	Medium	3.00 %	\$129,504	\$0	\$5,037	\$21,523
2033	\$560,434	\$728,942	76.9 %	Low	-49.04 %	\$66,000	\$0	\$3,143	\$561,179
2034	\$68,397	\$225,116	30.4 %	Medium	3.00 %	\$67,980	\$0	\$1,029	\$0
2035	\$137,406	\$285,759	48.1 %	Medium	3.00 %	\$70,019	\$0	\$1,504	\$45,424
2036	\$163,505	\$303,051	54.0 %	Medium	3.00 %	\$72,120	\$0	\$1,431	\$114,199
2037	\$122,857	\$251,689	48.8 %	Medium	3.00 %	\$74,284	\$0	\$1,448	\$31,652
2038	\$166,937	\$285,525	58.5 %	Medium	3.00 %	\$76,512	\$0	\$1,932	\$25,699
2039	\$219,682	\$328,274	66.9 %	Medium	3.00 %	\$78,807	\$0	\$2,572	\$6,050
2040	\$295,011	\$394,363	74.8 %	Low	3.00 %	\$81,172	\$0	\$3,309	\$12,464
2041	\$367,028	\$457,704	80.2 %	Low	3.00 %	\$83,607	\$0	\$3,968	\$27,761
2042	\$426,841	\$509,118	83.8 %	Low	3.00 %	\$86,115	\$0	\$4,696	\$4,959
2043	\$512,693	\$587,550	87.3 %	Low	3.00 %	\$88,698	\$0	\$4,688	\$180,798
2044	\$425,281	\$489,268	86.9 %	Low	3.00 %	\$91,359	\$0	\$4,718	\$2,630
2045	\$518,729	\$573,660	90.4 %	Low	3.00 %	\$94,100	\$0	\$5,158	\$104,754
2046	\$513,232	\$557,569	92.0 %	Low	3.00 %	\$96,923	\$0	\$5,218	\$84,643
2047	\$530,729	\$563,947	94.1 %	Low	3.00 %	\$99,831	\$0	\$5,729	\$20,694
2048	\$615,596	\$638,689	96.4 %	Low	3.00 %	\$102,826	\$0	\$6,612	\$17,762
2049	\$707,271	\$721,068	98.1 %	Low	3.00 %	\$105,911	\$0	\$7,431	\$41,062
2050	\$779,550	\$784,364	99.4 %	Low	3.00 %	\$109,088	\$0	\$8,342	\$7,328
2051	\$889,652	\$886,824	100.3 %	Low	3.00 %	\$112,361	\$0	\$9,247	\$50,680
2052	\$960,580	\$950,300	101.1 %	Low	3.00 %	\$115,731	\$0	\$10,164	\$13,328
2053	\$1,073,148	\$1,056,825	101.5 %	Low	3.00 %	\$119,203	\$0	\$10,026	\$269,518
2054	\$932,859	\$905,422	103.0 %	Low	3.00 %	\$122,779	\$0	\$9,953	\$7,070

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$102,270	\$105,107	\$117,595	\$177,325	\$255,428
Annual Reserve Funding	\$40,000	\$50,000	\$62,500	\$78,125	\$97,656
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,036	\$1,113	\$1,474	\$2,163	\$2,843
Total Income	\$143,307	\$156,220	\$181,569	\$257,613	\$355,927
# Component					
GROUNDS					
100 Monument - Refurbish	\$0	\$5,150	\$0	\$0	\$0
104 Signs - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
210 Street Gravel - Replenish	\$0	\$0	\$0	\$0	\$0
250 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$10,300	\$0	\$0	\$0
350 Metal Surfaces - Repaint	\$0	\$6,180	\$0	\$0	\$0
500 Adobe Walls - Seal/Repair	\$0	\$0	\$4,244	\$0	\$0
CABALLO POOL					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$16,883
1201 Pool Deck - Seal/Repair	\$5,000	\$0	\$0	\$0	\$5,628
1202 Pool - Resurface	\$15,000	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$1,545	\$0	\$0	\$0
1218 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$2,500	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
ADELITA POOL					
1200 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$8,000	\$0	\$0	\$0	\$0
1208 Path Lights - Replace	\$0	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$2,200	\$0	\$0	\$0	\$0
1218 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1221 Spa Filter - Replace	\$0	\$0	\$0	\$2,185	\$0
1222 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$8,441
1223 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$4,502
1224 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1254 Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
MINERA POOL					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$3,500	\$0	\$0	\$0	\$3,939
1202 Pool - Resurface	\$0	\$15,450	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$0	\$0	\$3,151
1218 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$2,000	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$38,200	\$38,625	\$4,244	\$2,185	\$42,544
Ending Reserve Balance	\$105,107	\$117,595	\$177,325	\$255,428	\$313,382

