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Update "With-Site-Visit" Reserve Study



Talking Rock Ranch Association Master Prescott, AZ

Report #: 14573-2

For Period Beginning: January 1, 2018

Expires: December 31, 2018

Date Prepared: March 24, 2018



Hello, and welcome to your Reserve Study!

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

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

In this Report, you will find...

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

More Questions?

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

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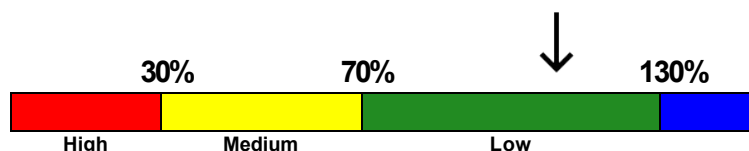
3- Minute Executive Summary

Association: Talking Rock Ranch Association **Assoc. #: 14573-2**
Master
Location: Prescott, AZ **# of Units:1650**
Report Period: January 1, 2018 through December 31, 2018

Findings/Recommendations as-of: January 1, 2018

Projected Starting Reserve Balance	\$2,320,002
Current Fully Funded Reserve Balance	\$2,087,118
Average Reserve Deficit (Surplus) Per Unit	(\$141)
Percent Funded	111.2%
Approved 2018 Monthly Reserve Contribution	\$14,878
Recommended 2018 Special Assessments for Reserves	\$0
Most Recent Reserve Contribution Rate	\$14,878

Reserves % Funded: 111.2%



Special Assessment Risk:

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 2011 Fiscal Year. We performed the site inspection on 9/7/2016.
- The Reserve expense threshold for this analysis is \$1,000, which means no expenses under that amount are funded in the Reserve Study.
- Your Reserve Fund is 111.2 % Funded. This means the Reserve Fund status is strong, and special assessment risk is currently Low.
- The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.
- The 2018 budget has already been approved with Monthly Reserve contributions of \$14,878. Therefore, our initial funding plan reflects the approved budget for this fiscal year. Despite the strong Reserve status, contributions are lower than they should be to adequately offset ongoing deterioration. Nominal annual increases are scheduled to strengthen the contribution rate over time while also helping to offset inflation (see tables herein for details).

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
MAIN ENTRY			
700 Monuments - Refurbish	15	13	\$10,200
704 Card Reader - Replace	10	7	\$6,500
706 Gate Operators - Replace	12	9	\$5,550
710 Vehicle Gates - Replace	30	27	\$10,000
712 Security Cameras - Replace	8	0	\$3,500
716 Grinder Pump - Replace	12	0	\$3,100
717 Propane Tank - Replace	25	10	\$3,950
720 Enclosure Fence - Replace	25	10	\$1,450
721 Backflow Valve - Replace	20	5	\$1,100
724 HVAC Unit - Replace	18	3	\$3,650
730 Exterior Lights - Replace	20	5	\$3,500
732 Infrared Heater - Replace	15	12	\$1,800
734 Doors/Windows - Replace	30	15	\$15,150
738 Security Truck - Replace	10	2	\$23,250
740 Wood Surfaces - Repaint	5	2	\$6,400
742 Wood Surfaces - Repair	20	7	\$9,550
744 Metal Roofs - Replace	40	25	\$86,500
748 Skylights - Replace	25	10	\$1,300
770 Concrete Floor - Seal	5	0	\$1,300
774 Interior - Repaint	10	5	\$2,400
780 Interior - Remodel	20	5	\$20,500
786 Computer - Replace	5	0	\$1,300
787 Server - Replace	5	0	\$2,500
790 DVR - Replace	6	1	\$1,700
PAVEMENT			
103 Concrete - Repair	4	1	\$2,200
120 Concrete Drive - Replace	20	5	\$36,500
200 Asphalt - Resurface (TR)	30	15	\$256,650
201 Asphalt - Seal/Repair (TR)	4	0	\$12,550
202 Asphalt - Resurface (1A,1B,4)	30	15	\$692,000
203 Asphalt - Seal/Repair (1A,1B,4)	4	0	\$33,800
204 Asphalt - Resurface (1C)	30	18	\$330,500
205 Asphalt - Seal/Repair (1C)	4	1	\$16,150
206 Asphalt - Resurface (2,3,27)	30	17	\$770,000
207 Asphalt - Seal/Repair (2,3,27)	4	1	\$37,700
208 Asphalt - Resurface (5,8,9)	30	18	\$1,163,500
209 Asphalt - Seal/Repair (5,8,9)	4	1	\$57,000
212 Asphalt - Resurface (10)	30	19	\$668,000
213 Asphalt - Seal/Repair (10)	4	1	\$32,650
250 Asphalt - Crack Seal	1	0	\$21,000
GROUNDS			
300 Street Signs - Replace	15	14	\$16,300
505 Split Rail Fence - Replace	25	10	\$13,050
524 Emergency Gates - Replace	30	17	\$1,500
550 Trail Signs - Replace	20	15	\$3,600

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
560 Windmill - Replace/Rebuild	25	9	\$18,000
562 Windmill - Paint/Repair	5	4	\$1,900
PHASE 1C			
410 Gazebo - Replace	30	18	\$25,000
412 Gazebo/Gates - Repaint	5	0	\$1,500
695 Emergency Gates - Replace	30	18	\$1,500
703 Entry System - Replace	15	5	\$4,850
706 Gate Operators - Replace	15	5	\$6,700
710 Vehicle Gates - Replace	30	18	\$5,000
DOG PARK & COMMUNITY GARDEN			
400 Bridge - Replace	25	23	\$2,600
410 Gazebo - Replace	30	18	\$25,000
412 Gazebo - Repaint	5	0	\$1,000
415 Park Furniture - Replace	15	14	\$7,600
422 Dog Park Fence - Replace (A)	15	3	\$12,700
422 Dog Park Fence - Replace (B)	15	13	\$4,650
430 Garden Fence - Replace	15	14	\$5,400
436 Garden Shed - Replace	25	18	\$2,300
HISTORIC POND			
450 Historic Pond - Refurbish	18	3	\$27,000
452 Pond Deck - Replace	24	10	\$20,200
456 Park Furniture - Replace	20	6	\$3,600
460 Gazebos - Replace	30	13	\$21,500
462 Wood Surfaces - Repaint	5	2	\$1,700
SILENT MOON PARK			
330 Signage - Replace	15	15	\$2,500
410 Gazebo - Replace	30	30	\$25,000
412 Gazebo - Repaint	5	5	\$1,000
415 Park Furniture - Replace	15	15	\$7,500
422 Fence - Replace	15	15	\$5,000
480 Perimeter Trail - Repair	8	8	\$1,150
70 Total Funded Components			

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

Introduction



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

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



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

Methodology



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



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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Site Inspection Notes

During the site visit on 9/7/2016, I started by meeting with Community Manager Kaline Hutchinson from HOAMCO. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and were planned in the near future. After the meeting, I visually inspected the common areas starting with the community entrance and gatehouse. I then toured the community to visually re-inspect the common areas and to look for assets that had been added since our previous inspection during 2006.

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



Projected Expenses

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

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

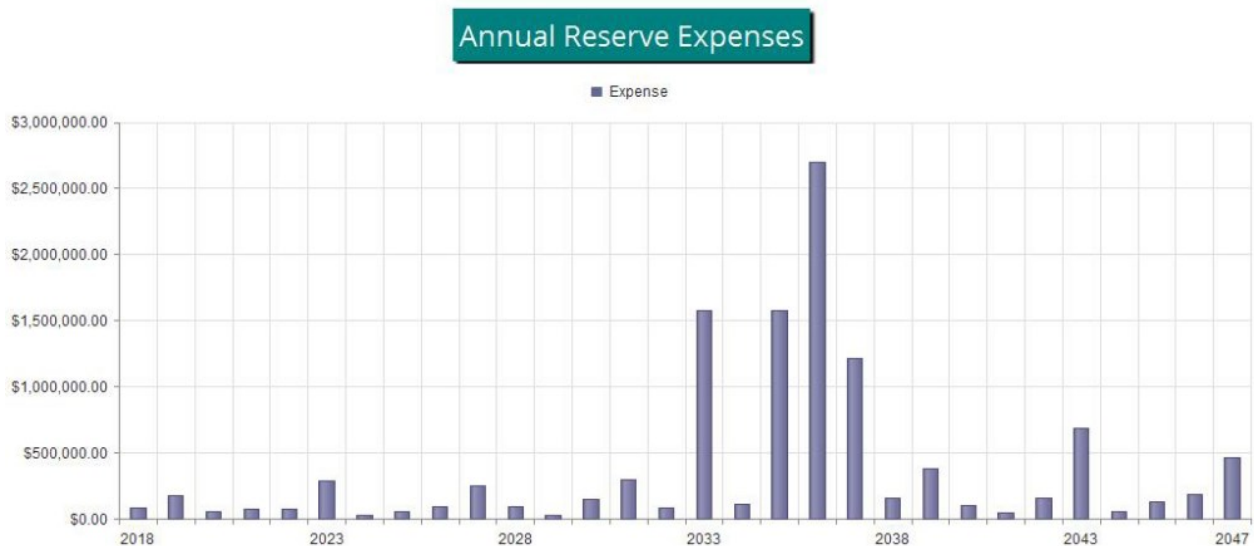


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$2,320,002 as-of the start of your fiscal year on 1/1/2018. This is based on your actual balance on 9/30/2017 of \$2,274,192 and anticipated Reserve contributions projected through the end of your Fiscal Year. As of 1/1/2018, your Fully Funded Balance is computed to be \$2,087,118. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 111.2 % Funded.

Recommended Funding Plan

The 2018 budget has already been approved with Monthly Reserve contributions of \$14,878. Therefore, our initial funding plan reflects the approved budget for this fiscal year. Despite the strong Reserve status, contributions are lower than they should be to adequately offset ongoing deterioration. Nominal annual increases are scheduled to strengthen the contribution rate over time while also helping to offset inflation (see tables herein for details). The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

