

Reserve Analysis Report

Rio Buena Vista HOA

Marina Dr
Needles, CA

Level III Study without Site Inspection

Fiscal Year End Date: December 31, 2022



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Sections of This Report

Section

1 Preface

Written description of a reserve study and the figures in the report

Includes glossary, preparer qualifications, and calculation description

2-7 Executive Summary

Summarizes key findings of the report. Includes development description and lists the projected balance and percent funded. Summarizes the funding plans

Includes funding plans bar graph

2-8 Percent Funded

Describes percent funded calculation and funding levels

Includes current percent funded chart and 30 year percent funded projection chart

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2-12 Future Percent Funded

Includes table and chart of percent funded for various levels of funding over the next 15 years

3 Component Summary & Component Significance

Lists all components included in the study in table form

Shows Depreciation and Fully Funded Balance Significance including quick glance graph

These figures are the basis for all other calculations in the study

4 Annual Expenses by Component

Lists all projected expenses for each component over the next 30 years in table form

5 Component Details

Lists details of each individual component

Includes notes and pictures of selected components if site inspection was conducted

6 Assessment and Reserve Funding Disclosure Summary

Form that is required to be sent out with annual budget package by California Civil Code

Preface

A reserve study is a detailed report that assists common interest developments (CID) in planning for long-term common area repair and replacement expenses. These common areas differ for every development. They can include streets, roofs, recreational facilities and many other items.

A reserve study estimates the costs of common area repairs and replacements over a 30 year period. Each component is given a useful life, remaining life, and estimated cost. A reserve study then calculates the funds necessary to cover these expenses by creating funding plans.

The Big Picture - What are the significant figures to look at in the report?

- **The Component List** – What are our reserve components and when will they need maintenance

Every reserve study must start with a list of the components. The component summary contains the list of all the components, their useful and remaining lives, and their estimated costs. These numbers are the building blocks for most of the figures in the study.

- **Percent Funded** - What is our current financial standing

Probably the most important number in a reserve study is percent funded. It's almost like a credit score for an association. It tells them the current strength of their reserve fund.

Over 70% = Well Funded Between 30-70% = Fairly Funded Below 30% = Poorly Funded

The lower your percent funded the higher the risk of a special assessment. A low percent funded also increases the likelihood of deferred maintenance which can cause declining property values.

- **Funding Plans** - How much do we need to save for the future

The next important part of the study is the theoretical 30 year funding plans. The study contains 3 funding plans. It projects what the percent funded will be over the next 30 years if the CID follows each of these plans.

Current Funding Plan – This plan is based on what the association is currently contributing to its reserve fund. This information is supplied by the board or management

Recommended Funding Plan – This is McCaffery's recommendation, if a CID follows the recommended plan they should end up well funded and near the 100% funded level.

5% Threshold Funding Plan - The threshold funding plan is a 30 year cash flow plan that calculates the minimum amount a CID should contribute so their reserve balance won't fall below 5% funded and cause the need for a special assessment. The percent funded will at some point fall into poorly funded levels but will never drop below 5%. If a CID has a funding plan that is below this threshold plan they should also plan on a future special assessment and/or a deferred maintenance. (Following this plan does carry higher risk of a special assessment if a component fails early or costs more than expected)

Why Should a Reserve Study be performed?

Certain states, such as California, require that reserve studies be completed and updated annually and that the board of directors inform owners of the reserve status with their annual budget. In addition, the board of directors of a common interest development (CID) has a legal and fiduciary duty to maintain the community in a good state of repair. Property Values are directly affected by the level of maintenance and upkeep of the common area components. Reserve studies create a maintenance plan, which keeps a development in good condition, therefore increasing property appreciation and value. The amount of funds in the reserve account also greatly affects property values. Reserve studies inform CID's how much they should have in their reserve account, which eliminates costly special assessments. Over time each member of a CID should contribute their fair share to the reserve account so when expenses arise the required funds are available. Reserve Studies help board members fulfill their fiduciary duty and also help avoid litigation against an association.

Where do Component Repair/Replacement Cost Estimates Come From?

The most accurate cost source is actual bids from contractors or to look at contracts from when the repair/replacement was last performed. In most cases bids or contracts are not available so unit costs for similar work done in the same local area are used. In addition, it is helpful to talk to local vendors who have knowledge of the work and can help with a cost estimate. A third source is to use construction cost estimators such as RS Means. Many times the entire quantity of a component will not need to be replaced or repaired all at once. An example of this is concrete sidewalks. All sidewalks should never have to be replaced, but some sections may experience cracking. In this case an allowance can be created for their partial replacement.

The cost source number for each component is provided in the component summary and details. An explanation of each follows:

1. **Local Historical Cost** – Cost based on bids for similar work done in same area.
2. **McCaffery Estimate** – Estimate or Allowance made by McCaffery Staff Member.
3. **Board/Manager Direction** – Cost estimate provided by board member or property manager.
4. **Bid/Contract** – Bid came from actual bid or contract.
5. **Cost Manual** – Cost came from estimating manual.
6. **Previous Study** – Cost came from previous reserve study.