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$313,382	\$435,719	\$447,415	\$560,434	\$68,397
Annual Reserve Funding	\$122,070	\$125,732	\$129,504	\$66,000	\$67,980
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,744	\$4,414	\$5,037	\$3,143	\$1,029
Total Income	\$439,197	\$565,865	\$581,957	\$629,577	\$137,406
# Component					
GROUNDS					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
104 Signs - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Repave	\$0	\$0	\$0	\$418,034	\$0
210 Street Gravel - Replenish	\$0	\$0	\$0	\$120,343	\$0
250 Street Signs - Replace	\$0	\$17,911	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
350 Metal Surfaces - Repaint	\$0	\$7,164	\$0	\$0	\$0
500 Adobe Walls - Seal/Repair	\$0	\$4,776	\$0	\$0	\$0
CABALLO POOL					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$6,334	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$9,552	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$1,845	\$0	\$0
1218 Exterior Doors - Replace	\$0	\$0	\$7,379	\$0	\$0
1220 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$3,582	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$7,379	\$0	\$0
1290 Shingle Roof - Replace	\$0	\$0	\$4,919	\$0	\$0
ADELITA POOL					
1200 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$26,269	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1208 Path Lights - Replace	\$0	\$2,985	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$11,941	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$2,627	\$0	\$0	\$0
1218 Exterior Doors - Replace	\$0	\$4,179	\$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	\$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	\$0
1254 Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
MINERA POOL					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$12,034	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$4,434	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$20,299	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
1218 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$3,478	\$0	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$7,164	\$0	\$0	\$0
1290 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$3,478	\$118,450	\$21,523	\$561,179	\$0
Ending Reserve Balance	\$435,719	\$447,415	\$560,434	\$68,397	\$137,406

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$137,406	\$163,505	\$122,857	\$166,937	\$219,682
Annual Reserve Funding	\$70,019	\$72,120	\$74,284	\$76,512	\$78,807
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,504	\$1,431	\$1,448	\$1,932	\$2,572
Total Income	\$208,929	\$237,056	\$198,589	\$245,381	\$301,062
# Component					
GROUNDS					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
104 Signs - Replace	\$2,688	\$0	\$0	\$0	\$0
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
210 Street Gravel - Replenish	\$0	\$0	\$0	\$0	\$0
250 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
350 Metal Surfaces - Repaint	\$0	\$8,305	\$0	\$0	\$0
500 Adobe Walls - Seal/Repair	\$5,376	\$0	\$0	\$0	\$6,050
CABALLO POOL					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$7,129	\$0	\$0
1202 Pool - Resurface	\$20,159	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$0	\$2,203	\$0
1218 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
ADELITA POOL					
1200 Pool Deck - Replace	\$0	\$69,212	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$10,751	\$0	\$0	\$0	\$0
1208 Path Lights - Replace	\$0	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$3,137	\$0	\$0
1218 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$0	\$3,461	\$0	\$0	\$0
1221 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Heater - Replace	\$0	\$0	\$10,693	\$0	\$0
1223 Spa Heater - Replace	\$0	\$0	\$5,703	\$0	\$0
1224 Pool/Spa Pumps - Replace	\$0	\$12,458	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$8,811	\$0
1254 Cabinetry - Remodel	\$0	\$0	\$0	\$14,685	\$0
1290 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
MINERA POOL					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$4,990	\$0	\$0
1202 Pool - Resurface	\$0	\$20,764	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$3,763	\$0	\$0	\$0	\$0
1218 Exterior Door - Replace	\$2,688	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$45,424	\$114,199	\$31,652	\$25,699	\$6,050
Ending Reserve Balance	\$163,505	\$122,857	\$166,937	\$219,682	\$295,011