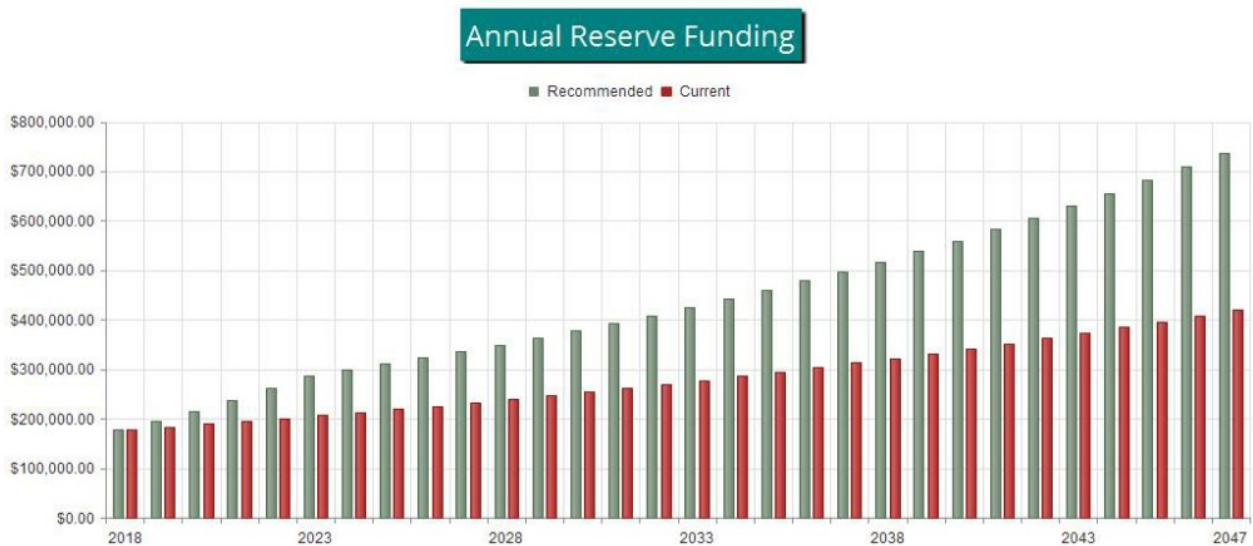


Figure 2

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

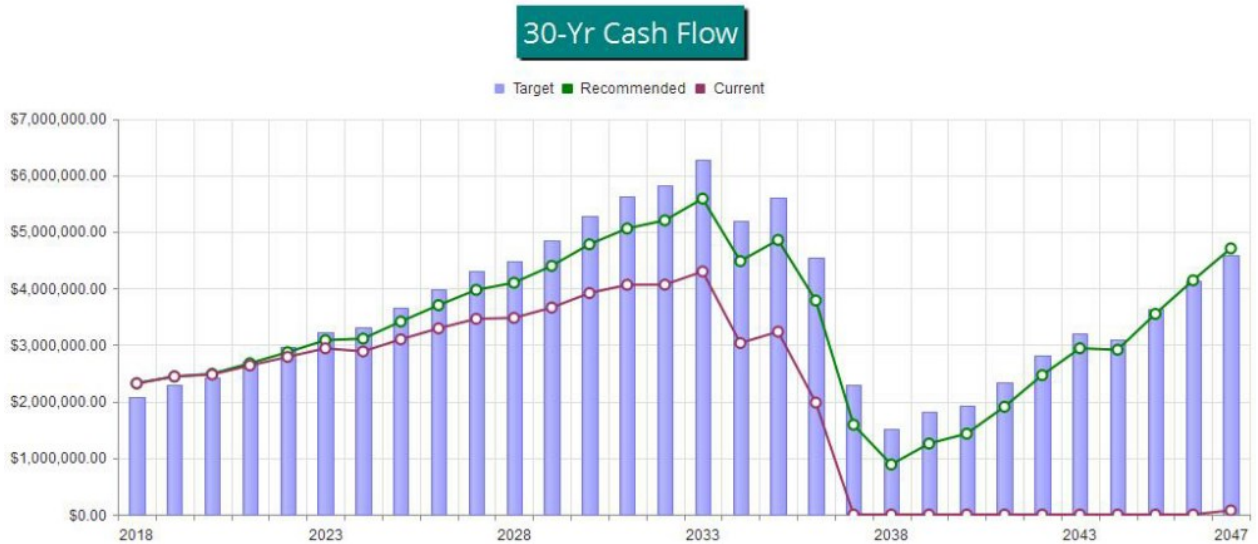


Figure 3

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

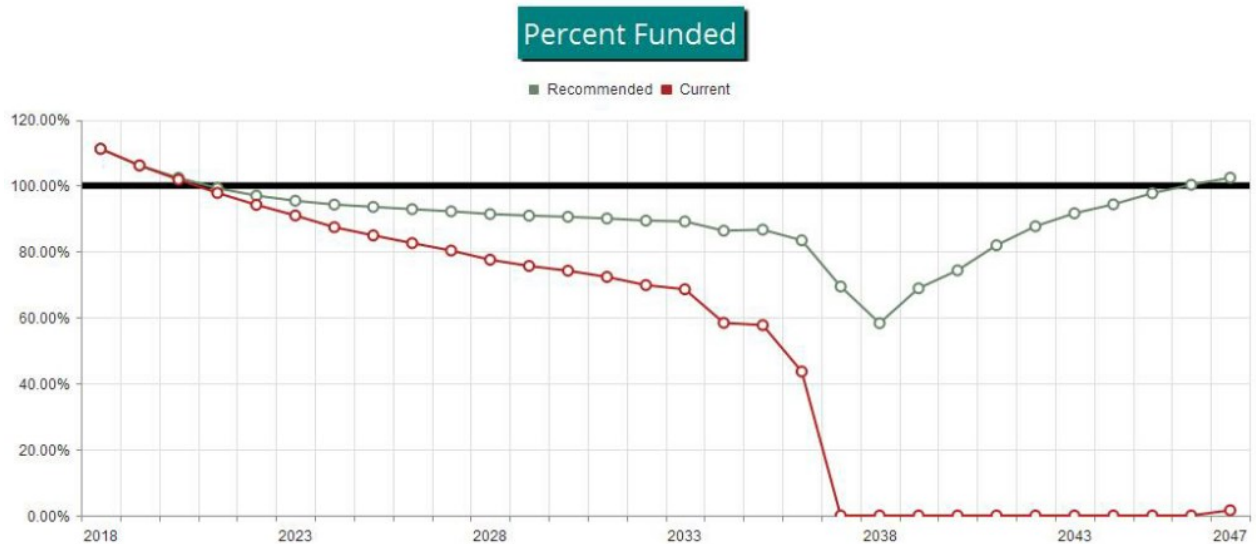


Figure 4

Table Descriptions

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

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

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

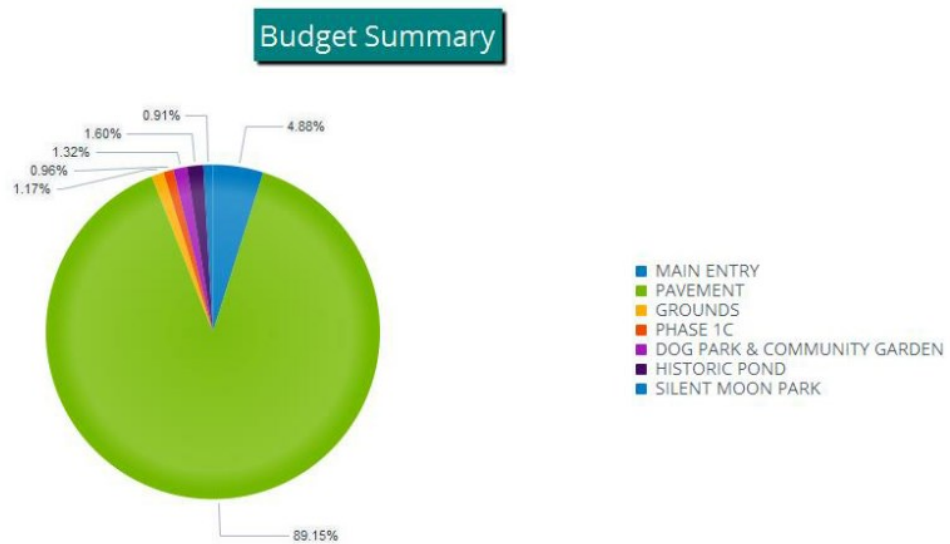
30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

Budget Summary

14573-2
WSV

	Useful Life		2018 Rem. Useful Life		Estimated Replacement Cost in 2018	2018 Expenditures	01/01/2018 Current Fund Balance	01/01/2018 Fully Funded Balance	Remaining Bal. to be Funded	2018 Contributions
	Min	Max	Min	Max						
MAIN ENTRY	5	40	0	27	\$226,150	\$11,700	\$127,744	\$114,921	\$98,406	\$10,184
PAVEMENT	1	30	0	19	\$4,130,200	\$67,350	\$2,061,456	\$1,854,525	\$2,068,744	\$157,300
GROUNDS	5	30	4	17	\$54,350	\$0	\$24,862	\$22,367	\$29,488	\$2,309
PHASE 1C	5	30	0	18	\$44,550	\$1,500	\$24,232	\$21,800	\$20,318	\$1,666
DOG PARK & COMMUNITY GARDEN	5	30	0	23	\$61,250	\$1,000	\$26,121	\$23,499	\$35,129	\$2,556
HISTORIC POND	5	30	2	13	\$74,000	\$0	\$55,586	\$50,007	\$18,414	\$2,812
SILENT MOON PARK	5	30	5	30	\$42,150	\$0	\$0	\$0	\$42,150	\$1,711
					\$4,632,650	\$81,550	\$2,320,002	\$2,087,118	\$2,312,648	\$178,537

Percent Funded: 111.2%



Reserve Component List Detail

14573-2
WSV

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
MAIN ENTRY					
700	Monuments - Refurbish (3) Monuments	15	13	\$9,400	\$11,000
704	Card Reader - Replace (1) Quick Pass	10	7	\$6,000	\$7,000
706	Gate Operators - Replace (3) Byan Systems	12	9	\$5,000	\$6,100
710	Vehicle Gates - Replace (3) Gates, 57 LF	30	27	\$8,000	\$12,000
712	Security Cameras - Replace (7) Cameras	8	0	\$3,000	\$4,000
716	Grinder Pump - Replace (1) Grinder Pump	12	0	\$2,800	\$3,400
717	Propane Tank - Replace (1) Tank, 250-Gal.	25	10	\$3,500	\$4,400
720	Enclosure Fence - Replace Approx 26 LF	25	10	\$1,300	\$1,600
721	Backflow Valve - Replace (1) Febco, 1"	20	5	\$1,000	\$1,200
724	HVAC Unit - Replace (1) Trane, 2-Ton	18	3	\$3,300	\$4,000
730	Exterior Lights - Replace (8) Light Fixtures	20	5	\$3,000	\$4,000
732	Infrared Heater - Replace (1) Heater	15	12	\$1,600	\$2,000
734	Doors/Windows - Replace (7) Doors, (12) Windows	30	15	\$14,000	\$16,300
738	Security Truck - Replace (1) Chevy Colorado	10	2	\$20,000	\$26,500
740	Wood Surfaces - Repaint Approx 11,920 Sq Ft	5	2	\$5,700	\$7,100
742	Wood Surfaces - Repair Approx 11,920 Sq Ft	20	7	\$8,600	\$10,500
744	Metal Roofs - Replace Approx 5,750 Sq Ft	40	25	\$78,000	\$95,000
748	Skylights - Replace (3) Skylights	25	10	\$1,100	\$1,500
770	Concrete Floor - Seal Approx 810 Sq Ft	5	0	\$1,100	\$1,500
774	Interior - Repaint Approx 3,330 Sq Ft	10	5	\$2,100	\$2,700
780	Interior - Remodel Cabinetry, Lights, etc.	20	5	\$18,000	\$23,000
786	Computer - Replace (1) Dell Inspiron	5	0	\$1,100	\$1,500
787	Server - Replace (1) Dell Power Edge	5	0	\$2,000	\$3,000
790	DVR - Replace (1) DVR	6	1	\$1,500	\$1,900
PAVEMENT					
103	Concrete - Repair Numerous Sq Ft	4	1	\$1,900	\$2,500
120	Concrete Drive - Replace Approx 3,000 Sq Ft	20	5	\$32,000	\$41,000
200	Asphalt - Resurface (TR) Approx 144,200 Sq Ft	30	15	\$230,000	\$283,300
201	Asphalt - Seal/Repair (TR) Approx 144,200 Sq Ft	4	0	\$11,300	\$13,800
202	Asphalt - Resurface (1A,1B,4) Approx 388,710 Sq Ft	30	15	\$623,000	\$761,000
203	Asphalt - Seal/Repair (1A,1B,4) Approx 388,710 Sq Ft	4	0	\$30,600	\$37,000
204	Asphalt - Resurface (1C) Approx 185,550 Sq Ft	30	18	\$298,000	\$363,000
205	Asphalt - Seal/Repair (1C) Approx 185,550 Sq Ft	4	1	\$14,500	\$17,800
206	Asphalt - Resurface (2,3,27) Approx 432,630 Sq Ft	30	17	\$693,000	\$847,000
207	Asphalt - Seal/Repair (2,3,27) Approx 432,630 Sq Ft	4	1	\$34,000	\$41,400
208	Asphalt - Resurface (5,8,9) Approx 653,650 Sq Ft	30	18	\$1,047,000	\$1,280,000
209	Asphalt - Seal/Repair (5,8,9) Approx 653,650 Sq Ft	4	1	\$51,000	\$63,000
212	Asphalt - Resurface (10) Approx 375,300 Sq Ft	30	19	\$600,000	\$736,000
213	Asphalt - Seal/Repair (10) Approx 375,300 Sq Ft	4	1	\$29,300	\$36,000
250	Asphalt - Crack Seal Approx 2,180,040 Sq Ft	1	0	\$19,000	\$23,000
GROUNDS					
300	Street Signs - Replace (136) Aluminum Signs	15	14	\$14,000	\$18,600
505	Split Rail Fence - Replace Approx 780 LF	25	10	\$11,700	\$14,400
524	Emergency Gates - Replace (2) 10' Gates	30	17	\$1,200	\$1,800

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
550	Trail Signs - Replace	Unknown	20	15	\$3,200	\$4,000
560	Windmill - Replace/Rebuild	(1) Windmill	25	9	\$16,000	\$20,000
562	Windmill - Paint/Repair	(1) Windmill	5	4	\$1,500	\$2,300
PHASE 1C						
410	Gazebo - Replace	(1) Gazebo	30	18	\$22,000	\$28,000
412	Gazebo/Gates - Repaint	(1) Gazebo, (6) Gates	5	0	\$1,300	\$1,700
695	Emergency Gates - Replace	(2) 10.5' Gates	30	18	\$1,200	\$1,800
703	Entry System - Replace	(1) Linear System	15	5	\$4,500	\$5,200
706	Gate Operators - Replace	(2) DoorKing	15	5	\$6,000	\$7,400
710	Vehicle Gates - Replace	(2) Gates, 28 LF	30	18	\$4,500	\$5,500
DOG PARK & COMMUNITY GARDEN						
400	Bridge - Replace	(1) Metal Bridge	25	23	\$2,300	\$2,900
410	Gazebo - Replace	(1) Gazebo	30	18	\$22,000	\$28,000
412	Gazebo - Repaint	Approx 840 Sq Ft	5	0	\$900	\$1,100
415	Park Furniture - Replace	(15) Pieces	15	14	\$6,800	\$8,400
422	Dog Park Fence - Replace (A)	Approx 2,350 LF	15	3	\$11,000	\$14,400
422	Dog Park Fence - Replace (B)	Approx 860 LF	15	13	\$4,200	\$5,100
430	Garden Fence - Replace	Approx 1,000 LF	15	14	\$4,800	\$6,000
436	Garden Shed - Replace	(1) Wood Shed	25	18	\$2,000	\$2,600
HISTORIC POND						
450	Historic Pond - Refurbish	(1) Pool, 44x35	18	3	\$24,000	\$30,000
452	Pond Deck - Replace	Approx 470 Sq Ft	24	10	\$18,000	\$22,400
456	Park Furniture - Replace	(4) Picnic Tables	20	6	\$3,200	\$4,000
460	Gazebos - Replace	(2) Gazebos	30	13	\$18,000	\$25,000
462	Wood Surfaces - Repaint	Approx 2,330 Sq Ft	5	2	\$1,500	\$1,900
SILENT MOON PARK						
330	Signage - Replace	Unknown	15	15	\$2,000	\$3,000
410	Gazebo - Replace	(1) Gazebo	30	30	\$22,000	\$28,000
412	Gazebo - Repaint	(1) Gazebo	5	5	\$900	\$1,100
415	Park Furniture - Replace	Unknown	15	15	\$7,000	\$8,000
422	Fence - Replace	Unknown	15	15	\$4,500	\$5,500
480	Perimeter Trail - Repair	Approx 2,000 LF	8	8	\$1,000	\$1,300
70	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
MAIN ENTRY								
700	Monuments - Refurbish	\$10,200	X	2	/	15	=	\$1,360
704	Card Reader - Replace	\$6,500	X	3	/	10	=	\$1,950
706	Gate Operators - Replace	\$5,550	X	3	/	12	=	\$1,388
710	Vehicle Gates - Replace	\$10,000	X	3	/	30	=	\$1,000
712	Security Cameras - Replace	\$3,500	X	8	/	8	=	\$3,500
716	Grinder Pump - Replace	\$3,100	X	12	/	12	=	\$3,100
717	Propane Tank - Replace	\$3,950	X	15	/	25	=	\$2,370
720	Enclosure Fence - Replace	\$1,450	X	15	/	25	=	\$870
721	Backflow Valve - Replace	\$1,100	X	15	/	20	=	\$825
724	HVAC Unit - Replace	\$3,650	X	15	/	18	=	\$3,042
730	Exterior Lights - Replace	\$3,500	X	15	/	20	=	\$2,625
732	Infrared Heater - Replace	\$1,800	X	3	/	15	=	\$360
734	Doors/Windows - Replace	\$15,150	X	15	/	30	=	\$7,575
738	Security Truck - Replace	\$23,250	X	8	/	10	=	\$18,600
740	Wood Surfaces - Repaint	\$6,400	X	3	/	5	=	\$3,840
742	Wood Surfaces - Repair	\$9,550	X	13	/	20	=	\$6,208
744	Metal Roofs - Replace	\$86,500	X	15	/	40	=	\$32,438
748	Skylights - Replace	\$1,300	X	15	/	25	=	\$780
770	Concrete Floor - Seal	\$1,300	X	5	/	5	=	\$1,300
774	Interior - Repaint	\$2,400	X	5	/	10	=	\$1,200
780	Interior - Remodel	\$20,500	X	15	/	20	=	\$15,375
786	Computer - Replace	\$1,300	X	5	/	5	=	\$1,300
787	Server - Replace	\$2,500	X	5	/	5	=	\$2,500
790	DVR - Replace	\$1,700	X	5	/	6	=	\$1,417
PAVEMENT								
103	Concrete - Repair	\$2,200	X	3	/	4	=	\$1,650
120	Concrete Drive - Replace	\$36,500	X	15	/	20	=	\$27,375
200	Asphalt - Resurface (TR)	\$256,650	X	15	/	30	=	\$128,325
201	Asphalt - Seal/Repair (TR)	\$12,550	X	4	/	4	=	\$12,550
202	Asphalt - Resurface (1A,1B,4)	\$692,000	X	15	/	30	=	\$346,000
203	Asphalt - Seal/Repair (1A,1B,4)	\$33,800	X	4	/	4	=	\$33,800
204	Asphalt - Resurface (1C)	\$330,500	X	12	/	30	=	\$132,200
205	Asphalt - Seal/Repair (1C)	\$16,150	X	3	/	4	=	\$12,113
206	Asphalt - Resurface (2,3,27)	\$770,000	X	13	/	30	=	\$333,667
207	Asphalt - Seal/Repair (2,3,27)	\$37,700	X	3	/	4	=	\$28,275
208	Asphalt - Resurface (5,8,9)	\$1,163,500	X	12	/	30	=	\$465,400
209	Asphalt - Seal/Repair (5,8,9)	\$57,000	X	3	/	4	=	\$42,750
212	Asphalt - Resurface (10)	\$668,000	X	11	/	30	=	\$244,933
213	Asphalt - Seal/Repair (10)	\$32,650	X	3	/	4	=	\$24,488
250	Asphalt - Crack Seal	\$21,000	X	1	/	1	=	\$21,000
GROUNDS								
300	Street Signs - Replace	\$16,300	X	1	/	15	=	\$1,087
505	Split Rail Fence - Replace	\$13,050	X	15	/	25	=	\$7,830
524	Emergency Gates - Replace	\$1,500	X	13	/	30	=	\$650