Glossary of Terms:

Contingency – An allowance for miscellaneous components, unpredictable expenses and/or costs that were higher than expected. (5% of total current cost unless directed otherwise)

Current Budgeted Reserve Assessment – Amount currently being deposited into reserve account. Provided by Property Manager or Board Member.

Depreciation This Year – Amount that should be saved for component during current year. Provided for each component and summed for all components. If the association is 100% funded this is the amount they should contribute to the reserve fund annually. $= (\text{Total Current Cost} / \text{Normal Useful Life})$

Depreciation Percent – A components percentage of the total depreciation of all components. $= (\text{Component Depreciation} / \text{Total Depreciation of all components})$

Fully Funded Balance – The total depreciation over the life of the component. In other words, the amount that should have been saved during the life of the component. Provided for each component and summed for all components $= ((\text{Useful Life} - \text{Remaining Life}) * \text{Depreciation This Year})$

Full Funded Balance Percent – A component's percentage of the total fully funded balance of all components. $= (\text{Component FFB} / \text{Total FFB of all Components})$

Monthly Contribution – The amount that should be allocated to each component using the recommended funding plan. $= ((\text{Component Depreciation} / \text{Total Depreciation}) * \text{Recommended Monthly Funding})$

Life Remaining Percent – The percentage of life that a component has remaining $= (\text{Remaining Live} / \text{Useful Life})$

Normal Useful Life – Typical useable life for a component.

Percent Funded – The percentage of the fully funded balance that the CID has in reserve fund. $(\text{Projected Balance} / \text{Fully Funded Balance})$

Projected Balance – Projected balance at fiscal year end with current funding plan. Calculated using current reserve balance, remaining contributions to reserves before year-end, and planned expenses before year-end. Supplied by board or management.

Recommended Reserve Contribution – Recommended amount that the CID should allocate into reserves to offset future expenses.

Remaining Life – Expected remaining useable life of component. (0 year remaining life means the component will be serviced in the upcoming fiscal year)

Replacement Year – Year that component is projected to be replaced or repaired.

Total Cost – Total cost to replace or repair component in today’s dollars. =(Quantity x Unit Cost)

Total Future Cost - Current cost adjusted to future cost taking into account inflation and replacement year. =(Current Cost * (1+ inflation rate)^(Replacement Year-Present Year))

Threshold Reserve Contribution – Reserve contribution that should be allocated into reserves to keep reserve balance above a minimum amount during the next 30 years. (Minimum amount is 5% funded unless otherwise noted)

Under Funded – Amount association is short of fully funded balance; also known as a deficit. =(Fully Funded Balance – Projected Balance)

Unit Cost – Cost per Unit.

Unit of Measure – Unit used to measure component. (Explanations shown below)

SF – Square Feet

SY – Square Yard

LF – Linear Feet

Each – Per Single Unit

Lump Sum - Total cost for component

Allowance – Allowance for component repair or replacement

Contract – Cost obtained from actual contract or bid

Useful Life – Time in years component is expected to last.

What Procedures were used for calculation and establishment of reserves?

In this study the fully funded reserve balance for a component at a given time was computed using the component method. Using the component method the fully funded reserve balance equals the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component.

For example if the cost of a boiler is \$10,000, the useful life is 10 years and the remaining life is 3 years. The recommended reserve balance would be:

$$\$10,000 \times ((10-3)/10) = \$7,000.$$

Preparer Qualifications

Brian McCaffery, President and founder of McCaffery Reserve Consulting, earned his Bachelor of Science Degree in Architectural Engineering from the University of Colorado in Boulder. His degree program included coursework in Building Exterior, Lighting, Electrical Systems, Heating Ventilating and Air Conditioning, Concrete and Steel Design, Civil Engineering, Structural Engineering, and Estimating. He has worked in the Building Construction/Architectural Engineering industry for 11 years and has been performing reserve studies for the past 9 years. During his professional career, Brian has worked for multiple companies that perform reserve studies. He has performed over 3,000 reserve studies throughout the state of California and the United States. Brian is a certified Reserve Specialist, designated by the Community Associations Institute (CAI). The Reserve Specialist designation is awarded to experienced, qualified reserve specialists, who through years of specialized experience, can help ensure that your community association prepares its reserve budget as accurately as possible. Brian also has a permit to perform reserve studies in the state of Nevada (Reserve study permit #9).

McCaffery understands that most homeowners, board members, and property managers can have a difficult time understanding all the numbers in a reserve study. That is why we make it a priority to make our report easy for anyone to understand. The layout of this report is set up with graphs, explanations and figures to make it easy to follow. If you read through the full report, you should have a good understanding of the numbers and calculations. We strive to make sure our studies are second to none in the industry. The important figures are summarized in the executive summary and the supporting graphs and figures give a full explanation of how the findings were derived. Further descriptions are provided in the descriptions section.

For more useful information on reserve studies please visit:

www.mccafferyreserveconsulting.com

For a quick video that highlights the main sections please see:

<http://www.mccafferyreserveconsulting.com/sample-reserve-study>

Or scan QR code below with a smart phone



One Page Description of how we come up with the Numbers in this Report

The numbers in this report start with the components listed in the component summary.

1. Every component is given a useful life, remaining life, and an estimated cost

We will use a boiler as an example. This boiler is expected to last 10 years and has been in use for 7 years. The estimated cost is \$10,000.