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$295,011	\$367,028	\$426,841	\$512,693	\$425,281
Annual Reserve Funding	\$81,172	\$83,607	\$86,115	\$88,698	\$91,359
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,309	\$3,968	\$4,696	\$4,688	\$4,718
Total Income	\$379,492	\$454,603	\$517,652	\$606,080	\$521,359
# Component					
GROUNDS					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
104 Signs - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
210 Street Gravel - Replenish	\$0	\$0	\$0	\$161,731	\$0
250 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
350 Metal Surfaces - Repaint	\$0	\$9,628	\$0	\$0	\$0
500 Adobe Walls - Seal/Repair	\$0	\$0	\$0	\$6,810	\$0
CABALLO POOL					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$8,024	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$0	\$0	\$2,630
1218 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$3,895	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$5,107	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
ADELITA POOL					
1200 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1208 Path Lights - Replace	\$0	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$0	\$3,745	\$0
1218 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1221 Spa Filter - Replace	\$0	\$0	\$0	\$3,405	\$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	\$0
1254 Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
MINERA POOL					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$5,616	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$4,493	\$0	\$0	\$0
1218 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$3,116	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$4,959	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Tile Roof - Replace	\$5,453	\$0	\$0	\$0	\$0
Total Expenses	\$12,464	\$27,761	\$4,959	\$180,798	\$2,630
Ending Reserve Balance	\$367,028	\$426,841	\$512,693	\$425,281	\$518,729

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$518,729	\$513,232	\$530,729	\$615,596	\$707,271
Annual Reserve Funding	\$94,100	\$96,923	\$99,831	\$102,826	\$105,911
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,158	\$5,218	\$5,729	\$6,612	\$7,431
Total Income	\$617,986	\$615,373	\$636,289	\$725,033	\$820,612
# Component					
GROUNDS					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
104 Signs - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
210 Street Gravel - Replenish	\$0	\$0	\$0	\$0	\$0
250 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
350 Metal Surfaces - Repaint	\$0	\$11,162	\$0	\$0	\$0
500 Adobe Walls - Seal/Repair	\$0	\$0	\$7,664	\$0	\$0
CABALLO POOL					
1200 Pool Deck - Resurface	\$27,092	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$9,031	\$0	\$0	\$0	\$10,164
1202 Pool - Resurface	\$27,092	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
1218 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
ADELITA POOL					
1200 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$40,926	\$0	\$0	\$0
1203 Spa - Resurface	\$14,449	\$0	\$0	\$0	\$0
1208 Path Lights - Replace	\$0	\$4,651	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$0	\$0	\$4,472
1218 Exterior Doors - Replace	\$0	\$0	\$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	\$13,546	\$0	\$0	\$0	\$0
1223 Spa Heater - Replace	\$7,224	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$17,762	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1254 Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Tile Roof - Replace	\$0	\$0	\$7,664	\$0	\$0
MINERA POOL					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$19,312
1201 Pool Deck - Seal/Repair	\$6,321	\$0	\$0	\$0	\$7,115
1202 Pool - Resurface	\$0	\$27,904	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$5,365	\$0	\$0
1218 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$104,754	\$84,643	\$20,694	\$17,762	\$41,062
Ending Reserve Balance	\$513,232	\$530,729	\$615,596	\$707,271	\$779,550

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$779,550	\$889,652	\$960,580	\$1,073,148	\$932,859
Annual Reserve Funding	\$109,088	\$112,361	\$115,731	\$119,203	\$122,779
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,342	\$9,247	\$10,164	\$10,026	\$9,953
Total Income	\$896,980	\$1,011,260	\$1,086,476	\$1,202,377	\$1,065,591
# Component					
GROUNDS					
100 Monument - Refurbish	\$0	\$10,783	\$0	\$0	\$0
104 Signs - Replace	\$4,188	\$0	\$0	\$0	\$0
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
210 Street Gravel - Replenish	\$0	\$0	\$0	\$217,353	\$0
250 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
350 Metal Surfaces - Repaint	\$0	\$12,940	\$0	\$0	\$0
500 Adobe Walls - Seal/Repair	\$0	\$8,626	\$0	\$0	\$0
CABALLO POOL					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$11,440	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$3,141	\$0	\$0	\$0	\$0
1218 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$13,328	\$0	\$0
1290 Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
ADELITA POOL					
1200 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1208 Path Lights - Replace	\$0	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$0	\$0	\$0
1218 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$0	\$5,391	\$0	\$0	\$0
1221 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Heater - Replace	\$0	\$0	\$0	\$17,159	\$0
1223 Spa Heater - Replace	\$0	\$0	\$0	\$9,152	\$0
1224 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1250 Restroom/Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1254 Cabinetry - Remodel	\$0	\$0	\$0	\$0	\$0
1290 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
MINERA POOL					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$8,008	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Building - Repaint/Repair	\$0	\$0	\$0	\$6,406	\$0
1218 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$7,070
1250 Restroom/Shower - Remodel	\$0	\$12,940	\$0	\$0	\$0
1290 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$7,328	\$50,680	\$13,328	\$269,518	\$7,070
Ending Reserve Balance	\$889,652	\$960,580	\$1,073,148	\$932,859	\$1,058,521



Accuracy, Limitations, and Disclosures

Association Reserves – AZ, LLC 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 and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely.