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
550	Trail Signs - Replace	\$3,600	X	5	/	20	=	\$900
560	Windmill - Replace/Rebuild	\$18,000	X	16	/	25	=	\$11,520
562	Windmill - Paint/Repair	\$1,900	X	1	/	5	=	\$380
PHASE 1C								
410	Gazebo - Replace	\$25,000	X	12	/	30	=	\$10,000
412	Gazebo/Gates - Repaint	\$1,500	X	5	/	5	=	\$1,500
695	Emergency Gates - Replace	\$1,500	X	12	/	30	=	\$600
703	Entry System - Replace	\$4,850	X	10	/	15	=	\$3,233
706	Gate Operators - Replace	\$6,700	X	10	/	15	=	\$4,467
710	Vehicle Gates - Replace	\$5,000	X	12	/	30	=	\$2,000
DOG PARK & COMMUNITY GARDEN								
400	Bridge - Replace	\$2,600	X	2	/	25	=	\$208
410	Gazebo - Replace	\$25,000	X	12	/	30	=	\$10,000
412	Gazebo - Repaint	\$1,000	X	5	/	5	=	\$1,000
415	Park Furniture - Replace	\$7,600	X	1	/	15	=	\$507
422	Dog Park Fence - Replace (A)	\$12,700	X	12	/	15	=	\$10,160
422	Dog Park Fence - Replace (B)	\$4,650	X	2	/	15	=	\$620
430	Garden Fence - Replace	\$5,400	X	1	/	15	=	\$360
436	Garden Shed - Replace	\$2,300	X	7	/	25	=	\$644
HISTORIC POND								
450	Historic Pond - Refurbish	\$27,000	X	15	/	18	=	\$22,500
452	Pond Deck - Replace	\$20,200	X	14	/	24	=	\$11,783
456	Park Furniture - Replace	\$3,600	X	14	/	20	=	\$2,520
460	Gazebos - Replace	\$21,500	X	17	/	30	=	\$12,183
462	Wood Surfaces - Repaint	\$1,700	X	3	/	5	=	\$1,020
SILENT MOON PARK								
330	Signage - Replace	\$2,500	X	0	/	15	=	\$0
410	Gazebo - Replace	\$25,000	X	0	/	30	=	\$0
412	Gazebo - Repaint	\$1,000	X	0	/	5	=	\$0
415	Park Furniture - Replace	\$7,500	X	0	/	15	=	\$0
422	Fence - Replace	\$5,000	X	0	/	15	=	\$0
480	Perimeter Trail - Repair	\$1,150	X	0	/	8	=	\$0
								\$2,087,118

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
MAIN ENTRY					
700	Monuments - Refurbish	15	\$10,200	\$680	0.30 %
704	Card Reader - Replace	10	\$6,500	\$650	0.29 %
706	Gate Operators - Replace	12	\$5,550	\$463	0.20 %
710	Vehicle Gates - Replace	30	\$10,000	\$333	0.15 %
712	Security Cameras - Replace	8	\$3,500	\$438	0.19 %
716	Grinder Pump - Replace	12	\$3,100	\$258	0.11 %
717	Propane Tank - Replace	25	\$3,950	\$158	0.07 %
720	Enclosure Fence - Replace	25	\$1,450	\$58	0.03 %
721	Backflow Valve - Replace	20	\$1,100	\$55	0.02 %
724	HVAC Unit - Replace	18	\$3,650	\$203	0.09 %
730	Exterior Lights - Replace	20	\$3,500	\$175	0.08 %
732	Infrared Heater - Replace	15	\$1,800	\$120	0.05 %
734	Doors/Windows - Replace	30	\$15,150	\$505	0.22 %
738	Security Truck - Replace	10	\$23,250	\$2,325	1.02 %
740	Wood Surfaces - Repaint	5	\$6,400	\$1,280	0.56 %
742	Wood Surfaces - Repair	20	\$9,550	\$478	0.21 %
744	Metal Roofs - Replace	40	\$86,500	\$2,163	0.95 %
748	Skylights - Replace	25	\$1,300	\$52	0.02 %
770	Concrete Floor - Seal	5	\$1,300	\$260	0.11 %
774	Interior - Repaint	10	\$2,400	\$240	0.11 %
780	Interior - Remodel	20	\$20,500	\$1,025	0.45 %
786	Computer - Replace	5	\$1,300	\$260	0.11 %
787	Server - Replace	5	\$2,500	\$500	0.22 %
790	DVR - Replace	6	\$1,700	\$283	0.12 %
PAVEMENT					
103	Concrete - Repair	4	\$2,200	\$550	0.24 %
120	Concrete Drive - Replace	20	\$36,500	\$1,825	0.80 %
200	Asphalt - Resurface (TR)	30	\$256,650	\$8,555	3.77 %
201	Asphalt - Seal/Repair (TR)	4	\$12,550	\$3,138	1.38 %
202	Asphalt - Resurface (1A,1B,4)	30	\$692,000	\$23,067	10.15 %
203	Asphalt - Seal/Repair (1A,1B,4)	4	\$33,800	\$8,450	3.72 %
204	Asphalt - Resurface (1C)	30	\$330,500	\$11,017	4.85 %
205	Asphalt - Seal/Repair (1C)	4	\$16,150	\$4,038	1.78 %
206	Asphalt - Resurface (2,3,27)	30	\$770,000	\$25,667	11.30 %
207	Asphalt - Seal/Repair (2,3,27)	4	\$37,700	\$9,425	4.15 %
208	Asphalt - Resurface (5,8,9)	30	\$1,163,500	\$38,783	17.07 %
209	Asphalt - Seal/Repair (5,8,9)	4	\$57,000	\$14,250	6.27 %
212	Asphalt - Resurface (10)	30	\$668,000	\$22,267	9.80 %
213	Asphalt - Seal/Repair (10)	4	\$32,650	\$8,163	3.59 %
250	Asphalt - Crack Seal	1	\$21,000	\$21,000	9.24 %
GROUNDS					
300	Street Signs - Replace	15	\$16,300	\$1,087	0.48 %
505	Split Rail Fence - Replace	25	\$13,050	\$522	0.23 %
524	Emergency Gates - Replace	30	\$1,500	\$50	0.02 %
550	Trail Signs - Replace	20	\$3,600	\$180	0.08 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
560	Windmill - Replace/Rebuild	25	\$18,000	\$720	0.32 %
562	Windmill - Paint/Repair	5	\$1,900	\$380	0.17 %
PHASE 1C					
410	Gazebo - Replace	30	\$25,000	\$833	0.37 %
412	Gazebo/Gates - Repaint	5	\$1,500	\$300	0.13 %
695	Emergency Gates - Replace	30	\$1,500	\$50	0.02 %
703	Entry System - Replace	15	\$4,850	\$323	0.14 %
706	Gate Operators - Replace	15	\$6,700	\$447	0.20 %
710	Vehicle Gates - Replace	30	\$5,000	\$167	0.07 %
DOG PARK & COMMUNITY GARDEN					
400	Bridge - Replace	25	\$2,600	\$104	0.05 %
410	Gazebo - Replace	30	\$25,000	\$833	0.37 %
412	Gazebo - Repaint	5	\$1,000	\$200	0.09 %
415	Park Furniture - Replace	15	\$7,600	\$507	0.22 %
422	Dog Park Fence - Replace (A)	15	\$12,700	\$847	0.37 %
422	Dog Park Fence - Replace (B)	15	\$4,650	\$310	0.14 %
430	Garden Fence - Replace	15	\$5,400	\$360	0.16 %
436	Garden Shed - Replace	25	\$2,300	\$92	0.04 %
HISTORIC POND					
450	Historic Pond - Refurbish	18	\$27,000	\$1,500	0.66 %
452	Pond Deck - Replace	24	\$20,200	\$842	0.37 %
456	Park Furniture - Replace	20	\$3,600	\$180	0.08 %
460	Gazebos - Replace	30	\$21,500	\$717	0.32 %
462	Wood Surfaces - Repaint	5	\$1,700	\$340	0.15 %
SILENT MOON PARK					
330	Signage - Replace	15	\$2,500	\$167	0.07 %
410	Gazebo - Replace	30	\$25,000	\$833	0.37 %
412	Gazebo - Repaint	5	\$1,000	\$200	0.09 %
415	Park Furniture - Replace	15	\$7,500	\$500	0.22 %
422	Fence - Replace	15	\$5,000	\$333	0.15 %
480	Perimeter Trail - Repair	8	\$1,150	\$144	0.06 %
70	Total Funded Components			\$227,220	100.00 %

30-Year Reserve Plan Summary

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Fiscal Year Start: 2018

Interest:

1.00 %

Inflation:

3.00 %

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

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2018	\$2,320,002	\$2,087,118	111.2 %	Low	0.00 %	\$178,537	\$0	\$23,794	\$81,550
2019	\$2,440,783	\$2,299,772	106.1 %	Low	10.00 %	\$196,391	\$0	\$24,635	\$173,452
2020	\$2,488,357	\$2,431,167	102.4 %	Low	10.00 %	\$216,030	\$0	\$25,804	\$55,538
2021	\$2,674,652	\$2,695,187	99.2 %	Low	10.00 %	\$237,633	\$0	\$27,710	\$70,317
2022	\$2,869,678	\$2,959,354	97.0 %	Low	10.00 %	\$261,396	\$0	\$29,750	\$77,941
2023	\$3,082,883	\$3,231,265	95.4 %	Low	10.00 %	\$287,536	\$0	\$30,954	\$290,804
2024	\$3,110,568	\$3,299,988	94.3 %	Low	4.00 %	\$299,037	\$0	\$32,603	\$29,374
2025	\$3,412,835	\$3,648,185	93.5 %	Low	4.00 %	\$310,998	\$0	\$35,558	\$57,620
2026	\$3,701,772	\$3,986,118	92.9 %	Low	4.00 %	\$323,438	\$0	\$38,354	\$91,207
2027	\$3,972,357	\$4,308,228	92.2 %	Low	4.00 %	\$336,376	\$0	\$40,336	\$250,712
2028	\$4,098,357	\$4,484,606	91.4 %	Low	4.00 %	\$349,831	\$0	\$42,460	\$93,469
2029	\$4,397,178	\$4,837,396	90.9 %	Low	4.00 %	\$363,824	\$0	\$45,855	\$29,069
2030	\$4,777,789	\$5,276,539	90.5 %	Low	4.00 %	\$378,377	\$0	\$49,156	\$147,709
2031	\$5,057,613	\$5,616,375	90.1 %	Low	4.00 %	\$393,512	\$0	\$51,275	\$300,682
2032	\$5,201,718	\$5,818,854	89.4 %	Low	4.00 %	\$409,253	\$0	\$53,915	\$78,957
2033	\$5,585,929	\$6,266,095	89.1 %	Low	4.00 %	\$425,623	\$0	\$50,316	\$1,580,402
2034	\$4,481,465	\$5,190,886	86.3 %	Low	4.00 %	\$442,648	\$0	\$46,664	\$115,539
2035	\$4,855,238	\$5,603,167	86.7 %	Low	4.00 %	\$460,354	\$0	\$43,178	\$1,574,833
2036	\$3,783,936	\$4,536,011	83.4 %	Low	4.00 %	\$478,768	\$0	\$26,851	\$2,700,910
2037	\$1,588,645	\$2,288,586	69.4 %	Medium	4.00 %	\$497,919	\$0	\$12,360	\$1,214,478
2038	\$884,446	\$1,516,715	58.3 %	Medium	4.00 %	\$517,835	\$0	\$10,692	\$158,035
2039	\$1,254,939	\$1,822,137	68.9 %	Medium	4.00 %	\$538,549	\$0	\$13,416	\$377,454
2040	\$1,429,450	\$1,923,401	74.3 %	Low	4.00 %	\$560,091	\$0	\$16,670	\$100,308
2041	\$1,905,902	\$2,326,224	81.9 %	Low	4.00 %	\$582,494	\$0	\$21,839	\$46,577
2042	\$2,463,658	\$2,809,928	87.7 %	Low	4.00 %	\$605,794	\$0	\$27,006	\$156,525
2043	\$2,939,934	\$3,208,753	91.6 %	Low	4.00 %	\$630,026	\$0	\$29,255	\$685,712
2044	\$2,913,502	\$3,088,753	94.3 %	Low	4.00 %	\$655,227	\$0	\$32,294	\$53,052
2045	\$3,547,970	\$3,631,493	97.7 %	Low	4.00 %	\$681,436	\$0	\$38,430	\$126,502
2046	\$4,141,334	\$4,130,004	100.3 %	Low	4.00 %	\$708,693	\$0	\$44,219	\$188,068
2047	\$4,706,179	\$4,595,653	102.4 %	Low	4.00 %	\$737,041	\$0	\$48,638	\$466,364

30-Year Income/Expense Detail (yrs 0 through 4)