Component	Useful Life	Remaining Life	Cost
Boiler	10	3	\$10,000

2. The fully funded balance is calculated

Fully Funded Balance = (Useful life-Remaining Life)/Useful Life * Cost

$$(10-3)/10 * \$10,000 = \$7,000$$

The fully funded balance is then summed for all components and this is the total fully funded balance for the development.

3. Fully Funded Balance is then compared to the actual projected year-end balance that the development has saved for reserves

This is called the percent funded. For our example let's say the development had \$5,000 saved for their boiler. Their percent funded would be:

$$\text{Percent Funded} = \text{Projected Year End Reserve Balance}/\text{Fully Funded Balance}$$
$$\$5,000/\$7,000 = 71\%$$

4. Next expenses are projected for each component for the next 30 years using the useful and remaining lives

This information is shown in the annual expenses by component section. Inflation is included in these figures.

5. Using the projected expenses for the next 30 years the funding plans are created

Funding plans are created so that the development has enough money to offset their projected expenses for the next 30 years.

We try to create funding plans that have a uniform contribution over a 30 year period with a slight increase over time for inflation.

Executive Summary

Rio Buena Vista HOA

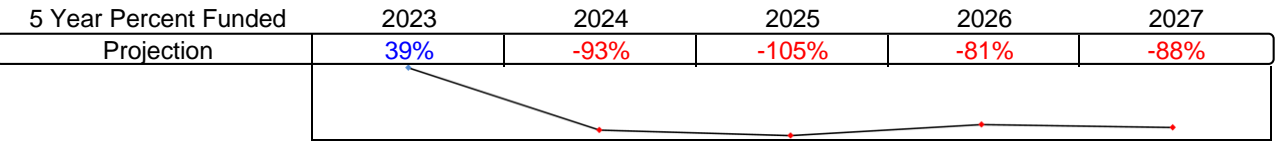
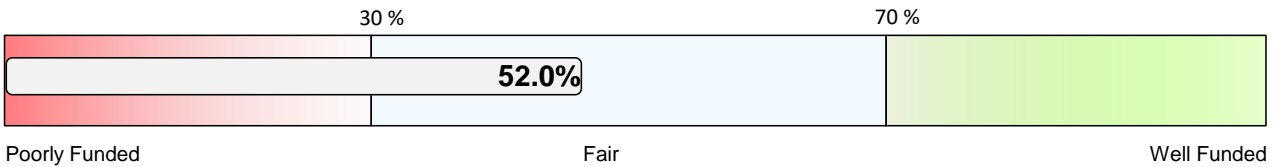
This is a Homeowners Association with 125 Units.

The common area components include: asphalt, pool, and entry monument.

This is a level III annual update, the last site inspection was performed in 2020

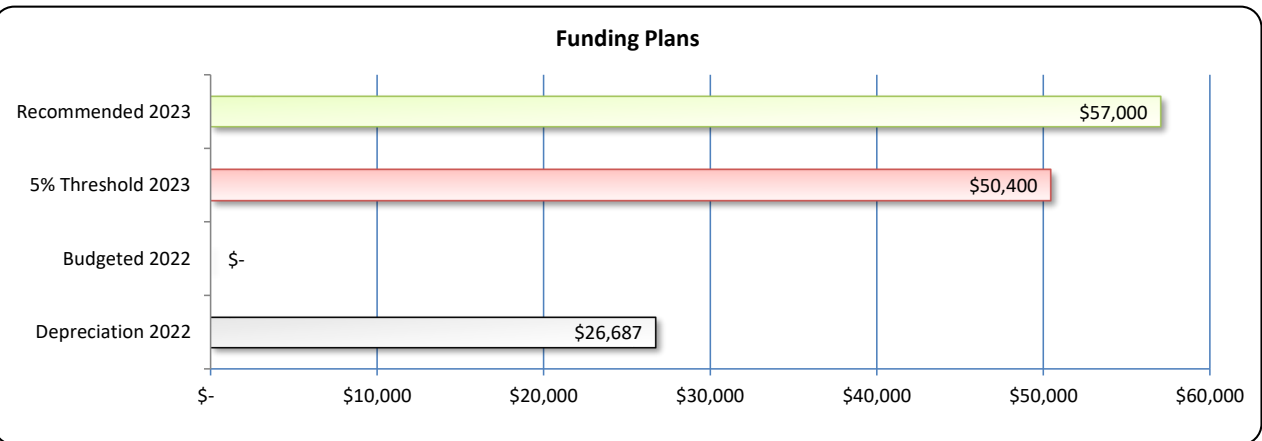
Reserve Fund Balance at Fiscal Year End

Fully Funded Reserve Balance	\$ 328,648
Projected Balance December 31, 2022	\$ 170,745
Under Funded (Deficiency in Reserve Funding)	\$ 157,903
Deficiency in Reserve Funding Per Unit	\$ 1,263.22
Percent Funded	52.0%



Funding Plans

	Annually	Monthly	Per Unit Monthly
Depreciation of Components in 2022	\$ 26,687	\$ 2,224	\$ 17.79
Budgeted Reserve Contribution 2022	\$ -	\$ -	\$ -
5% Threshold Reserve Contribution for 2023	\$ 50,400	\$ 4,200	\$ 33.60
Recommended Reserve Contribution for 2023	\$ 57,000	\$ 4,750	\$ 38.00