When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing.

Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

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

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



Terms and Definitions

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



Component Details

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

- 1) Common area repair & replacement responsibility
- 2) Need and schedule for the project can be reasonably anticipated, and
- 3) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

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

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

GROUNDS

Comp #: 100 Monument - Refurbish**Quantity: (1) Monument**

Location: Community entrance off Campbell Ave

Funded?: Yes.

History:

Comments: Appears to be intact and functional, but older and dated. Recommend planning to refurbish/remodel soon to update/modernize the appearance. This component funds an allowance to refurbish/remodel the monument.

Useful Life:
25 yearsRemaining Life:
1 years

Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Allowance

Comp #: 104 Signs - Replace**Quantity: Approx (4) Signs**

Location: Mounted at community entrances

Funded?: Yes.

History:

Comments: Appear to be relatively newer. No significant weathering or damage evident.

Useful Life:
15 yearsRemaining Life:
10 years

Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

Comp #: 200 Asphalt - Repave

Quantity: Approx 90,000 Sq Ft

Location: Streets throughout the community

Funded?: Yes.

History: Original from the 1970's.

Comments: The asphalt is now covered in gravel, so it is difficult to assess the underlying asphalt. The asphalt has well surpassed its typical useful life. Based on the age of the asphalt, it is at the end of its useful life. The gravel provides a new surface but repavement should still be anticipated at some point. Roughness and large cracks were evident at a few cul-de-sacs. Life span is based on periodically maintaining the surface at some level, whether it be gravel replenishment or going back to chip sealing. Lack of proper maintenance will decrease the life expectancy. This component funds to remove and repave the asphalt.

Useful Life:
40 years

Remaining Life:
8 years



Best Case: \$ 330,000

Worst Case: \$ 330,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt - Chip Seal

Quantity: Approx 90,000 Sq Ft

Location: Streets throughout the community

Funded?: No. We assume there is no expectancy to chip seal in the foreseeable future.

History: Chip sealed in 2012 for ~\$35,000.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 204 Asphalt - Seal Coat

Quantity: Approx 90,000 Sq Ft

Location: Streets throughout the community

Funded?: No. The association reports the CC&R's do not allow seal coating the asphalt, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 210 Street Gravel - Replenish

Quantity: Approx 90,000 Sq Ft

Location: Streets throughout the community

Funded?: Yes.

History: Installed in 2023 for \$90,884.

Comments: We assume the association will continue to use gravel on the asphalt going forward, even after asphalt repavement. This component funds to periodically replenish the street gravel.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 95,000

Worst Case: \$ 95,000

Cost Source: Client Cost History

Comp #: 250 Street Signs - Replace

Quantity: Approx (10) Signs

Location: Adjacent to community streets

Funded?: Yes.

History: Assumed to be original from the 1970's.

Comments: These are decorative metal street signs. Appear to be in decent shape still. Some rust evident at the based of the poles. It would still be prudent to plan for complete replacement of the pole and vane assembly eventually.

Useful Life:
50 years

Remaining Life:
6 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: AR Cost Database

Comp #: 320 Pole Lights - Replace

Quantity: (10) Pole Lights

Location: (3) pool areas

Funded?: Yes.

History: Assumed to be original from the 1970's.

Comments: Appear to be older, but assumed to be functional. Treat repairs as an Operating expense. Replacement should be anticipated.

Useful Life:
40 years

Remaining Life:
1 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 320 Pole Lights - Replace

Quantity: (108) Pole Lights

Location: Front yard of each home

Funded?: No. Pole lights mounted in front yards are the responsibility of each homeowner, not the association.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 350 Metal Surfaces - Repaint

Quantity: Posts, Poles, Fence

Location: Street sign posts: adjacent to streets throughout the community; Pole lights: (3) pool areas; Pool fencing: (3) pool areas

Funded?: Yes.

History: Street signs were reportedly repainted around 2011.

Comments: Surfaces appear to be generally uniform. This component funds to periodically repaint the common area pole lights and street signs. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:

5 years

Remaining Life:

1 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 380 Mailboxes - Replace

Quantity: (108) Mailboxes

Location: Front yard of each home

Funded?: No. Mailboxes are the responsibility of each homeowner, not the association.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 390 Trash Bins - Replace

Quantity: Approx (108) Bins

Location: Front yard of each home

Funded?: No. Trash bins are the responsibility of each homeowner, not the association.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 500 Adobe Walls - Seal/Repair

Quantity: Numerous Sq Ft

Location: Perimeter of all pool areas

Funded?: Yes.