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Fiscal Year	2018	2019	2020	2021	2022
Starting Reserve Balance	\$2,320,002	\$2,440,783	\$2,488,357	\$2,674,652	\$2,869,678
Annual Reserve Contribution	\$178,537	\$196,391	\$216,030	\$237,633	\$261,396
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$23,794	\$24,635	\$25,804	\$27,710	\$29,750
Total Income	\$2,522,333	\$2,661,809	\$2,730,190	\$2,939,995	\$3,160,824
# Component					
MAIN ENTRY					
700 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
704 Card Reader - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
710 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Security Cameras - Replace	\$3,500	\$0	\$0	\$0	\$0
716 Grinder Pump - Replace	\$3,100	\$0	\$0	\$0	\$0
717 Propane Tank - Replace	\$0	\$0	\$0	\$0	\$0
720 Enclosure Fence - Replace	\$0	\$0	\$0	\$0	\$0
721 Backflow Valve - Replace	\$0	\$0	\$0	\$0	\$0
724 HVAC Unit - Replace	\$0	\$0	\$0	\$3,988	\$0
730 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
732 Infrared Heater - Replace	\$0	\$0	\$0	\$0	\$0
734 Doors/Windows - Replace	\$0	\$0	\$0	\$0	\$0
738 Security Truck - Replace	\$0	\$0	\$24,666	\$0	\$0
740 Wood Surfaces - Repaint	\$0	\$0	\$6,790	\$0	\$0
742 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
744 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
748 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
770 Concrete Floor - Seal	\$1,300	\$0	\$0	\$0	\$0
774 Interior - Repaint	\$0	\$0	\$0	\$0	\$0
780 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
786 Computer - Replace	\$1,300	\$0	\$0	\$0	\$0
787 Server - Replace	\$2,500	\$0	\$0	\$0	\$0
790 DVR - Replace	\$0	\$1,751	\$0	\$0	\$0
PAVEMENT					
103 Concrete - Repair	\$0	\$2,266	\$0	\$0	\$0
120 Concrete Drive - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Resurface (TR)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Seal/Repair (TR)	\$12,550	\$0	\$0	\$0	\$14,125
202 Asphalt - Resurface (1A,1B,4)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair (1A,1B,4)	\$33,800	\$0	\$0	\$0	\$38,042
204 Asphalt - Resurface (1C)	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair (1C)	\$0	\$16,635	\$0	\$0	\$0
206 Asphalt - Resurface (2,3,27)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Seal/Repair (2,3,27)	\$0	\$38,831	\$0	\$0	\$0
208 Asphalt - Resurface (5,8,9)	\$0	\$0	\$0	\$0	\$0
209 Asphalt - Seal/Repair (5,8,9)	\$0	\$58,710	\$0	\$0	\$0
212 Asphalt - Resurface (10)	\$0	\$0	\$0	\$0	\$0
213 Asphalt - Seal/Repair (10)	\$0	\$33,630	\$0	\$0	\$0
250 Asphalt - Crack Seal	\$21,000	\$21,630	\$22,279	\$22,947	\$23,636
GROUNDS					
300 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
505 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
524 Emergency Gates - Replace	\$0	\$0	\$0	\$0	\$0
550 Trail Signs - Replace	\$0	\$0	\$0	\$0	\$0
560 Windmill - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
562 Windmill - Paint/Repair	\$0	\$0	\$0	\$0	\$2,138
PHASE 1C					
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo/Gates - Repaint	\$1,500	\$0	\$0	\$0	\$0
695 Emergency Gates - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
710 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
DOG PARK & COMMUNITY GARDEN					
400 Bridge - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2018	2019	2020	2021	2022
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo - Repaint	\$1,000	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
422 Dog Park Fence - Replace (A)	\$0	\$0	\$0	\$13,878	\$0
422 Dog Park Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
430 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
436 Garden Shed - Replace	\$0	\$0	\$0	\$0	\$0
HISTORIC POND					
450 Historic Pond - Refurbish	\$0	\$0	\$0	\$29,504	\$0
452 Pond Deck - Replace	\$0	\$0	\$0	\$0	\$0
456 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
460 Gazebos - Replace	\$0	\$0	\$0	\$0	\$0
462 Wood Surfaces - Repaint	\$0	\$0	\$1,804	\$0	\$0
SILENT MOON PARK					
330 Signage - Replace	\$0	\$0	\$0	\$0	\$0
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo - Repaint	\$0	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
422 Fence - Replace	\$0	\$0	\$0	\$0	\$0
480 Perimeter Trail - Repair	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$81,550	\$173,452	\$55,538	\$70,317	\$77,941
Ending Reserve Balance	\$2,440,783	\$2,488,357	\$2,674,652	\$2,869,678	\$3,082,883

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$3,082,883	\$3,110,568	\$3,412,835	\$3,701,772	\$3,972,357
Annual Reserve Contribution	\$287,536	\$299,037	\$310,998	\$323,438	\$336,376
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$30,954	\$32,603	\$35,558	\$38,354	\$40,336
Total Income	\$3,401,372	\$3,442,208	\$3,759,391	\$4,063,564	\$4,349,069
# Component					
MAIN ENTRY					
700 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
704 Card Reader - Replace	\$0	\$0	\$7,994	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$7,241
710 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Security Cameras - Replace	\$0	\$0	\$0	\$4,434	\$0
716 Grinder Pump - Replace	\$0	\$0	\$0	\$0	\$0
717 Propane Tank - Replace	\$0	\$0	\$0	\$0	\$0
720 Enclosure Fence - Replace	\$0	\$0	\$0	\$0	\$0
721 Backflow Valve - Replace	\$1,275	\$0	\$0	\$0	\$0
724 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
730 Exterior Lights - Replace	\$4,057	\$0	\$0	\$0	\$0
732 Infrared Heater - Replace	\$0	\$0	\$0	\$0	\$0
734 Doors/Windows - Replace	\$0	\$0	\$0	\$0	\$0
738 Security Truck - Replace	\$0	\$0	\$0	\$0	\$0
740 Wood Surfaces - Repaint	\$0	\$0	\$7,871	\$0	\$0
742 Wood Surfaces - Repair	\$0	\$0	\$11,745	\$0	\$0
744 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
748 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
770 Concrete Floor - Seal	\$1,507	\$0	\$0	\$0	\$0
774 Interior - Repaint	\$2,782	\$0	\$0	\$0	\$0
780 Interior - Remodel	\$23,765	\$0	\$0	\$0	\$0
786 Computer - Replace	\$1,507	\$0	\$0	\$0	\$0
787 Server - Replace	\$2,898	\$0	\$0	\$0	\$0
790 DVR - Replace	\$0	\$0	\$2,091	\$0	\$0
PAVEMENT					
103 Concrete - Repair	\$2,550	\$0	\$0	\$0	\$2,871
120 Concrete Drive - Replace	\$42,314	\$0	\$0	\$0	\$0
200 Asphalt - Resurface (TR)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Seal/Repair (TR)	\$0	\$0	\$0	\$15,898	\$0
202 Asphalt - Resurface (1A,1B,4)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair (1A,1B,4)	\$0	\$0	\$0	\$42,817	\$0
204 Asphalt - Resurface (1C)	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair (1C)	\$18,722	\$0	\$0	\$0	\$21,072
206 Asphalt - Resurface (2,3,27)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Seal/Repair (2,3,27)	\$43,705	\$0	\$0	\$0	\$49,190
208 Asphalt - Resurface (5,8,9)	\$0	\$0	\$0	\$0	\$0
209 Asphalt - Seal/Repair (5,8,9)	\$66,079	\$0	\$0	\$0	\$74,372
212 Asphalt - Resurface (10)	\$0	\$0	\$0	\$0	\$0
213 Asphalt - Seal/Repair (10)	\$37,850	\$0	\$0	\$0	\$42,601
250 Asphalt - Crack Seal	\$24,345	\$25,075	\$25,827	\$26,602	\$27,400
GROUNDS					
300 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
505 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
524 Emergency Gates - Replace	\$0	\$0	\$0	\$0	\$0
550 Trail Signs - Replace	\$0	\$0	\$0	\$0	\$0
560 Windmill - Replace/Rebuild	\$0	\$0	\$0	\$0	\$23,486
562 Windmill - Paint/Repair	\$0	\$0	\$0	\$0	\$2,479
PHASE 1C					
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo/Gates - Repaint	\$1,739	\$0	\$0	\$0	\$0
695 Emergency Gates - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$5,622	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$7,767	\$0	\$0	\$0	\$0
710 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
DOG PARK & COMMUNITY GARDEN					
400 Bridge - Replace	\$0	\$0	\$0	\$0	\$0
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo - Repaint	\$1,159	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
422 Dog Park Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2023	2024	2025	2026	2027
422 Dog Park Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
430 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
436 Garden Shed - Replace	\$0	\$0	\$0	\$0	\$0
HISTORIC POND					
450 Historic Pond - Refurbish	\$0	\$0	\$0	\$0	\$0
452 Pond Deck - Replace	\$0	\$0	\$0	\$0	\$0
456 Park Furniture - Replace	\$0	\$4,299	\$0	\$0	\$0
460 Gazebos - Replace	\$0	\$0	\$0	\$0	\$0
462 Wood Surfaces - Repaint	\$0	\$0	\$2,091	\$0	\$0
SILENT MOON PARK					
330 Signage - Replace	\$0	\$0	\$0	\$0	\$0
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo - Repaint	\$1,159	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
422 Fence - Replace	\$0	\$0	\$0	\$0	\$0
480 Perimeter Trail - Repair	\$0	\$0	\$0	\$1,457	\$0
Total Expenses	\$290,804	\$29,374	\$57,620	\$91,207	\$250,712
Ending Reserve Balance	\$3,110,568	\$3,412,835	\$3,701,772	\$3,972,357	\$4,098,357

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$4,098,357	\$4,397,178	\$4,777,789	\$5,057,613	\$5,201,718
Annual Reserve Contribution	\$349,831	\$363,824	\$378,377	\$393,512	\$409,253
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$42,460	\$45,855	\$49,156	\$51,275	\$53,915
Total Income	\$4,490,648	\$4,806,858	\$5,205,322	\$5,502,401	\$5,664,886
# Component					
MAIN ENTRY					
700 Monuments - Refurbish	\$0	\$0	\$0	\$14,979	\$0
704 Card Reader - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
710 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Security Cameras - Replace	\$0	\$0	\$0	\$0	\$0
716 Grinder Pump - Replace	\$0	\$0	\$4,420	\$0	\$0
717 Propane Tank - Replace	\$5,308	\$0	\$0	\$0	\$0
720 Enclosure Fence - Replace	\$1,949	\$0	\$0	\$0	\$0
721 Backflow Valve - Replace	\$0	\$0	\$0	\$0	\$0
724 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
730 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
732 Infrared Heater - Replace	\$0	\$0	\$2,566	\$0	\$0
734 Doors/Windows - Replace	\$0	\$0	\$0	\$0	\$0
738 Security Truck - Replace	\$0	\$0	\$33,149	\$0	\$0
740 Wood Surfaces - Repaint	\$0	\$0	\$9,125	\$0	\$0
742 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
744 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
748 Skylights - Replace	\$1,747	\$0	\$0	\$0	\$0
770 Concrete Floor - Seal	\$1,747	\$0	\$0	\$0	\$0
774 Interior - Repaint	\$0	\$0	\$0	\$0	\$0
780 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
786 Computer - Replace	\$1,747	\$0	\$0	\$0	\$0
787 Server - Replace	\$3,360	\$0	\$0	\$0	\$0
790 DVR - Replace	\$0	\$0	\$0	\$2,497	\$0
PAVEMENT					
103 Concrete - Repair	\$0	\$0	\$0	\$3,231	\$0
120 Concrete Drive - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Resurface (TR)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Seal/Repair (TR)	\$0	\$0	\$17,893	\$0	\$0
202 Asphalt - Resurface (1A,1B,4)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair (1A,1B,4)	\$0	\$0	\$48,191	\$0	\$0
204 Asphalt - Resurface (1C)	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair (1C)	\$0	\$0	\$0	\$23,717	\$0
206 Asphalt - Resurface (2,3,27)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Seal/Repair (2,3,27)	\$0	\$0	\$0	\$55,364	\$0
208 Asphalt - Resurface (5,8,9)	\$0	\$0	\$0	\$0	\$0
209 Asphalt - Seal/Repair (5,8,9)	\$0	\$0	\$0	\$83,706	\$0
212 Asphalt - Resurface (10)	\$0	\$0	\$0	\$0	\$0
213 Asphalt - Seal/Repair (10)	\$0	\$0	\$0	\$47,948	\$0
250 Asphalt - Crack Seal	\$28,222	\$29,069	\$29,941	\$30,839	\$31,764
GROUNDS					
300 Street Signs - Replace	\$0	\$0	\$0	\$0	\$24,655
505 Split Rail Fence - Replace	\$17,538	\$0	\$0	\$0	\$0
524 Emergency Gates - Replace	\$0	\$0	\$0	\$0	\$0
550 Trail Signs - Replace	\$0	\$0	\$0	\$0	\$0
560 Windmill - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
562 Windmill - Paint/Repair	\$0	\$0	\$0	\$0	\$2,874
PHASE 1C					
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo/Gates - Repaint	\$2,016	\$0	\$0	\$0	\$0
695 Emergency Gates - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
710 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
DOG PARK & COMMUNITY GARDEN					
400 Bridge - Replace	\$0	\$0	\$0	\$0	\$0
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo - Repaint	\$1,344	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$11,496
422 Dog Park Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2028	2029	2030	2031	2032
422 Dog Park Fence - Replace (B)	\$0	\$0	\$0	\$6,829	\$0
430 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$8,168
436 Garden Shed - Replace	\$0	\$0	\$0	\$0	\$0
HISTORIC POND					
450 Historic Pond - Refurbish	\$0	\$0	\$0	\$0	\$0
452 Pond Deck - Replace	\$27,147	\$0	\$0	\$0	\$0
456 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
460 Gazebos - Replace	\$0	\$0	\$0	\$31,573	\$0
462 Wood Surfaces - Repaint	\$0	\$0	\$2,424	\$0	\$0
SILENT MOON PARK					
330 Signage - Replace	\$0	\$0	\$0	\$0	\$0
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo - Repaint	\$1,344	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
422 Fence - Replace	\$0	\$0	\$0	\$0	\$0
480 Perimeter Trail - Repair	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$93,469	\$29,069	\$147,709	\$300,682	\$78,957
Ending Reserve Balance	\$4,397,178	\$4,777,789	\$5,057,613	\$5,201,718	\$5,585,929