Percent Funded

Percent Funded is probably the most important number in a reserve study

Your current percent funded is:

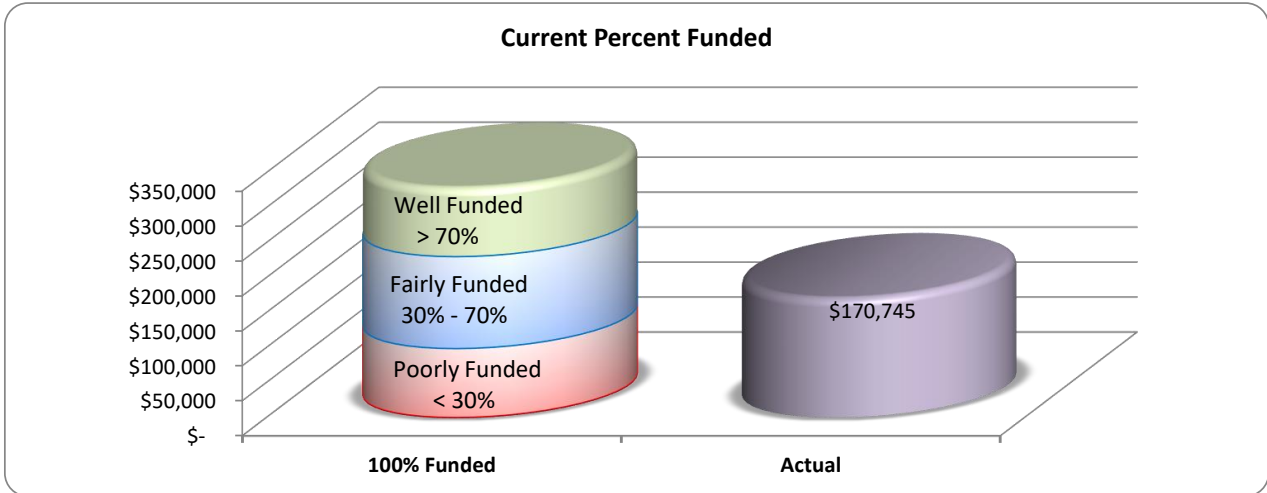
Year End Balance	\$	170,745	=	52%
Fully Funded Balance	\$	328,648		

Above 70% = Well Funded

Between 30% and 70% = Fairly Funded

Below 30% = Poorly Funded

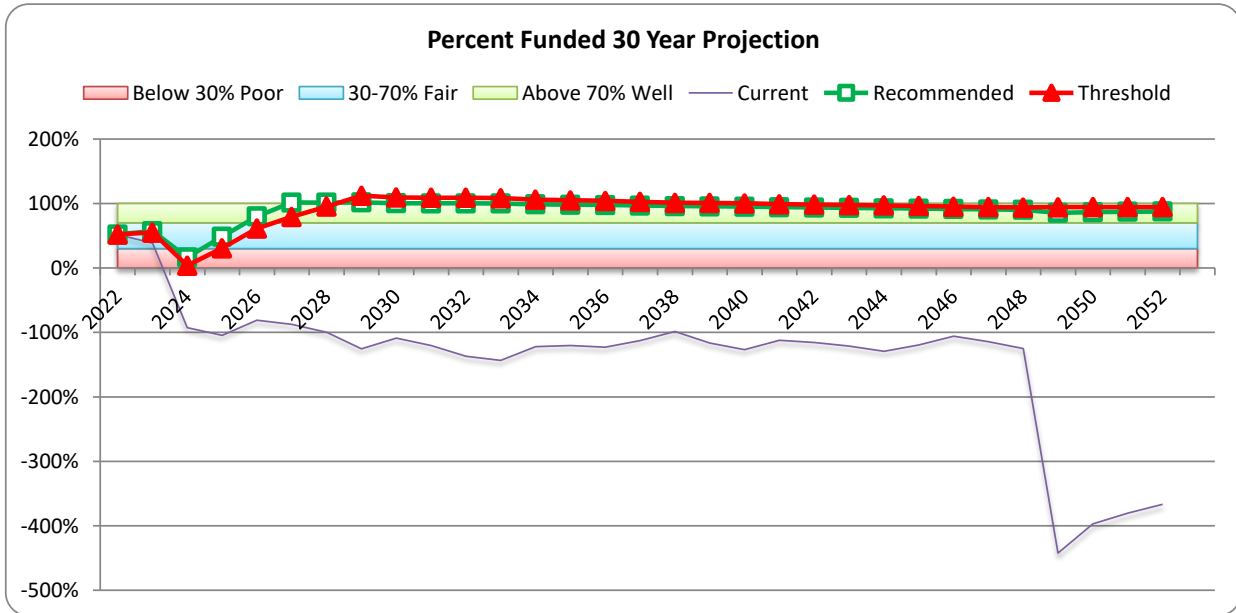
The higher your percent funded, the lower the risk of special assessments and deferred maintenance.