History: Sealed in 2023 for \$3,700.

Comments: The association reportedly seals and repairs the common area adobe walls every 4 years.

Useful Life:
4 years

Remaining Life:
2 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: Client Cost History

Comp #: 600 Landscaping/Irrigation - Maintain

Quantity: Plants, Irrigation, Etc.

Location: Common areas throughout the community

Funded?: No. It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. Funding can be added for future replacement at the client's request, but we need to be provided with cost and life expectancy estimates.

Repairs and partial replacements should be included in the annual landscape maintenance budget.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 680 Water/Sewer Lines - Repair/Replace

Quantity: Numerous LF

Location: Buried underground throughout the community

Funded?: No. Water and sewer lines buried under common areas are the association's responsibility. They have a long life span with no expectancy to completely replace under normal circumstances. This is beyond the scope of a Reserve Study to evaluate and estimate costs, so no Reserve funding has been allocated. Should the HOA obtain information from a qualified professional about the need to replace or undertake significant repairs, we can add Reserve funding based on that recommendation.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

CABALLO POOL

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 2,000 Sq Ft

Location: Pool area

Funded?: Yes.

History:

Comments: This is an acrylic kool deck. It appears to be older with cracking and chipping developing in some spots. Most of the deck is generally intact and still functional, so we recommend having the troubled spots repaired and the deck sealed in the near future to help restore its appearance and prolong resurfacing. This component funds to periodically grind off the existing deck coating and re-apply a new surface. Combined cost with the seal/repair component accounts for the total estimated resurface budget.

Useful Life:
16 years

Remaining Life:
4 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: AR Cost Database

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 2,000 Sq Ft

Location: Pool area

Funded?: Yes.

History: Previously sealed/repared in late 2017.

Comments: Cracking, chipping and staining evident in spots. Recommend sealing and repairing the pool deck to restore the appearance. This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 1202 Pool - Resurface

Quantity: (1) Pool, ~100 LF

Location: Pool area

Funded?: Yes.

History:

Comments: The pool has a plaster surface with waterline tile. Appears to be older with significant wear and discoloration evident. Heavy chipping was noted. Plaster surfaces are not expected to last as long as pebble surfaces. This component funds to resurface with plaster.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: AR Cost Database

Comp #: 1204 Pool Furniture - Replace

Quantity: (19) Pieces

Location: Pool area

Funded?: No. Pool furniture will reportedly be replaced as needed with Operating funds.

History:

Comments: Quantity includes (4) sling lounges, (6) sling chairs, (2) concrete benches, (4) metal chairs, (2) metal dining tables and (1) umbrella. Pieces vary in style and condition.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1210 Metal Fence - Replace

Quantity: Approx 80 LF

Location: Perimeter of the pool area

Funded?: Yes.

History:

Comments: Appears to be intact and secure overall. No significant issues evident. Repaint periodically as an Operating expense to maintain the appearance and to inhibit rust. Replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 1214 Pool Building - Repaint/Repair

Quantity: (1) Pool Building

Location: Pool building exterior/interior

Funded?: Yes.

History: Repainted in 2020 for \$1,006. Previously repainted in 2011.

Comments: Surfaces appear to be uniform and in nice shape. This component funds to periodically repaint and repair the pool building.

Useful Life:
6 years

Remaining Life:
1 years



Best Case: \$ 1,500

Worst Case: \$ 1,500

Cost Source: Client Cost History

Comp #: 1216 Exterior Lights - Replace

Quantity: (2) Fixtures

Location: Pool building exterior

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

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1218 Exterior Doors - Replace

Quantity: (3) Doors

Location: Pool building exterior

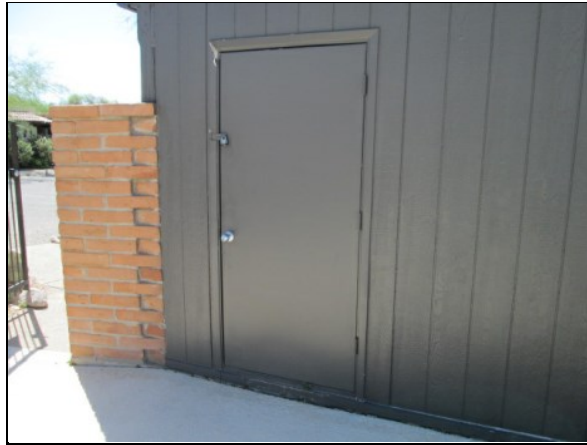
Funded?: Yes.