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$5,585,929	\$4,481,465	\$4,855,238	\$3,783,936	\$1,588,645
Annual Reserve Contribution	\$425,623	\$442,648	\$460,354	\$478,768	\$497,919
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$50,316	\$46,664	\$43,178	\$26,851	\$12,360
Total Income	\$6,061,868	\$4,970,777	\$5,358,769	\$4,289,555	\$2,098,924
# Component					
MAIN ENTRY					
700 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
704 Card Reader - Replace	\$0	\$0	\$10,744	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
710 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Security Cameras - Replace	\$0	\$5,616	\$0	\$0	\$0
716 Grinder Pump - Replace	\$0	\$0	\$0	\$0	\$0
717 Propane Tank - Replace	\$0	\$0	\$0	\$0	\$0
720 Enclosure Fence - Replace	\$0	\$0	\$0	\$0	\$0
721 Backflow Valve - Replace	\$0	\$0	\$0	\$0	\$0
724 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
730 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
732 Infrared Heater - Replace	\$0	\$0	\$0	\$0	\$0
734 Doors/Windows - Replace	\$23,603	\$0	\$0	\$0	\$0
738 Security Truck - Replace	\$0	\$0	\$0	\$0	\$0
740 Wood Surfaces - Repaint	\$0	\$0	\$10,578	\$0	\$0
742 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
744 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
748 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
770 Concrete Floor - Seal	\$2,025	\$0	\$0	\$0	\$0
774 Interior - Repaint	\$3,739	\$0	\$0	\$0	\$0
780 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
786 Computer - Replace	\$2,025	\$0	\$0	\$0	\$0
787 Server - Replace	\$3,895	\$0	\$0	\$0	\$0
790 DVR - Replace	\$0	\$0	\$0	\$0	\$2,981
PAVEMENT					
103 Concrete - Repair	\$0	\$0	\$3,636	\$0	\$0
120 Concrete Drive - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Resurface (TR)	\$399,852	\$0	\$0	\$0	\$0
201 Asphalt - Seal/Repair (TR)	\$0	\$20,139	\$0	\$0	\$0
202 Asphalt - Resurface (1A,1B,4)	\$1,078,113	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair (1A,1B,4)	\$0	\$54,239	\$0	\$0	\$0
204 Asphalt - Resurface (1C)	\$0	\$0	\$0	\$562,654	\$0
205 Asphalt - Seal/Repair (1C)	\$0	\$0	\$26,693	\$0	\$0
206 Asphalt - Resurface (2,3,27)	\$0	\$0	\$1,272,693	\$0	\$0
207 Asphalt - Seal/Repair (2,3,27)	\$0	\$0	\$62,312	\$0	\$0
208 Asphalt - Resurface (5,8,9)	\$0	\$0	\$0	\$1,980,781	\$0
209 Asphalt - Seal/Repair (5,8,9)	\$0	\$0	\$94,212	\$0	\$0
212 Asphalt - Resurface (10)	\$0	\$0	\$0	\$0	\$1,171,342
213 Asphalt - Seal/Repair (10)	\$0	\$0	\$53,965	\$0	\$0
250 Asphalt - Crack Seal	\$32,717	\$33,699	\$34,710	\$35,751	\$36,824
GROUNDS					
300 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
505 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
524 Emergency Gates - Replace	\$0	\$0	\$2,479	\$0	\$0
550 Trail Signs - Replace	\$5,609	\$0	\$0	\$0	\$0
560 Windmill - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
562 Windmill - Paint/Repair	\$0	\$0	\$0	\$0	\$3,332
PHASE 1C					
410 Gazebo - Replace	\$0	\$0	\$0	\$42,561	\$0
412 Gazebo/Gates - Repaint	\$2,337	\$0	\$0	\$0	\$0
695 Emergency Gates - Replace	\$0	\$0	\$0	\$2,554	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
710 Vehicle Gates - Replace	\$0	\$0	\$0	\$8,512	\$0
DOG PARK & COMMUNITY GARDEN					
400 Bridge - Replace	\$0	\$0	\$0	\$0	\$0
410 Gazebo - Replace	\$0	\$0	\$0	\$42,561	\$0
412 Gazebo - Repaint	\$1,558	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
422 Dog Park Fence - Replace (A)	\$0	\$0	\$0	\$21,621	\$0

Fiscal Year	2033	2034	2035	2036	2037
422 Dog Park Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
430 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
436 Garden Shed - Replace	\$0	\$0	\$0	\$3,916	\$0
HISTORIC POND					
450 Historic Pond - Refurbish	\$0	\$0	\$0	\$0	\$0
452 Pond Deck - Replace	\$0	\$0	\$0	\$0	\$0
456 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
460 Gazebos - Replace	\$0	\$0	\$0	\$0	\$0
462 Wood Surfaces - Repaint	\$0	\$0	\$2,810	\$0	\$0
SILENT MOON PARK					
330 Signage - Replace	\$3,895	\$0	\$0	\$0	\$0
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo - Repaint	\$1,558	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$11,685	\$0	\$0	\$0	\$0
422 Fence - Replace	\$7,790	\$0	\$0	\$0	\$0
480 Perimeter Trail - Repair	\$0	\$1,845	\$0	\$0	\$0
Total Expenses	\$1,580,402	\$115,539	\$1,574,833	\$2,700,910	\$1,214,478
Ending Reserve Balance	\$4,481,465	\$4,855,238	\$3,783,936	\$1,588,645	\$884,446

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$884,446	\$1,254,939	\$1,429,450	\$1,905,902	\$2,463,658
Annual Reserve Contribution	\$517,835	\$538,549	\$560,091	\$582,494	\$605,794
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,692	\$13,416	\$16,670	\$21,839	\$27,006
Total Income	\$1,412,973	\$1,806,904	\$2,006,210	\$2,510,235	\$3,096,459
# Component					
MAIN ENTRY					
700 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
704 Card Reader - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$10,325	\$0	\$0	\$0
710 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Security Cameras - Replace	\$0	\$0	\$0	\$0	\$7,115
716 Grinder Pump - Replace	\$0	\$0	\$0	\$0	\$6,302
717 Propane Tank - Replace	\$0	\$0	\$0	\$0	\$0
720 Enclosure Fence - Replace	\$0	\$0	\$0	\$0	\$0
721 Backflow Valve - Replace	\$0	\$0	\$0	\$0	\$0
724 HVAC Unit - Replace	\$0	\$6,790	\$0	\$0	\$0
730 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
732 Infrared Heater - Replace	\$0	\$0	\$0	\$0	\$0
734 Doors/Windows - Replace	\$0	\$0	\$0	\$0	\$0
738 Security Truck - Replace	\$0	\$0	\$44,549	\$0	\$0
740 Wood Surfaces - Repaint	\$0	\$0	\$12,263	\$0	\$0
742 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
744 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
748 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
770 Concrete Floor - Seal	\$2,348	\$0	\$0	\$0	\$0
774 Interior - Repaint	\$0	\$0	\$0	\$0	\$0
780 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
786 Computer - Replace	\$2,348	\$0	\$0	\$0	\$0
787 Server - Replace	\$4,515	\$0	\$0	\$0	\$0
790 DVR - Replace	\$0	\$0	\$0	\$0	\$0
PAVEMENT					
103 Concrete - Repair	\$0	\$4,093	\$0	\$0	\$0
120 Concrete Drive - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Resurface (TR)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Seal/Repair (TR)	\$22,667	\$0	\$0	\$0	\$25,512
202 Asphalt - Resurface (1A,1B,4)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair (1A,1B,4)	\$61,047	\$0	\$0	\$0	\$68,708
204 Asphalt - Resurface (1C)	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair (1C)	\$0	\$30,044	\$0	\$0	\$0
206 Asphalt - Resurface (2,3,27)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Seal/Repair (2,3,27)	\$0	\$70,133	\$0	\$0	\$0
208 Asphalt - Resurface (5,8,9)	\$0	\$0	\$0	\$0	\$0
209 Asphalt - Seal/Repair (5,8,9)	\$0	\$106,037	\$0	\$0	\$0
212 Asphalt - Resurface (10)	\$0	\$0	\$0	\$0	\$0
213 Asphalt - Seal/Repair (10)	\$0	\$60,739	\$0	\$0	\$0
250 Asphalt - Crack Seal	\$37,928	\$39,066	\$40,238	\$41,445	\$42,689
GROUNDS					
300 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
505 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
524 Emergency Gates - Replace	\$0	\$0	\$0	\$0	\$0
550 Trail Signs - Replace	\$0	\$0	\$0	\$0	\$0
560 Windmill - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
562 Windmill - Paint/Repair	\$0	\$0	\$0	\$0	\$3,862
PHASE 1C					
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo/Gates - Repaint	\$2,709	\$0	\$0	\$0	\$0
695 Emergency Gates - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$8,760	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$12,101	\$0	\$0	\$0	\$0
710 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
DOG PARK & COMMUNITY GARDEN					
400 Bridge - Replace	\$0	\$0	\$0	\$5,131	\$0
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo - Repaint	\$1,806	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
422 Dog Park Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2038	2039	2040	2041	2042
422 Dog Park Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
430 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
436 Garden Shed - Replace	\$0	\$0	\$0	\$0	\$0
HISTORIC POND					
450 Historic Pond - Refurbish	\$0	\$50,228	\$0	\$0	\$0
452 Pond Deck - Replace	\$0	\$0	\$0	\$0	\$0
456 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
460 Gazebos - Replace	\$0	\$0	\$0	\$0	\$0
462 Wood Surfaces - Repaint	\$0	\$0	\$3,257	\$0	\$0
SILENT MOON PARK					
330 Signage - Replace	\$0	\$0	\$0	\$0	\$0
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo - Repaint	\$1,806	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
422 Fence - Replace	\$0	\$0	\$0	\$0	\$0
480 Perimeter Trail - Repair	\$0	\$0	\$0	\$0	\$2,338
Total Expenses	\$158,035	\$377,454	\$100,308	\$46,577	\$156,525
Ending Reserve Balance	\$1,254,939	\$1,429,450	\$1,905,902	\$2,463,658	\$2,939,934

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$2,939,934	\$2,913,502	\$3,547,970	\$4,141,334	\$4,706,179
Annual Reserve Contribution	\$630,026	\$655,227	\$681,436	\$708,693	\$737,041
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$29,255	\$32,294	\$38,430	\$44,219	\$48,638
Total Income	\$3,599,214	\$3,601,023	\$4,267,837	\$4,894,246	\$5,491,857
# Component					
MAIN ENTRY					
700 Monuments - Refurbish	\$0	\$0	\$0	\$23,337	\$0
704 Card Reader - Replace	\$0	\$0	\$14,438	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
710 Vehicle Gates - Replace	\$0	\$0	\$22,213	\$0	\$0
712 Security Cameras - Replace	\$0	\$0	\$0	\$0	\$0
716 Grinder Pump - Replace	\$0	\$0	\$0	\$0	\$0
717 Propane Tank - Replace	\$0	\$0	\$0	\$0	\$0
720 Enclosure Fence - Replace	\$0	\$0	\$0	\$0	\$0
721 Backflow Valve - Replace	\$2,303	\$0	\$0	\$0	\$0
724 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
730 Exterior Lights - Replace	\$7,328	\$0	\$0	\$0	\$0
732 Infrared Heater - Replace	\$0	\$0	\$3,998	\$0	\$0
734 Doors/Windows - Replace	\$0	\$0	\$0	\$0	\$0
738 Security Truck - Replace	\$0	\$0	\$0	\$0	\$0
740 Wood Surfaces - Repaint	\$0	\$0	\$14,216	\$0	\$0
742 Wood Surfaces - Repair	\$0	\$0	\$21,213	\$0	\$0
744 Metal Roofs - Replace	\$181,112	\$0	\$0	\$0	\$0
748 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
770 Concrete Floor - Seal	\$2,722	\$0	\$0	\$0	\$0
774 Interior - Repaint	\$5,025	\$0	\$0	\$0	\$0
780 Interior - Remodel	\$42,922	\$0	\$0	\$0	\$0
786 Computer - Replace	\$2,722	\$0	\$0	\$0	\$0
787 Server - Replace	\$5,234	\$0	\$0	\$0	\$0
790 DVR - Replace	\$3,559	\$0	\$0	\$0	\$0
PAVEMENT					
103 Concrete - Repair	\$4,606	\$0	\$0	\$0	\$5,184
120 Concrete Drive - Replace	\$76,423	\$0	\$0	\$0	\$0
200 Asphalt - Resurface (TR)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Seal/Repair (TR)	\$0	\$0	\$0	\$28,713	\$0
202 Asphalt - Resurface (1A,1B,4)	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Seal/Repair (1A,1B,4)	\$0	\$0	\$0	\$77,332	\$0
204 Asphalt - Resurface (1C)	\$0	\$0	\$0	\$0	\$0
205 Asphalt - Seal/Repair (1C)	\$33,815	\$0	\$0	\$0	\$38,059
206 Asphalt - Resurface (2,3,27)	\$0	\$0	\$0	\$0	\$0
207 Asphalt - Seal/Repair (2,3,27)	\$78,935	\$0	\$0	\$0	\$88,843
208 Asphalt - Resurface (5,8,9)	\$0	\$0	\$0	\$0	\$0
209 Asphalt - Seal/Repair (5,8,9)	\$119,345	\$0	\$0	\$0	\$134,324
212 Asphalt - Resurface (10)	\$0	\$0	\$0	\$0	\$0
213 Asphalt - Seal/Repair (10)	\$68,362	\$0	\$0	\$0	\$76,942
250 Asphalt - Crack Seal	\$43,969	\$45,288	\$46,647	\$48,046	\$49,488
GROUNDS					
300 Street Signs - Replace	\$0	\$0	\$0	\$0	\$38,412
505 Split Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
524 Emergency Gates - Replace	\$0	\$0	\$0	\$0	\$0
550 Trail Signs - Replace	\$0	\$0	\$0	\$0	\$0
560 Windmill - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
562 Windmill - Paint/Repair	\$0	\$0	\$0	\$0	\$4,477
PHASE 1C					
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo/Gates - Repaint	\$3,141	\$0	\$0	\$0	\$0
695 Emergency Gates - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
710 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
DOG PARK & COMMUNITY GARDEN					
400 Bridge - Replace	\$0	\$0	\$0	\$0	\$0
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo - Repaint	\$2,094	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$17,910
422 Dog Park Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2043	2044	2045	2046	2047
422 Dog Park Fence - Replace (B)	\$0	\$0	\$0	\$10,639	\$0
430 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$12,725
436 Garden Shed - Replace	\$0	\$0	\$0	\$0	\$0
HISTORIC POND					
450 Historic Pond - Refurbish	\$0	\$0	\$0	\$0	\$0
452 Pond Deck - Replace	\$0	\$0	\$0	\$0	\$0
456 Park Furniture - Replace	\$0	\$7,764	\$0	\$0	\$0
460 Gazebos - Replace	\$0	\$0	\$0	\$0	\$0
462 Wood Surfaces - Repaint	\$0	\$0	\$3,776	\$0	\$0
SILENT MOON PARK					
330 Signage - Replace	\$0	\$0	\$0	\$0	\$0
410 Gazebo - Replace	\$0	\$0	\$0	\$0	\$0
412 Gazebo - Repaint	\$2,094	\$0	\$0	\$0	\$0
415 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
422 Fence - Replace	\$0	\$0	\$0	\$0	\$0
480 Perimeter Trail - Repair	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$685,712	\$53,052	\$126,502	\$188,068	\$466,364
Ending Reserve Balance	\$2,913,502	\$3,547,970	\$4,141,334	\$4,706,179	\$5,025,493

Accuracy, Limitations, and Disclosures

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

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

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

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

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

Terms and Definitions

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

Component Details

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

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

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

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

MAIN ENTRY

Comp #: 700 Monuments - Refurbish

Quantity: (3) Monuments

Location: Main entry at Talking Rock Ranch Rd & Williamson Valley Rd and entry only lane south of the main entrance
Funded?: Yes.