If you follow one of the 3 funding plans in this reserve study this is what your percent funded may look like over the next 30 years. Anytime the Current line drops below 0% a special assessment is likely.

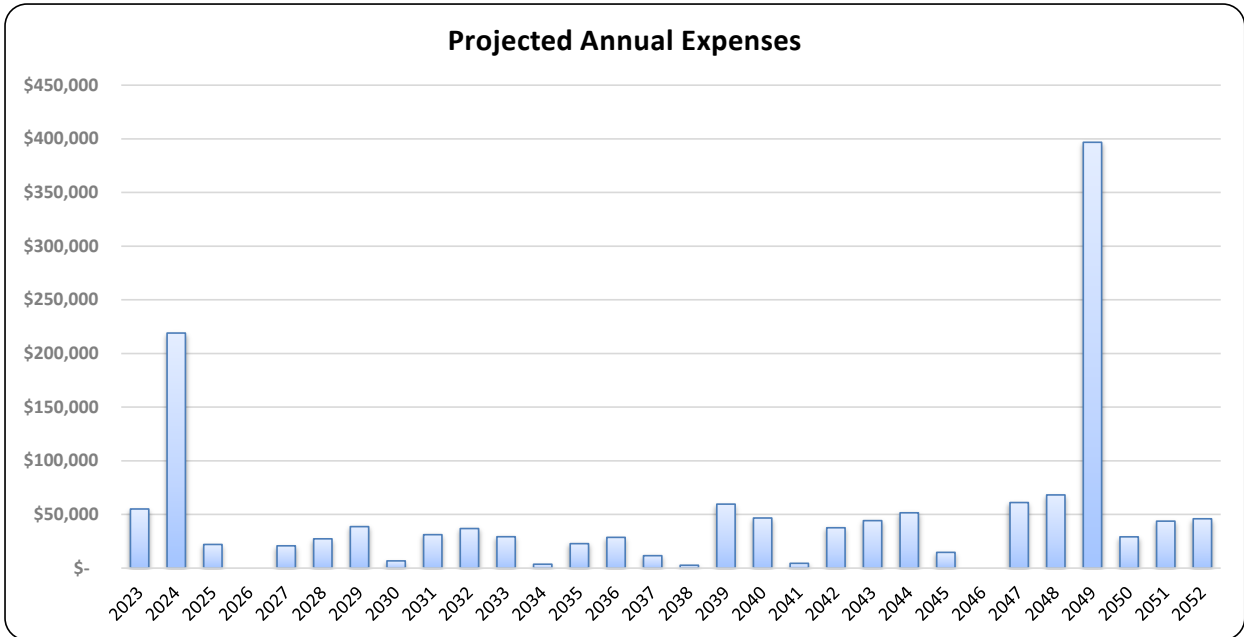
Current Reserve Contribution 2021
 5% Threshold Reserve Contribution for 2023
 Recommended Reserve Contribution for 2023

	Annually	Monthly	Per Unit Monthly
\$	-	-	-
\$	50,400	4,200	33.60
\$	57,000	4,750	38.00

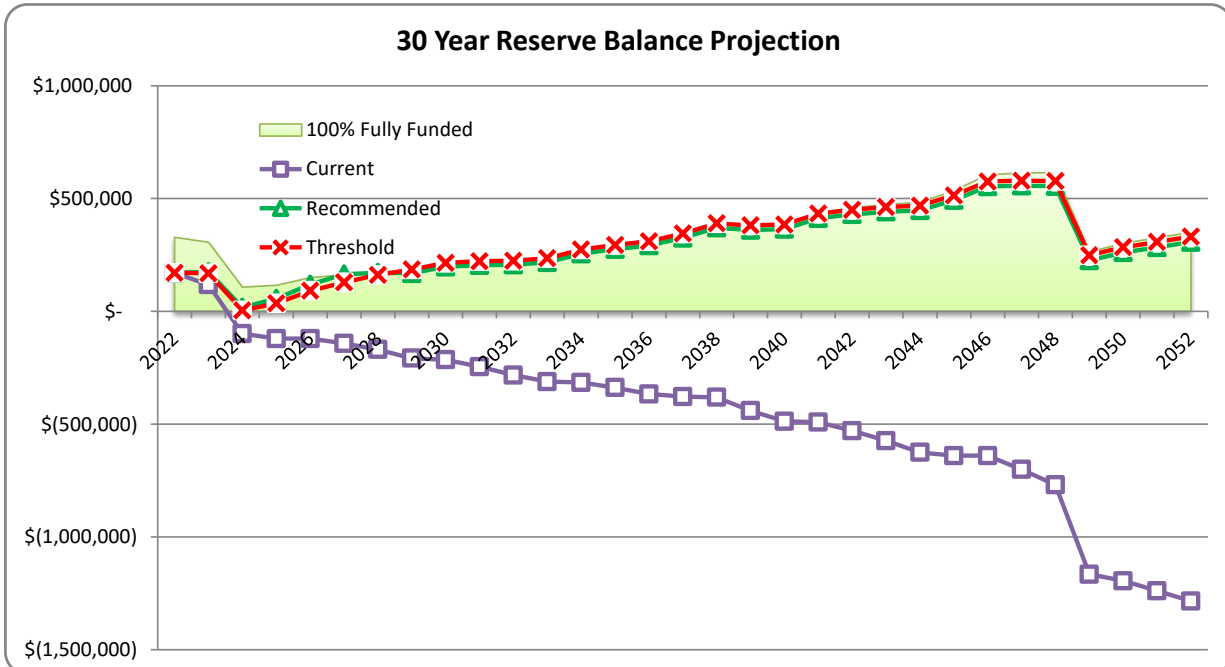


30 Year Projections

Reserve expenses will vary from year to year. A reserve study predicts these expenses and offsets them by creating a uniform funding plan that increases slightly over time to keep up with inflation.