History:

Comments: Appear to be intact and functional. Replacement should be anticipated.

Useful Life:
35 years

Remaining Life:
7 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1220 Pool Filter - Replace

Quantity: (1) Pentair, TR-100

Location: Pool equipment area

Funded?: Yes.

History: Installed around 2002, based on serial number.

Comments: Assumed to be functional with no issues reported. This filter has well surpassed its typical useful life. Based on age, replacement should be expected soon.

*Serial: 02D

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 2,500

Worst Case: \$ 2,500

Cost Source: AR Cost Database

Comp #: 1224 Pool Pump - Replace

Quantity: (1) Pentair, 3-HP

Location: Pool equipment area

Funded?: Yes.

History: Replaced in 2019.

Comments: This is a variable-speed pump. Assumed to be functional with no issues reported. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Model: IntelliFlo VSF, Mfg. Date: 09/2018

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

Comp #: 1229 Solar System - Replace

Quantity: (1) System

Location: Rooftop of the pool building

Funded?: No. There reportedly is no expectancy to replace the solar heating system.

History: Installed around 2009 for ~\$5,200.

Comments: This system is reportedly no longer operational.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1250 Restroom/Shower - Remodel

Quantity: (1) Restroom, (1) Shower

Location: Pool building exterior/interior

Funded?: Yes.

History:

Comments: Appear to be functional and in fair shape. The component funds to remodel the restroom and shower, which includes replacement of the lighting, sink, toilet, shower insert, shower faucet, etc.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1290 Shingle Roof - Replace

Quantity: Approx 500 Sq Ft

Location: Rooftop of the pool building

Funded?: Yes.

History: Replaced in 2007.

Comments: Appears to be intact with no significant damage or weathering evident.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

ADELITA POOL

Comp #: 1200 Pool Deck - Replace**Quantity: Approx 2,000 Sq Ft**

Location: Pool area

Funded?: Yes.

History: Replaced with travertine paver deck in 2016 with pool area remodel for a total of ~\$50,000.

Comments: The old acrylic pool deck has been replaced with a travertine paver deck. Appears to be intact and in fair shape overall. There is a section along the pool and spa that is stained and discolored. This component funds to completely replace the paver deck.

Useful Life:
20 yearsRemaining Life:
11 years

Best Case: \$ 50,000

Worst Case: \$ 50,000

Cost Source: AR Cost Database

Comp #: 1202 Pool - Resurface**Quantity: (1) Pool, ~120 LF**

Location: Pool area

Funded?: Yes.

History: Resurfaced in 2016 with pool area remodel for a total of ~\$50,000.

Comments: The pool has a pebble surface with waterline tile. Appears to be intact with no significant wear or damage evident. Pebble surfaces are expected to last longer than plaster surfaces. This component funds to resurface with pebble.

Useful Life:
15 yearsRemaining Life:
6 years

Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

Comp #: 1203 Spa - Resurface

Quantity: (1) Spa, ~40 LF

Location: Pool area

Funded?: Yes.

History: Resurfaced in 2016 with pool area remodel for a total of ~\$50,000.

Comments: The spa has a pebble surface with waterline tile. Wear and discoloration evident. Loose granules were also noted. Spa surfaces typically do not last as long as pool surfaces due to higher heat and chemical levels.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 1204 Pool Furniture - Replace

Quantity: (31) Pieces

Location: Pool area

Funded?: No. Pool furniture will reportedly be replaced as needed with Operating funds.

History: Replaced (6) lounges in 2019.

Comments: Quantity includes (8) sling lounges, (1) concrete bench, (12) metal chairs, (3) metal dining tables, (4) metal side tables and (3) umbrellas.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1206 Concrete Pots - Replace

Quantity: (4) Pots

Location: Pool area

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

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1208 Path Lights - Replace

Quantity: (6) Lights

Location: Pool area

Funded?: Yes.

History:

Comments: Assumed to be functional with no issues reported. Funding includes replacement of the low-voltage transformer. Treat repairs and individual replacements as a maintenance expense. Expect to eventually replace all the fixtures to update and restore the lighting.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 2,500

Worst Case: \$ 2,500

Cost Source: AR Cost Database

Comp #: 1210 Metal Fence - Replace

Quantity: Approx 100 LF

Location: Perimeter of the pool area

Funded?: Yes.