History: Partially refurbished in 3/2016 for \$2,088. Originally installed during 2003.

Evaluation: Monuments consist of solid metal lettering mounted a steel panel within stone walls. The 2016 refurbish project involved replacing the original wood siding on these monuments with steel panels, and then the original lettering was re-installed. This component funds to replace the lettering, logos, and metal panels to update and modernize the appearance.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 9,400

Worst Case: \$ 11,000

Estimate to refurbish

Higher estimate

Cost Source: Client Cost History & ARI Cost Database

Comp #: 704 Card Reader - Replace

Quantity: (1) Quick Pass

Location: Talking Rock Ranch Rd - adjacent to the gatehouse: mounted at the resident's entry lane
Funded?: Yes.

History: Replaced in 2015. Previously original from 2003.

Evaluation: This card reader is part of the community's entry access system. It reads information from a card mounted to a resident's vehicle and sends the information to the server computer inside the gatehouse. If the resident is registered in the system, the gate will open automatically.

*Model# E4/05530-33, Serial #4231877, mfg date 6/2014

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 6,000

Worst Case: \$ 7,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 706 Gate Operators - Replace

Quantity: (3) Byan Systems

Location: Talking Rock Ranch Rd - adjacent to the gatehouse
Funded?: Yes.

History: New addition in 2015.

Evaluation: These are hydraulic arm-style gate operators. Newer and appear to be in good working condition. No problems were reported.

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$ 5,000

Worst Case: \$ 6,100

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 710 Vehicle Gates - Replace

Quantity: (3) Gates, 57 LF

Location: Talking Rock Ranch Rd - adjacent to the gatehouse
Funded?: Yes.

History: New addition in 2015.

Evaluation: Gates are thick metal, solid and heavy duty. There are (2) entry gates at 17' and 20' plus (1) exit gate at 20'. Vehicle gates can often be repaired or rebuilt as needed. Replacement resulting from vehicle damage should be addressed as an insurance issue. We recommend planning eventual replacement to restore and modernize the gates. Periodic painting is included with the gatehouse exterior.

Useful Life:
30 years

Remaining Life:
27 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 711 Strobe Detector - Replace

Quantity: (2) Tomar

Location: Talking Rock Ranch Rd - adjacent to the gatehouse

Funded?: No. These switches detect strobe signals from emergency vehicles and automatically open gate systems. Recommend replacing as needed with Operating funds.

History: New addition in 2015.

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 712 Security Cameras - Replace

Quantity: (7) Cameras

Location: Talking Rock Ranch Rd - adjacent to the gatehouse: (5) at entry side & (2) at exit side

Funded?: Yes.

History: Originally installed during 2003.

Evaluation: At the time of inspection, there were (5) cameras at the entry side and (2) at the exit side. Of those (7) cameras, only (3) were functional. These cameras can vary widely in cost depending on their features and capabilities. Recommend planning to replace all of them together.

Useful Life:

8 years

Remaining Life:

0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 716 Grinder Pump - Replace

Quantity: (1) Grinder Pump

Location: Adjacent to the gatehouse - bordering the exit lane

Funded?: Yes.

History: Installed during 2003.

Evaluation: This sewage grinder pump services the gatehouse. It is inside a fiberglass tank and not accessible to inspect. Expected to be in working condition. Based on age, it should be nearing time for replacement.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 2,800

Worst Case: \$ 3,400

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 717 Propane Tank - Replace

Quantity: (1) Tank, 250-Gal.

Location: Adjacent to the gatehouse - bordering the exit lane

Funded?: Yes.

History: Built during 1998 with installation during 2003.

Evaluation: This is an underground tank. No access to inspect tank surface and condition. Extended life span possible if cathodic protection is maintained inside the tank.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 3,500

Worst Case: \$ 4,400

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 720 Enclosure Fence - Replace

Quantity: Approx 26 LF

Location: Equipment enclosure outside of the gatehouse

Funded?: Yes.

History: Installed during 2003.

Evaluation: This is a tall wood fence with siding that matches the gatehouse. It is supported by wood posts mounted into the ground. Fence posts and supports will eventually rot and need replacing.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 1,300

Worst Case: \$ 1,600

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 721 Backflow Valve - Replace

Quantity: (1) Febco, 1"

Location: Equipment enclosure outside of the gatehouse

Funded?: Yes.

History: Installed during 2003.

Evaluation: This is a backflow valve for 1" size pipe. Still appears to be in good condition. Periodic inspection and repair should be planned as a maintenance project. Long life expectancy, because these valves can often be repaired or rebuilt rather than replaced.

*Model: 825YA, Serial #H021201

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 1,000

Worst Case: \$ 1,200

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 723 Irrig Controller - Replace

Quantity: (1) Rain Dial, 12-sta.

Location: Equipment enclosure outside of the gatehouse

Funded?: No. This is a small, relatively inexpensive controller. Recommend replacing as a maintenance expense when needed.

History: Installed during 2003.

Evaluation: Model: RD1200-EXT, date code J0329

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 724 HVAC Unit - Replace

Quantity: (1) Trane, 2-Ton

Location: Equipment enclosure outside of the gatehouse (air handler inside the gatehouse)

Funded?: Yes.

History: Installed during 2003.

Evaluation: This is a split HVAC system. It is recommended to replace the exterior condenser and interior air handler portions together to ensure a functional, matched set. Expected to receive more limited use in this area, so a longer life span has been assigned. Still appears to be in good shape.

*Model: 2TWR2024A1000AA, Serial #2155RCE1F, mfg date 4/2002

Useful Life:
18 years

Remaining Life:
3 years



Best Case: \$ 3,300

Worst Case: \$ 4,000

Estimate to replace

Higher estimate

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 730 Exterior Lights - Replace

Quantity: (8) Light Fixtures

Location: Exterior walls of the gatehouse and pump house

Funded?: Yes.

History: Installed during 2003.

Evaluation: These decorative exterior light fixtures are designed to resemble lanterns. Good conditions observed. Long life expectancy under normal circumstances. Replacement should still be anticipated eventually to update the lighting and the appearance.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 732 Infrared Heater - Replace

Quantity: (1) Heater

Location: Gatehouse exterior

Funded?: Yes.

History: New addition in 1/2015 for \$1,676.

Evaluation: Heater was installed at patio area to help keep guards warmer during winter months while working outside.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 1,600

Worst Case: \$ 2,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 734 Doors/Windows - Replace

Quantity: (7) Doors, (12) Windows

Location: Gatehouse exterior, includes garage section

Funded?: Yes.

History: Installed during 2003.

Evaluation: Quantity includes (2) wood doors with 6-lite glass, (2) solid wood doors, (3) single car garage doors, and (12) wood double hung windows: (9) 3'x4' & (3) 2'x2'. Still appear to be in good shape. Long life span anticipated under normal circumstances. Replacement should be anticipated eventually.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 14,000

Worst Case: \$ 16,300

Estimate to replace

Higher estimate

Cost Source: RS Means Commercial Renovation Guide

Comp #: 737 Door Openers - Replace

Quantity: (3) Lift Master

Location: Gatehouse exterior - garage area

Funded?: No. These are residential garage door openers. There is no expectancy to replace all of them at the same time.

Recommend replacing individually as needed with Operating funds.

History: Installed during 2003.

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 738 Security Truck - Replace

Quantity: (1) Chevy Colorado

Location: Gatehouse garage

Funded?: Yes.

History: Purchased in 2007 or 2008.

Evaluation: This is a 2006 model year truck. It is owned by the HOA. Security trucks tend to receive a lot of use and do not normally last this long. No problems were reported.

*License Plate 110-TEK, VIN 1GCDT148768152141

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 20,000

Worst Case: \$ 26,500

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 740 Wood Surfaces - Repaint

Quantity: Approx 11,920 Sq Ft

Location: Exterior surfaces of the gatehouse, gazebos adjacent to the gatehouse & pump house

Funded?: Yes.

History: Painted in 12/2015 for \$7,148 (cost included items at the Ranch Pool). Previously painted in 2010 for \$5,005 and originally in 2003.

Evaluation: Exterior of the gatehouse and adjacent structures have painted wood surfaces. Still in good shape at the time of inspection. Repaint regularly to protect the wood and to maintain the appearance. This component also includes painting the vehicle gates.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 5,700

Worst Case: \$ 7,100

Estimate to repaint (includes gates)

Higher estimate

Cost Source: Client Cost History

Comp #: 742 Wood Surfaces - Repair

Quantity: Approx 11,920 Sq Ft

Location: Exterior surfaces of the gatehouse, gazebos adjacent to the gatehouse & pump house

Funded?: Yes.

History: Installed during 2003.

Evaluation: This component funds an allowance to repair and replace a portion of the exterior wood siding and trim. Coordinate with future painting projects. Some cracks and splits noted. Still looks fine overall.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 8,600

Worst Case: \$ 10,500

Allowance to repair/replace wood

Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 744 Metal Roofs - Replace

Quantity: Approx 5,750 Sq Ft

Location: Rooftop of the gatehouse, gazebos adjacent to the gatehouse & pump house

Funded?: Yes.

History: Installed during 2003.

Evaluation: Most are standing seam steel roofs. A couple spots have corrugated metal roofs. Decorative and in good condition. Long life expectancy. Future replacement should still be planned, even if just for aesthetic purposes.

Useful Life:
40 years

Remaining Life:
25 years



Best Case: \$ 78,000

Worst Case: \$ 95,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 748 Skylights - Replace

Quantity: (3) Skylights

Location: Rooftop of the pump house

Funded?: Yes.

History: Installed during 2003.

Evaluation: HOA is responsible for maintaining the exterior of the pump house building, but not the contents inside. Roof replacement is included with the gatehouse. Skylights will not last as long as the roof.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 1,100

Worst Case: \$ 1,500

Estimate to replace

Higher estimate

Cost Source: RS Means Repair & Remodeling Guide

Comp #: 770 Concrete Floor - Seal

Quantity: Approx 810 Sq Ft

Location: Gatehouse interior and exterior patios

Funded?: Yes.

History:

Evaluation: The gatehouse interior and exterior patios have a stained concrete floor. Surfaces are worn in high traffic areas. The gloss coating on this type of floor needs to be re-sealed periodically. Based on age and condition, this should be planned in the near future.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 1,100

Worst Case: \$ 1,500

Estimate to seal/stain concrete floor

Higher estimate

Cost Source: ARI Cost Database

Comp #: 774 Interior - Repaint

Quantity: Approx 3,330 Sq Ft

Location: Gatehouse interior - including the garage

Funded?: Yes.

History: Painted around 2014.

Evaluation: Fair condition observed. Scuffing and marks on lower walls. Color looks fine otherwise. Treat touch-up painting as a maintenance project when needed.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 2,100

Worst Case: \$ 2,700

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 780 Interior - Remodel

Quantity: Cabinetry, Lights, etc.

Location: Gatehouse interior

Funded?: Yes.

History: Installed during 2003.

Evaluation: This component funds an allowance to remodel the gatehouse interior by replacing cabinetry, interior lights, and restroom items. Laminate cabinetry has some wear and chipped edges. Restroom still appears to be clean and in good shape.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 18,000

Worst Case: \$ 23,000

Estimate to remodel

Higher estimate

Cost Source: ARI Cost Database

Comp #: 784 Water Heater - Replace

Quantity: (1) ISE, 2.5-Gal.

Location: Gatehouse interior - mounted under the sink

Funded?: No. Cost to replace this water heater is too small for Reserve designation. Treat replacement as a maintenance expense when needed.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 786 Computer - Replace

Quantity: (1) Dell Inspiron

Location: Gatehouse interior

Funded?: Yes.

History: Installed around 2012

Evaluation: This is a basic computer system. Still functional but getting pretty old. Replacement cost will vary depending on the options, memory and software purchased.

*Model: Inspiron, mfg date 2011-02-16

Useful Life:

5 years

Remaining Life:

0 years



Best Case: \$ 1,100

Worst Case: \$ 1,500

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 787 Server - Replace

Quantity: (1) Dell Power Edge

Location: Gatehouse interior

Funded?: Yes.

History: Installed around 2012.

Evaluation: This is a server computer used for the vehicle Quick Pass access system. Based on age, it should be nearing time for replacement.

*Model: PowerEdge T110 II, mfg date 2011-11-22

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 790 DVR - Replace

Quantity: (1) DVR

Location: Gatehouse interior

Funded?: Yes.

History:

Evaluation: This is a digital recorder for the security camera system. Age of this unit is unknown. Periodic replacement should be expected.

Useful Life:
6 years

Remaining Life:
1 years



Best Case: \$ 1,500

Worst Case: \$ 1,900

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

PAVEMENT

Comp #: 103 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Curbs, gutters and walkways throughout community; Spa area
Funded?: Yes.

History:

Evaluation: There is no expectancy to completely replace the concrete. This component funds an allowance for periodic repairs and/or partial replacements.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 1,900

Worst Case: \$ 2,500

Allowance for repairs and/or partial replacement

Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 120 Concrete Drive - Replace

Quantity: Approx 3,000 Sq Ft

Location: Talking Rock Ranch Rd - entry lanes adjacent to the gatehouse
Funded?: Yes.

History: Installed during 2003.

Evaluation: Entry lanes have a combination of stamped and smooth concrete. Decorative and in good condition. A few stains noted with some minor cracks. HOA should be prepared to eventually replace this concrete when cracking becomes widespread to restore the appearance.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 32,000

Worst Case: \$ 41,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 200 Asphalt - Resurface (TR)

Quantity: Approx 144,200 Sq Ft

Location: Talking Rock Ranch Rd - main roadway from the community entrance to the golf course parking lot

Funded?: Yes.

History: Installed during 2003.