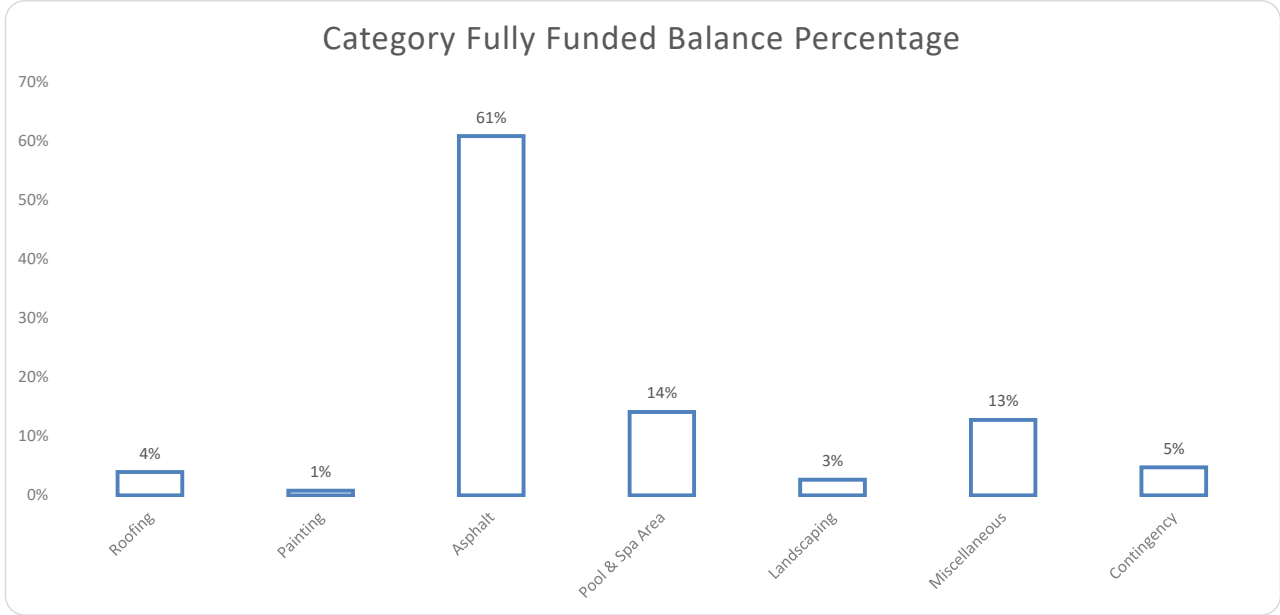
The green 100% funded shaded area shows the ideal balance over the next 30 years. It increases over time due to inflation and depreciation of your components. The 100% funded area will drop after years with large expenses. The recommend funding plan will keep you well funded. The threshold plan will approach \$0 dollars, following this plan has a higher risk of special assessments or deferred maintenance.



Category Significance

This chart breaks down the total fully funded balance for each category

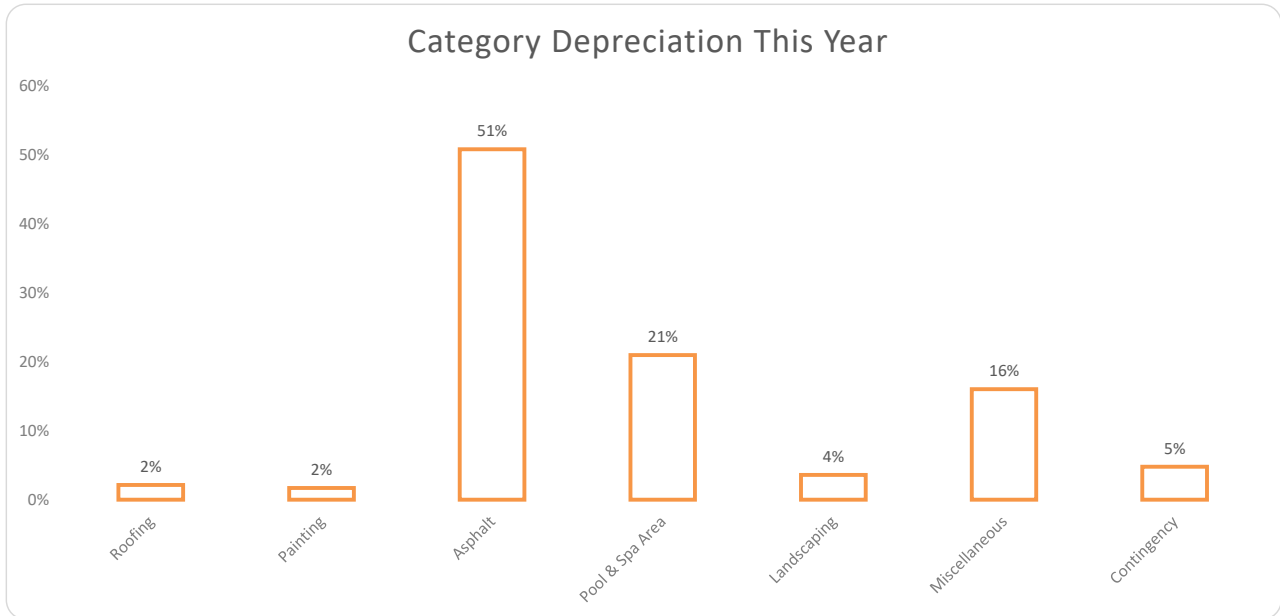
Roofing Fully Funded Balance	\$	12,953	=	4%
Total Fully Funded Balance	\$	328,648		