History:

Comments: Appears to be intact and secure overall. No significant issues evident. Repaint periodically as an Operating expense to maintain the appearance and to inhibit rust. Replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 1214 Pool Building - Repaint/Repair

Quantity: (1) Pool Building

Location: Pool building exterior/interior

Funded?: Yes.

History: Repainted in 2018. Previously repainted in 2011.

Comments: Surfaces appear to be weathered with fading and oxidation evident. This component funds to periodically repaint and repair the pool building.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 2,200

Worst Case: \$ 2,200

Cost Source: AR Cost Database

Comp #: 1216 Exterior Lights - Replace

Quantity: (6) Fixtures

Location: Pool building exterior

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

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1218 Exterior Doors - Replace

Quantity: (2) Doors

Location: Pool building exterior

Funded?: Yes.

History:

Comments: Appear to be intact and functional. Replacement should be anticipated.

Useful Life:
35 years

Remaining Life:
6 years



Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: AR Cost Database

Comp #: 1220 Pool Filter - Replace

Quantity: (1) Pentair, TR-100

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2021.

Comments: Assumed to be functional with no issues reported.

*Mfg. Date: 03/2021

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 2,500

Worst Case: \$ 2,500

Cost Source: AR Cost Database

Comp #: 1221 Spa Filter - Replace

Quantity: (1) Pentair, TR-60

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2013.

Comments: Assumed to be functional with no issues reported.

*Mfg. Date: 05/2013

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

Comp #: 1222 Pool Heater - Replace

Quantity: (1) Raypak, 406,000 BTU

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2021 for \$5,875. Previously replaced in 2007.

Comments: Assumed to be functional with no issues reported.

*Model: B-R406A-EN-C, Serial: 2111533691

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 7,500

Worst Case: \$ 7,500

Cost Source: Client Cost History

Comp #: 1223 Spa Heater - Replace

Quantity: (1) Raypak, 206,000 BTU

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2021 for \$2,994. Previously replaced in 2006.

Comments: Assumed to be functional with no issues reported.

*Model: B-R206A-EN-C, Serial: 201051307

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: Client Cost History

Comp #: 1224 Pool/Spa Pumps - Replace

Quantity: (3) Pentair, 3-HP

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced pool pump and installed (2) VFD spa motors in 2024 for \$4,671. Replaced spa pumps in 2018.

Comments: These are variable-speed pumps. They are assumed to be functional with no issues reported. The spa pumps are older (2018), but should last longer than the VFDs, so replacement has been scheduled with the new pool pump. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Pool Pump - Model: IntelliFlo3 VSF, Mfg. Date: 11/2023

*Spa Pumps - Model: IntelliFlo VSF, Mfg. Date: 04/2018 & 06/2018

Useful Life:
12 years

Remaining Life:
11 years



Best Case: \$ 9,000

Worst Case: \$ 9,000

Cost Source: AR Cost Database

Comp #: 1250 Restroom/Shower - Remodel

Quantity: (1) Restroom, (1) Shower

Location: Pool building exterior/interior

Funded?: Yes.

History: Refurbished in 2018.

Comments: Appear to be in nice shape overall. This component funds to remodel the restroom and shower, which includes replacement of the lighting, sink, toilet, tile surfaces, shower faucet, etc.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1254 Cabinetry - Remodel

Quantity: Cabinetry & Counters

Location: Pool building exterior

Funded?: Yes.

History: Rebuilt in 2018.

Comments: Appears to be intact and functional. This component funds to remodel the pool building cabinetry, which includes replacement of the cabinetry and countertops.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 1290 Tile Roof - Replace

Quantity: Approx 350 Sq Ft

Location: Rooftop of the pool building

Funded?: Yes.

History: Refurbished in 2017.

Comments: This is a clay tile roof system. Tiles appear to be intact. Underlayment is the true waterproofing component of this roof. Although it is not visible to inspect, replacement will be needed to keep the roof watertight. Clay tiles get brittle over time and a large portion will be damaged during removal to replace the underlayment. Complete replacement of this roof system should be planned. Life span will vary depending on the quality of underlayment installed as well as regular roof maintenance.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

MINERA POOL

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 1,300 Sq Ft

Location: Pool area

Funded?: Yes.

History:

Comments: This is an acrylic kool deck. Appears to be intact with no significant cracking or damage evident. This component funds to periodically grind off the existing deck coating and re-apply a new surface. Combined cost with the seal/repair component accounts for the total estimated resurface budget.