Evaluation: This is one of the main arterial roads in the community. Some larger cracking visible. Life span is based on periodically sealing and maintaining the surface.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 230,000

Worst Case: \$ 283,300

Estimate to pulverize & repave

Higher estimate for more labor and material

Cost Source: Research with Earth Resources Corp (928-775-2795)

Comp #: 201 Asphalt - Seal/Repair (TR)

Quantity: Approx 144,200 Sq Ft

Location: Talking Rock Ranch Rd - main roadway from the community entrance to the golf course parking lot

Funded?: Yes.

History: Slurry sealed in 7/2006.

Evaluation: Seal coat looks old and worn down. Timing of the last application for this road is unknown.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 11,300

Worst Case: \$ 13,800

Estimate to seal coat

Higher estimate

Cost Source: Client Cost History

Comp #: 202 Asphalt - Resurface (1A,1B,4)

Quantity: Approx 388,710 Sq Ft

Location: Streets throughout Phases 1A (includes a portion of Talking Rock Ranch Rd), 1B & 4

Funded?: Yes.

History: Installed during 2003.

Evaluation: Surfaces appear rougher than at other areas of the community. This is possibly due to chip sealing that was applied in the past. There does not appear to be significant wearing or deterioration though. Life span is based on periodically sealing and maintaining the surface.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 623,000

Worst Case: \$ 761,000

Estimate to pulverize & repave

Higher estimate for more labor and material

Cost Source: Research with Earth Resources Corp (928-775-2795)

Comp #: 203 Asphalt - Seal/Repair (1A,1B,4)

Quantity: Approx 388,710 Sq Ft

Location: Streets throughout Phases 1A (includes a portion of Talking Rock Ranch Rd), 1B & 4

Funded?: Yes.

History: Chip sealed during 2004.

Evaluation: HOA will no longer use a chip or slurry seal application, as was done in the past. Seal coat looks old and worn down. Timing of the last application for this section of the community is unknown.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 30,600

Worst Case: \$ 37,000

Estimate to seal coat

Higher estimate

Cost Source: Client Cost History

Comp #: 204 Asphalt - Resurface (1C)

Quantity: Approx 185,550 Sq Ft

Location: Streets throughout Phase 1C: Cooper Morgan Trl, Little Cooper Morgan Trl, Third Mesa Ln, Little Diamond Way, Long View Ln, High Lonesome Way

Funded?: Yes.

History: Installed during 2006.

Evaluation: Surface is smooth with dark appearance. No significant cracks or deterioration. Still in good condition. Life span is based on periodically sealing and maintaining the surface.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 298,000

Worst Case: \$ 363,000

Estimate to pulverize & repave

Higher estimate for more labor and material

Cost Source: Research with Earth Resources Corp (928-775-2795)

Comp #: 205 Asphalt - Seal/Repair (1C)

Quantity: Approx 185,550 Sq Ft

Location: Streets throughout Phase 1C: Cooper Morgan Trl, Little Cooper Morgan Trl, Third Mesa Ln, Little Diamond Way, Long View Ln, High Lonesome Way

Funded?: Yes.

History: Sealed in 2015 for \$13,822.

Evaluation: These streets were seal coated not long before our 2016 inspection. Surfaces were dark and in good condition.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 14,500

Worst Case: \$ 17,800

Estimate to seal coat

Higher estimate

Cost Source: Client Cost History

Comp #: 206 Asphalt - Resurface (2,3,27)

Quantity: Approx 432,630 Sq Ft

Location: Streets throughout Phases 2, 3 & 27

Funded?: Yes.

History: Installed during 2005.

Evaluation: Surfaces appear to be smooth and in good condition. Overall, minimal signs of cracking or surface deterioration with some limited exceptions where large cracks are visible. Life span is based on periodically sealing and maintaining the surface.

Useful Life:
30 years

Remaining Life:
17 years



Best Case: \$ 693,000

Worst Case: \$ 847,000

Estimate to pulverize & repave

Higher estimate for more labor and material

Cost Source: Research with Earth Resources Corp (928-775-2795)

Comp #: 207 Asphalt - Seal/Repair (2,3,27)

Quantity: Approx 432,630 Sq Ft

Location: Streets throughout Phases 2, 3 & 27

Funded?: Yes.

History: Sealed in 2015 for \$33,844. Previously slurry sealed in 7/2006.

Evaluation: These streets were seal coated not long before our 2016 inspection. Surfaces were dark and in good condition.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 34,000

Worst Case: \$ 41,400

Estimate to seal coat

Higher estimate

Cost Source: Client Cost History

Comp #: 208 Asphalt - Resurface (5,8,9)

Quantity: Approx 653,650 Sq Ft

Location: Streets throughout Phases 5, 8 & 9

Funded?: Yes.

History: Installed during 2006.

Evaluation: Surfaces are generally smooth and look good overall. Some spots with more consolidated cracking noted. Life span is based on periodically sealing and maintaining the surface.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 1,047,000

Worst Case: \$ 1,280,000

Estimate to pulverize & repave

Higher estimate for more labor and material

Cost Source: Research with Earth Resources Corp (928-775-2795)

Comp #: 209 Asphalt - Seal/Repair (5,8,9)

Quantity: Approx 653,650 Sq Ft

Location: Streets throughout Phases 5, 8 & 9

Funded?: Yes.

History: Sealed in 2015 for \$52,160. Previously slurry sealed in 7/2006.

Evaluation: These streets were seal coated not long before our 2016 inspection. Surfaces were dark and in good condition.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 51,000

Worst Case: \$ 63,000

Estimate to seal coat

Higher estimate

Cost Source: Client Cost History

Comp #: 212 Asphalt - Resurface (10)

Quantity: Approx 375,300 Sq Ft

Location: Streets throughout Phase 10

Funded?: Yes.

History: Installed during 2007.

Evaluation: Generally smooth and in good condition. Minimal cracking noted. Life span is based on periodically sealing and maintaining the surface.

Useful Life:
30 years

Remaining Life:
19 years



Best Case: \$ 600,000

Worst Case: \$ 736,000

Estimate to pulverize & repave

Higher estimate for more labor and material

Cost Source: Research with Earth Resources Corp (928-775-2795)

Comp #: 213 Asphalt - Seal/Repair (10)

Quantity: Approx 375,300 Sq Ft

Location: Streets throughout Phase 10

Funded?: Yes.

History: Sealed in 2015 for \$28,843.

Evaluation: These streets were seal coated not long before our 2016 inspection. Surfaces were dark and in good condition.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 29,300

Worst Case: \$ 36,000

Estimate to seal coat

Higher estimate

Cost Source: Client Cost History

Comp #: 250 Asphalt - Crack Seal

Quantity: Approx 2,180,040 Sq Ft

Location: Streets throughout community

Funded?: Yes.

History: During 2017, HOA paid \$19,125 for crack seal, \$1,320 for striping, \$7,773 for repairs. Previously crack filled in 2010 for \$6,961.

Evaluation: There is a large quantity of pavement throughout this community. Large cracks should be filled/sealed regularly to prevent water intrusion in to the pavement base. This component funds an annual allowance to crack fill where needed throughout the community.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 19,000

Worst Case: \$ 23,000

Allowance to crack seal & repair

Higher allowance

Cost Source: Client Cost History

GROUNDS

Comp #: 300 Street Signs - Replace

Quantity: (136) Aluminum Signs

Location: Bordering streets throughout the community
Funded?: Yes.

History: Replaced in 7/2017 for \$15,837. Previously installed between 2003 and 2006.

Evaluation: Street signs appeared to be in decent shape at the time of inspection but were replaced not long after. Expected to be in good condition. Photo in this report shows the original signs. Repairs and individual sign replacements should be funded as an Operating expense when needed.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 14,000

Worst Case: \$ 18,600

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 505 Split Rail Fence - Replace

Quantity: Approx 780 LF

Location: Common areas bordering the entry and exit sides of the gatehouse
Funded?: Yes.

History: installed during 2003.

Evaluation: These are wood split rail fences. Sections of fence are connected by stone basket columns. Fence appears to be securely mounted and holding up well for its age. Some areas are split and cracked. Most of the wood is not stained or treated, and there is no expectancy to do so. Funding does not include replacement of the stone columns. They should be repaired as a maintenance project when needed.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 11,700

Worst Case: \$ 14,400

Estimate to replace

Higher estimate

Cost Source: RS Means Commercial Renovation Guide

Comp #: 520 Guard Rails - Repaint

Quantity: Approx 40 LF

Location: Phase 1B - mounted at the end of Doubtful Canyon Trail

Funded?: No. Cost is below the Reserve expense threshold. Treat painting as a maintenance project or include with other painting projects.

History:

Evaluation: This is thick, 4" square metal tubing.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 524 Emergency Gates - Replace

Quantity: (2) 10' Gates

Location: Phase 8C at Centennial Dr & Nancy Dr

Funded?: Yes.

History: Installed during 2005.

Evaluation: These gates are locked and not used. This is for emergency access only. Long life expectancy under normal circumstances. Recommend budgeting to replace at some point in the future.

Useful Life:
30 years

Remaining Life:
17 years



Best Case: \$ 1,200

Worst Case: \$ 1,800

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 550 Trail Signs - Replace

Quantity: Unknown

Location: Hiking trails in Phases 1A, 2 & 8 (not including public trails)

Funded?: Yes. Cost is below the Reserve expense threshold.

History: Built (20) signs in 2012 for \$773 (cost does not include install). More signs added in 2015, but quantity & cost is unknown.

Evaluation: Signs are metal cut-out style with a rust finish. They are mounted to a metal post with another plastic sign. Total quantity is currently unknown. Repair or replace individual signs as a maintenance expense. This component funds complete replacement eventually to maintain uniformity throughout the community.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 3,200

Worst Case: \$ 4,000

Estimate to replace

Higher estimate

Cost Source: Estimate Based on 2012 Purchase

Comp #: 552 Trail Granite - Replenish

Quantity: Approx 7 Miles

Location: Hiking trails in Phases 1A, 2 & 8 (not including public trails)

Funded?: No. DG for the trails is being made on-site and spread as a maintenance project. Trail replenishing will be addressed as a maintenance project for the foreseeable future, so no Reserve funding has been allocated.

History:

Evaluation: There are currently 7 miles of trails installed throughout the community. Phase 1A trails are still partially covered with tree bark. The other trails are covered with decomposed granite. Quantity will continue to increase as more trails are added.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 560 Windmill - Replace/Rebuild

Quantity: (1) Windmill

Location: Bordering Williamson Valley Rd., south of the community entrance

Funded?: Yes.

History: Installed around 2003.

Evaluation: Windmill has a wood structure with a metal fan and motor. This component funds to rebuild the entire wood structure and replace the metal components. There is a possibility the metal will not need replacing if well maintained, which would reduce the cost. Wood appears old and has not been stained or maintained.

Useful Life:
25 years

Remaining Life:
9 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 562 Windmill - Paint/Repair

Quantity: (1) Windmill

Location: Bordering Williamson Valley Rd., south of the community entrance

Funded?: Yes.

History: Repaired/refurbished in 9/2017 for \$1,632.

Evaluation: Windmill is a wood structure. At the time of inspection, it looked old and weathered. Surfaces had not been stained, sealed, or painted in a long time. Refurbish work was reportedly completed after our inspection. Recommend periodically painting surfaces and repairing as needed to maintain the structure.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 1,500

Worst Case: \$ 2,300

Allowance to paint & repair

Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 580 Perimeter Fence - Replace

Quantity: Numerous LF

Location: Perimeter of community

Funded?: No. Perimeter fence consists of barbed wire with wood and metal posts. There is no expectancy to completely replace this fence. Recommend repairing and replacing as needed with Operating funds.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

PHASE 1C

Comp #: 410 Gazebo - Replace

Quantity: (1) Gazebo

Location: Mounted on Cooper Morgan Trail at the entry to Phase 1C

Funded?: Yes.

History: Installed during 2006; cost was reportedly \$17,000.

Evaluation: This is a 26' x 15' wood structure with corrugated metal roof. Wood appears intact and still looks fine. This component funds to replace or significantly rebuild the structure.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 22,000

Worst Case: \$ 28,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 412 Gazebo/Gates - Repaint

Quantity: (1) Gazebo, (6) Gates

Location: Mounted on Cooper Morgan Trail at the entry to Phase 1C plus vehicle gates & emergency gates off of Williamson Valley Rd

Funded?: Yes.

History:

Evaluation: Wood gazebo surfaces look old and weathered. Metal vehicle gates look old and faded, some rusting noted too. Recommend planning to paint wood and metal surfaces in the near future. This should be planned regularly to protect and preserve the surfaces plus restore the appearance.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 1,300

Worst Case: \$ 1,700

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 690 Gate System - Replace

Quantity: (2) Gates, (2) Operators

Location: Gate system mounted on Cooper Morgan Trail at the entry to Phase 1C

Funded?: No. This gate system is not in use, so there is no expectancy to replace. Treat repairs and maintenance as an Operating expense.

History: Installed during 2006.

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 695 Emergency Gates - Replace

Quantity: (2) 10.5' Gates

Location: Mounted at Williamson Valley Rd & Little Cooper Morgan Trail

Funded?: Yes.

History: Installed during 2006.

Evaluation: These gates are locked and not used. This is for emergency access only. Long life expectancy under normal circumstances. Recommend budgeting to replace at some point in the future.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 1,200

Worst Case: \$ 1,800

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 703 Entry System - Replace

Quantity: (1) Linear System

Location: Entry area at Williamson Valley Rd & Third Mesa Ln

Funded?: Yes.

History: Installed during 2006.

Evaluation: System is functional and appears to be in good shape. No visible damage or abuse, but system is getting older.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 4,500

Worst Case: \$ 5,200

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 706 Gate Operators - Replace

Quantity: (2) DoorKing

Location: Entry area at Williamson Valley Rd & Third Mesa Ln

Funded?: Yes.

History: Installed during 2006.

Evaluation: Gate operators were functional and appeared to be in fair condition at the time of inspection.

*Model# 6300-089 Serial #07-07-1 & 07-07-2

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 6,000

Worst Case: \$ 7,400

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 710 Vehicle Gates - Replace

Quantity: (2) Gates, 28 LF

Location: Entry area at Williamson Valley Rd & Third Mesa Ln

Funded?: Yes.

History: Installed during 2006.

Evaluation: Gates are thick metal, solid and heavy duty. Vehicle gates can often be repaired or rebuilt as needed. Replacement resulting from vehicle damage should be addressed as an insurance issue. We recommend planning eventual replacement to restore and modernize the gates. Periodic painting should be planned and treated as a maintenance expense or combined with other painting projects.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

DOG PARK & COMMUNITY GARDEN

Comp #: 400 Bridge - Replace

Quantity: (1) Metal Bridge

Location: Mounted between parking lot & walkway leading to the Dog Park & Community Garden

Funded?: Yes.