Useful Life:
16 years

Remaining Life:
8 years



Best Case: \$ 9,500

Worst Case: \$ 9,500

Cost Source: AR Cost Database

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 1,300 Sq Ft

Location: Pool area

Funded?: Yes.

History: Sealed in 2015.

Comments: Some cracking, staining and discoloration evident mainly near the pool steps. This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: AR Cost Database

Comp #: 1202 Pool - Resurface

Quantity: (1) Pool, ~100 LF

Location: Pool area

Funded?: Yes.

History: Resurfaced around 2006.

Comments: The pool has a plaster surface with waterline tile. Some discoloration was noted. We are not sure if this pool has been resurfaced again since around 2006. If it is the same surface, then it has held up well. Plaster surfaces are not expected to last as long as pebble surfaces. This component funds to resurface with plaster.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: AR Cost Database

Comp #: 1204 Pool Furniture - Replace

Quantity: (36) Pieces

Location: Pool area

Funded?: No. Pool furniture will reportedly be replaced as needed with Operating funds.

History:

Comments: Quantity includes (3) sling lounges, (1) metal lounge, (4) concrete benches, (1) wood bench, (16) sling chairs, (6) metal chairs, (2) benches and (3) dining tables. Varying conditions observed. There is no expectancy for complete replacement. Funding is provided for periodic, partial replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1210 Metal Fence - Replace

Quantity: Approx 170 LF

Location: Perimeter of the pool area

Funded?: Yes.

History:

Comments: Appears to be intact and secure overall. No significant issues evident. Repaint periodically as an Operating expense to maintain the appearance and to inhibit rust. Replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 17,000

Worst Case: \$ 17,000

Cost Source: AR Cost Database

Comp #: 1214 Pool Building - Repaint/Repair

Quantity: (1) Pool Building

Location: Pool building exterior/interior

Funded?: Yes.

History: Repainted/repared in 2023 for \$2,550. Previously repainted in 2011.

Comments: Surfaces appear to be uniform and in nice shape overall. This component funds to periodically repaint and repair the pool building.

Useful Life:
6 years

Remaining Life:
4 years



Best Case: \$ 2,800

Worst Case: \$ 2,800

Cost Source: Client Cost History

Comp #: 1216 Exterior Light - Replace

Quantity: (1) Fixture

Location: Pool building exterior

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

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1218 Exterior Door - Replace

Quantity: (1) Door

Location: Pool building exterior

Funded?: Yes.

History:

Comments: Appear to be intact and functional. Replacement should be anticipated.

Useful Life:
35 years

Remaining Life:
10 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

Comp #: 1220 Pool Filter - Replace

Quantity: (1) Triton II, TR-60

Location: Pool equipment area

Funded?: Yes.

History: Installed around 2006, based on serial number.

Comments: Assumed to be functional with no issues reported. This filter has well surpassed its typical useful life. Based on age, replacement should be expected soon.

*Serial: 06G

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

Comp #: 1222 Pool Heat Pump - Replace

Quantity: (1) AquaCal

Location: Pool equipment area

Funded?: No. There reportedly is no expectancy to replace the pool heat pump.

History: Installed in 2012 for ~\$12,000.

Comments: This system is reportedly no longer operational.

*Model: 15SAHDSBTK, Serial: 1126152-K11

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1224 Pool Pump - Replace

Quantity: (1) Pentair, 3-HP

Location: Pool equipment area

Funded?: Yes.

History: Replaced in 2018.

Comments: This is a variable-speed pump. Assumed to be functional with no issues reported. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Model: IntelliFlo VSF, Mfg. Date: 04/2018

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

Comp #: 1250 Restroom/Shower - Remodel

Quantity: (1) Restroom, (1) Shower

Location: Pool building exterior/interior

Funded?: Yes.

History: Remodeled around 2011.

Comments: Appear to be in nice shape overall. This component funds to remodel the restroom and shower, which includes replacement of the lighting, sink, toilet, tile surfaces, shower faucet, etc.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1290 Tile Roof - Replace

Quantity: Approx 300 Sq Ft

Location: Rooftop of the pool building

Funded?: Yes.

History: Replaced in late 2009.

Comments: This is a clay tile roof system. Tiles appear to be intact. No missing or cracked tiles noted. Underlayment is the true waterproofing component of this roof. Although it is not visible to inspect, replacement will be needed to keep the roof watertight. Clay tiles get brittle over time and a large portion will be damaged during removal to replace the underlayment. Complete replacement of this roof system should be planned. Life span will vary depending on the quality of underlayment installed as well as regular roof maintenance.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: AR Cost Database