History: Installed during 4/2016 for \$2,458.

Evaluation: Bridge was a new addition to the community in 2016. It is a walking bridge used to cross over a small wash. Size is roughly 13.5' x 6' with (2) 12' rails.

Useful Life:
25 years

Remaining Life:
23 years



Best Case: \$ 2,300

Worst Case: \$ 2,900

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 410 Gazebo - Replace

Quantity: (1) Gazebo

Location: Dog Park - mounted off of Talking Rock Ranch Rd, near golf course maintenance yard

Funded?: Yes.

History: Installed during 2006; cost was reportedly \$17,000.

Evaluation: This is a 26' x 15' wood structure with corrugated metal roof. Wood appears intact and still looks fine. Roof look like a cheap product and has a lot of holes in it. This component funds to replace or significantly rebuild the structure.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 22,000

Worst Case: \$ 28,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 412 Gazebo - Repaint

Quantity: Approx 840 Sq Ft

Location: Dog Park - mounted off of Talking Rock Ranch Rd, near golf course maintenance yard

Funded?: Yes.

History:

Evaluation: Wood surfaces look old and faded. Recommend planning to paint surfaces again in the near future. This should be planned regularly to protect and preserve the wood.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 900

Worst Case: \$ 1,100

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 415 Park Furniture - Replace

Quantity: (15) Pieces

Location: Dog Park - mounted off of Talking Rock Ranch Rd, near golf course maintenance yard

Funded?: Yes.

History: Purchased (6) pieces in 2017 for \$2,164 and (9) pieces in 2016.

Evaluation: Furniture purchased in 2016 includes (7) wood rocking chairs, (1) wood picnic table, and (1) wood trash can. Furniture purchased in 2017 (after our inspection) includes (4) Adirondack rockers and (2) Adirondack double-seater chairs. Newer and in good condition. No visible problems noted.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 6,800

Worst Case: \$ 8,400

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 419 Irrig Controller - Replace

Quantity: (1) Hunter XC

Location: Dog Park - mounted off of Talking Rock Ranch Rd, near golf course maintenance yard

Funded?: No. This is a small, relatively inexpensive controller. Recommend replacing as a maintenance expense when needed.

History:

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 420 Dog Park Sign - Replace

Quantity: (1) Sign

Location: Mounted off of Talking Rock Ranch Rd, next to the Dog Park

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

History: Replaced in 2016.

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 422 Dog Park Fence - Replace (A)

Quantity: Approx 2,350 LF

Location: Dog Park - mounted off of Talking Rock Ranch Rd, near golf course maintenance yard

Funded?: Yes.

History: Installed during 2006 for ~\$6,500.

Evaluation: This fence surrounds the perimeter of the original dog park section on the north side. This is a wire-style fence with a vinyl coating. There are lots of wood posts installed in addition to stone basket columns. The vinyl coating has peeled off the metal and is basically gone. Metal is rusty but intact. Fence looks old but appears to be functional.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 11,000

Worst Case: \$ 14,400

Estimate to replace

Higher estimate

Cost Source: Client Cost History (2017 for Community Garden)

Comp #: 422 Dog Park Fence - Replace (B)

Quantity: Approx 860 LF

Location: Dog Park - mounted off of Talking Rock Ranch Rd, near golf course maintenance yard

Funded?: Yes.

History: Installed during 2016.

Evaluation: This fence surrounds the perimeter of a new dog park section with grass, just south of the original dog park. It has the same wire-style fence as the original dog park fence too.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 4,200

Worst Case: \$ 5,100

Estimate to replace

Higher estimate

Cost Source: Client Cost History (2017 for Community Garden)

Comp #: 430 Garden Fence - Replace

Quantity: Approx 1,000 LF

Location: Community Garden - mounted off of Talking Rock Ranch Rd, near golf course maintenance yard

Funded?: Yes.

History: Replaced in 2017 for \$5,262. Previously installed during 2011.

Evaluation: Garden fence installed at the time of inspection (and picture here) was the same type of wire fence installed at the dog park. It has since been replaced.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 4,800

Worst Case: \$ 6,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 433 Garden Beds - Replace

Quantity: Numerous Beds

Location: Community Garden - mounted off of Talking Rock Ranch Rd, near golf course maintenance yard

Funded?: No. This component has an extended life span with no expectancy to replace.

History: Installed during 2011.

Evaluation: Garden beds are constructed with retaining wall style blocks.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 436 Garden Shed - Replace

Quantity: (1) Wood Shed

Location: Community Garden - mounted off of Talking Rock Ranch Rd, near golf course maintenance yard

Funded?: Yes.

History: Installed during 2011.

Evaluation: This is a 6' x 8' shed with 7' high wood walls. Structure appears to be in good condition. Repaint periodically as a maintenance project or include with the gazebo.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$ 2,000

Worst Case: \$ 2,600

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

HISTORIC POND

Comp #: 450 Historic Pond - Refurbish

Quantity: (1) Pool, 44x35

Location: Historic Pond - common area near corner of Talking Rock Ranch Rd & Cooper Morgan Trail

Funded?: Yes.

History:

Evaluation: This is a concrete pool/pond structure. It reportedly has an epoxy based plaster surface. Most of the surface is covered with rocks and plants, so it is not visible to inspect. Resurfacing this pool should be planned at some point in the future. At least one sign of leaking at the time of inspection.

Useful Life:
18 years

Remaining Life:
3 years



Best Case: \$ 24,000

Worst Case: \$ 30,000

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 452 Pond Deck - Replace

Quantity: Approx 470 Sq Ft

Location: Historic Pond - common area near corner of Talking Rock Ranch Rd & Cooper Morgan Trail

Funded?: Yes.

History: Installed during 2004 for ~\$15,000.

Evaluation: Wood looks aged and weathered. There are lots of surface cracks and splits visible. Still structurally intact, but replacement should be anticipated eventually.

Useful Life:
24 years

Remaining Life:
10 years



Best Case: \$ 18,000

Worst Case: \$ 22,400

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 456 Park Furniture - Replace

Quantity: (4) Picnic Tables

Location: Historic Pond - common area near corner of Talking Rock Ranch Rd & Cooper Morgan Trail

Funded?: Yes.

History: Purchased around 2004.

Evaluation: These are wood picnic tables. Generally intact and still in good shape. One was partially damaged though.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 3,200

Worst Case: \$ 4,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 460 Gazebos - Replace

Quantity: (2) Gazebos

Location: Historic Pond - common area near corner of Talking Rock Ranch Rd & Cooper Morgan Trail plus (1) other gazebo on the Phase 1A Trail

Funded?: Yes.

History: Installed around 2001; cost was reportedly \$7,500 each.

Evaluation: These are 20' x 14' wood structures with corrugated metal roofs. Wood appears intact and still looks fine. This component funds to replace or significantly rebuild the structures.

Useful Life:
30 years

Remaining Life:
13 years



Best Case: \$ 18,000

Worst Case: \$ 25,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 462 Wood Surfaces - Repaint

Quantity: Approx 2,330 Sq Ft

Location: Historic Pond - common area near corner of Talking Rock Ranch Rd & Cooper Morgan Trail

Funded?: Yes.

History: Painted in 12/2015 with the gatehouse area for \$7,148. Previously painted in 2010 for \$1,395 and originally in 2004.

Evaluation: This component funds to repaint (2) gazebos, wood deck, and picnic tables. Surfaces still look good overall. Deck was already getting faded. Repaint regularly to protect and preserve the wood.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 1,500

Worst Case: \$ 1,900

Estimate to repaint

Higher estimate

Cost Source: Client Cost History

SILENT MOON PARK

Comp #: 330 Signage - Replace

Quantity: Unknown

Location: Silent Moon Park - Phase 10 off of Silent Moon Ln
Funded?: Yes.
History: Installation planned in 2018 for ~\$2,500.
Evaluation:

Useful Life:
15 years

Remaining Life:
15 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Estimate to replace

Higher estimate

Cost Source: Silent Moon Park Budget

Comp #: 410 Gazebo - Replace

Quantity: (1) Gazebo

Location: Silent Moon Park - Phase 10 off of Silent Moon Ln
Funded?: Yes.
History: Installation planned in 2018 for ~\$25,000.
Evaluation: Gazebo was not installed at the time of inspected. Expected to be comparable in size and design to the dog park gazebo. This component funds to replace or significantly rebuild the structure.

Useful Life:
30 years

Remaining Life:
30 years



Best Case: \$ 22,000

Worst Case: \$ 28,000

Estimate to replace

Higher estimate

Cost Source: Silent Moon Park Budget

Comp #: 412 Gazebo - Repaint

Quantity: (1) Gazebo

Location: Silent Moon Park - Phase 10 off of Silent Moon Ln

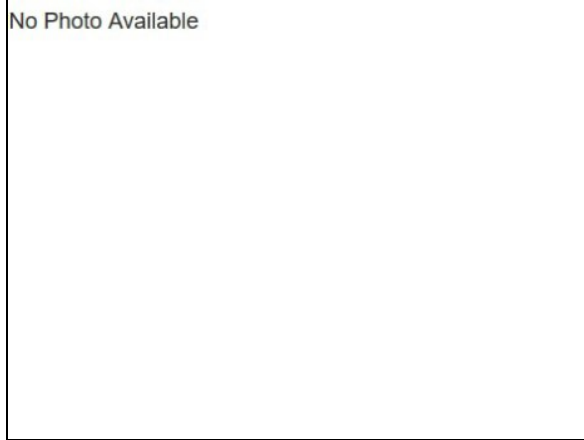
Funded?: Yes.

History: Installation & painting planned in 2018.

Evaluation: Painting should be planned regularly to protect and preserve the wood.

Useful Life:
5 years

Remaining Life:
5 years



Best Case: \$ 900

Worst Case: \$ 1,100

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 415 Park Furniture - Replace

Quantity: Unknown

Location: Silent Moon Park - Phase 10 off of Silent Moon Ln

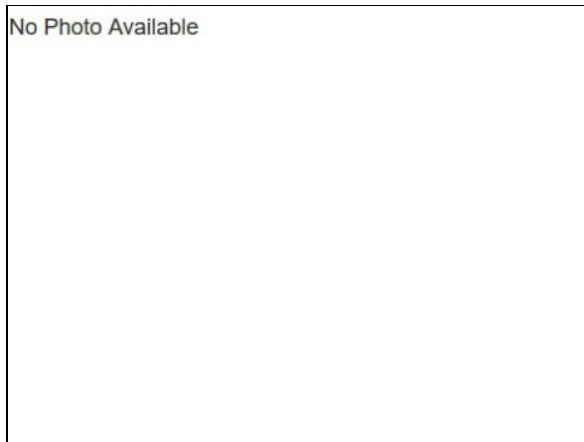
Funded?: Yes.

History: Purchase planned in 2018 for ~\$7,500.

Evaluation: Quantity and type of furniture to be purchased is currently unknown.

Useful Life:
15 years

Remaining Life:
15 years



Best Case: \$ 7,000

Worst Case: \$ 8,000

Estimate to replace

Higher estimate

Cost Source: Silent Moon Park Budget

Comp #: 422 Fence - Replace

Quantity: Unknown

Location: Silent Moon Park - Phase 10 off of Silent Moon Ln

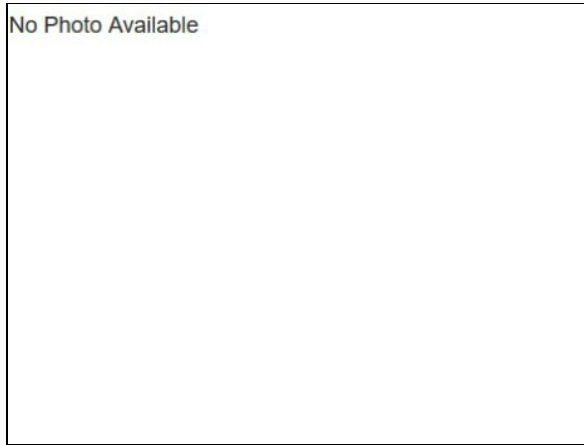
Funded?: Yes.

History: Installation planned in 2018 for ~\$5,000.

Evaluation: Details of the fence type is unknown. We anticipate it will be a wire-style fence like those installed at the dog park and community garden.

Useful Life:
15 years

Remaining Life:
15 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Estimate to replace

Higher estimate

Cost Source: Silent Moon Park Budget

Comp #: 470 Bocce Ball - Refurbish

Quantity: (2) Courts

Location: Silent Moon Park - Phase 10 off of Silent Moon Ln

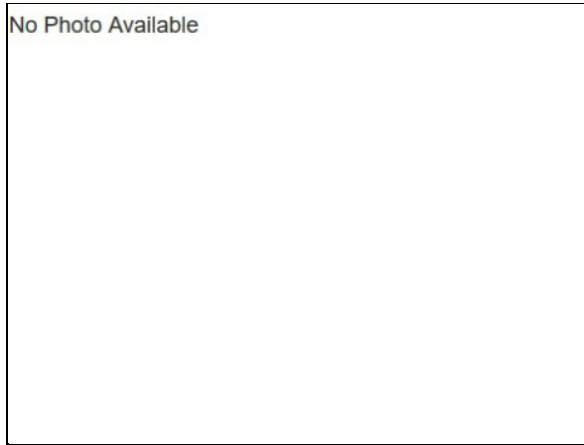
Funded?: No. Bocce ball courts will have natural clay surfaces installed. There is no expectancy to replace. Repairs and refurbishing should be treated as maintenance expenses.

History: Installation planned in 2018.

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 472 Horseshoe Pits - Replace

Quantity: (2) Horseshoe Pits

Location: Silent Moon Park - Phase 10 off of Silent Moon Ln


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

History: Installation planned in 2018.

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 474 Putting Green - Replace

Quantity: Numerous Sq Ft

Location: Silent Moon Park - Phase 10 off of Silent Moon Ln


Funded?: No. Putting green will have a natural grass surface. There is no expectancy to replace the grass. Maintenance should be included in the landscape budget.

History: Installation planned in 2018.

Evaluation:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 480 Perimeter Trail - Repair

Quantity: Approx 2,000 LF

Location: Silent Moon Park - Phase 10 off of Silent Moon Ln

Funded?: Yes.

History: Installation planned in 2018 for ~\$3,500.

Evaluation: A concrete trail will be installed around perimeter of the park. There is no expectancy to completely replace the concrete. This component funds an allowance for periodic repairs and/or partial replacements.

Useful Life:
8 years

Remaining Life:
8 years



Best Case: \$ 1,000

Worst Case: \$ 1,300

Allowance for repairs and/or partial
replacement

Higher allowance

Cost Source: ARI Cost Allowance