This chart breaks down the total annual depreciation for each category

Roofing Annual Depreciation	\$	571	=	2%
Total Annual Depreciation	\$	26,687		

This chart may differ from the chart above because it does not account for remaining life



Theoretical 30 Year Funding Plans

Rio Buena Vista HOA

Above 70% = Well Funded (Low Risk of Special Assessment) Between 30% and 70% = Fairly Funded Below 30% = Poorly Funded (Higher Risk of Special Assessment)

Before Tax Interest Rate	1.5%
Annual Inflation Rate	3.0%
Annual Funding Increase	3.0%

Year End	Annual Expenses	Fully Funded Balance	Current Funding Plan			Recommended Funding Plan			5% Threshold Funding Plan		
			Contribution	Balance	% Funded	Contribution	Balance	% Funded	Contribution	Balance	% Funded
2022	\$ -	\$ 328,648	\$ -	\$ 170,745	52%	\$ -	\$ 170,745	52%	\$ -	\$ 170,745	52%
2023	\$ 55,084	\$ 306,421	\$ -	\$ 118,222	39%	\$ 57,000	\$ 175,222	57%	\$ 50,400	\$ 168,622	55%
2024	\$ 219,024	\$ 107,052	\$ -	\$ (99,029)	-93%	\$ 58,710	\$ 17,536	16%	\$ 51,912	\$ 4,039	4%
2025	\$ 22,026	\$ 115,604	\$ -	\$ (121,055)	-105%	\$ 60,471	\$ 56,244	49%	\$ 53,469	\$ 35,543	31%
2026	\$ -	\$ 149,109	\$ -	\$ (121,055)	-81%	\$ 62,285	\$ 119,373	80%	\$ 55,073	\$ 91,149	61%
2027	\$ 20,777	\$ 162,051	\$ -	\$ (141,832)	-88%	\$ 64,154	\$ 164,541	102%	\$ 56,726	\$ 128,466	79%
2028	\$ 27,275	\$ 169,281	\$ -	\$ (169,106)	-100%	\$ 31,866	\$ 171,601	101%	\$ 58,427	\$ 161,546	95%
2029	\$ 38,649	\$ 165,382	\$ -	\$ (207,755)	-126%	\$ 32,822	\$ 168,348	102%	\$ 60,180	\$ 185,500	112%
2030	\$ 6,720	\$ 196,883	\$ -	\$ (214,475)	-109%	\$ 33,807	\$ 197,960	101%	\$ 33,807	\$ 215,369	109%
2031	\$ 31,145	\$ 203,927	\$ -	\$ (245,620)	-120%	\$ 34,821	\$ 204,605	100%	\$ 34,821	\$ 222,276	109%
2032	\$ 36,856	\$ 206,050	\$ -	\$ (282,476)	-137%	\$ 35,866	\$ 206,684	100%	\$ 35,866	\$ 224,619	109%
2033	\$ 29,239	\$ 217,552	\$ -	\$ (311,715)	-143%	\$ 36,941	\$ 217,487	100%	\$ 36,941	\$ 235,692	108%
2034	\$ 3,620	\$ 258,213	\$ -	\$ (315,335)	-122%	\$ 38,050	\$ 255,179	99%	\$ 38,050	\$ 273,657	106%
2035	\$ 22,779	\$ 280,516	\$ -	\$ (338,113)	-121%	\$ 39,191	\$ 275,419	98%	\$ 39,191	\$ 294,174	105%
2036	\$ 28,644	\$ 298,320	\$ -	\$ (366,757)	-123%	\$ 40,367	\$ 291,274	98%	\$ 40,367	\$ 310,310	104%
2037	\$ 11,570	\$ 336,334	\$ -	\$ (378,327)	-112%	\$ 41,578	\$ 325,651	97%	\$ 41,578	\$ 344,972	103%
2038	\$ 2,656	\$ 386,377	\$ -	\$ (380,983)	-99%	\$ 42,825	\$ 370,705	96%	\$ 42,825	\$ 390,317	101%
2039	\$ 59,619	\$ 377,601	\$ -	\$ (440,602)	-117%	\$ 44,110	\$ 360,757	96%	\$ 44,110	\$ 380,662	101%
2040	\$ 46,688	\$ 383,869	\$ -	\$ (487,290)	-127%	\$ 45,433	\$ 364,913	95%	\$ 45,433	\$ 385,117	100%
2041	\$ 4,452	\$ 437,366	\$ -	\$ (491,742)	-112%	\$ 46,796	\$ 412,731	94%	\$ 46,796	\$ 433,239	99%
2042	\$ 37,596	\$ 458,028	\$ -	\$ (529,338)	-116%	\$ 48,200	\$ 429,527	94%	\$ 48,200	\$ 450,342	98%
2043	\$ 44,228	\$ 473,583	\$ -	\$ (573,566)	-121%	\$ 49,646	\$ 441,388	93%	\$ 49,646	\$ 462,515	98%
2044	\$ 51,531	\$ 483,195	\$ -	\$ (625,097)	-129%	\$ 51,136	\$ 447,613	93%	\$ 51,136	\$ 469,057	97%
2045	\$ 14,656	\$ 534,509	\$ -	\$ (639,754)	-120%	\$ 52,670	\$ 492,341	92%	\$ 52,670	\$ 514,106	96%
2046	\$ -	\$ 604,794	\$ -	\$ (639,754)	-106%	\$ 54,250	\$ 553,976	92%	\$ 54,250	\$ 576,068	95%
2047	\$ 61,085	\$ 612,752	\$ -	\$ (700,839)	-114%	\$ 55,877	\$ 557,077	91%	\$ 55,877	\$ 579,501	95%
2048	\$ 68,188	\$ 614,943	\$ -	\$ (769,027)	-125%	\$ 57,554	\$ 554,799	90%	\$ 57,554	\$ 577,559	94%
2049	\$ 396,777	\$ 263,557	\$ -	\$ (1,165,804)	-442%	\$ 59,280	\$ 225,625	86%	\$ 59,280	\$ 248,726	94%
2050	\$ 29,127	\$ 301,022	\$ -	\$ (1,194,931)	-397%	\$ 61,059	\$ 260,941	87%	\$ 61,059	\$ 284,388	94%
2051	\$ 43,751	\$ 325,625	\$ -	\$ (1,238,682)	-380%	\$ 62,890	\$ 283,994	87%	\$ 62,890	\$ 307,793	95%
2052	\$ 45,965	\$ 350,460	\$ -	\$ (1,284,647)	-367%	\$ 64,777	\$ 307,066	88%	\$ 64,777	\$ 331,222	95%

Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Future Percent Funded

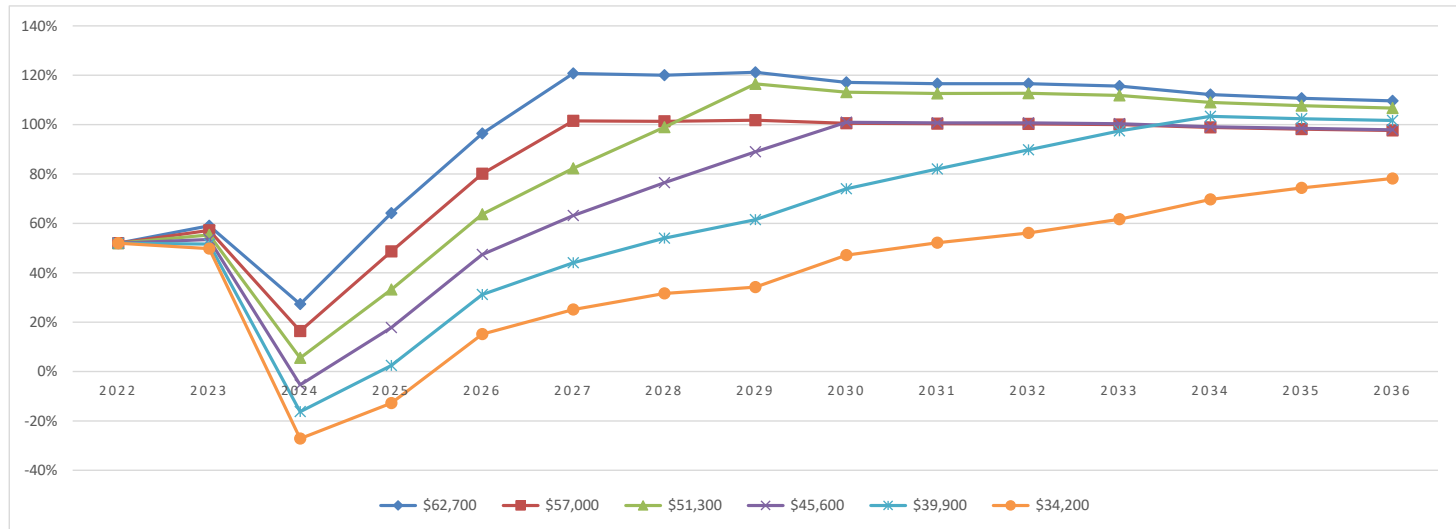
This table and chart shows where your percent funded will be over the next 15 years starting with different levels of funding. Keep in mind all figures assume a 3% annual increase in funding to keep up with inflation.

Above 70% = Well Funded
(Low Risk of Special Assessment)

Between 30% and 70% = Fairly Funded

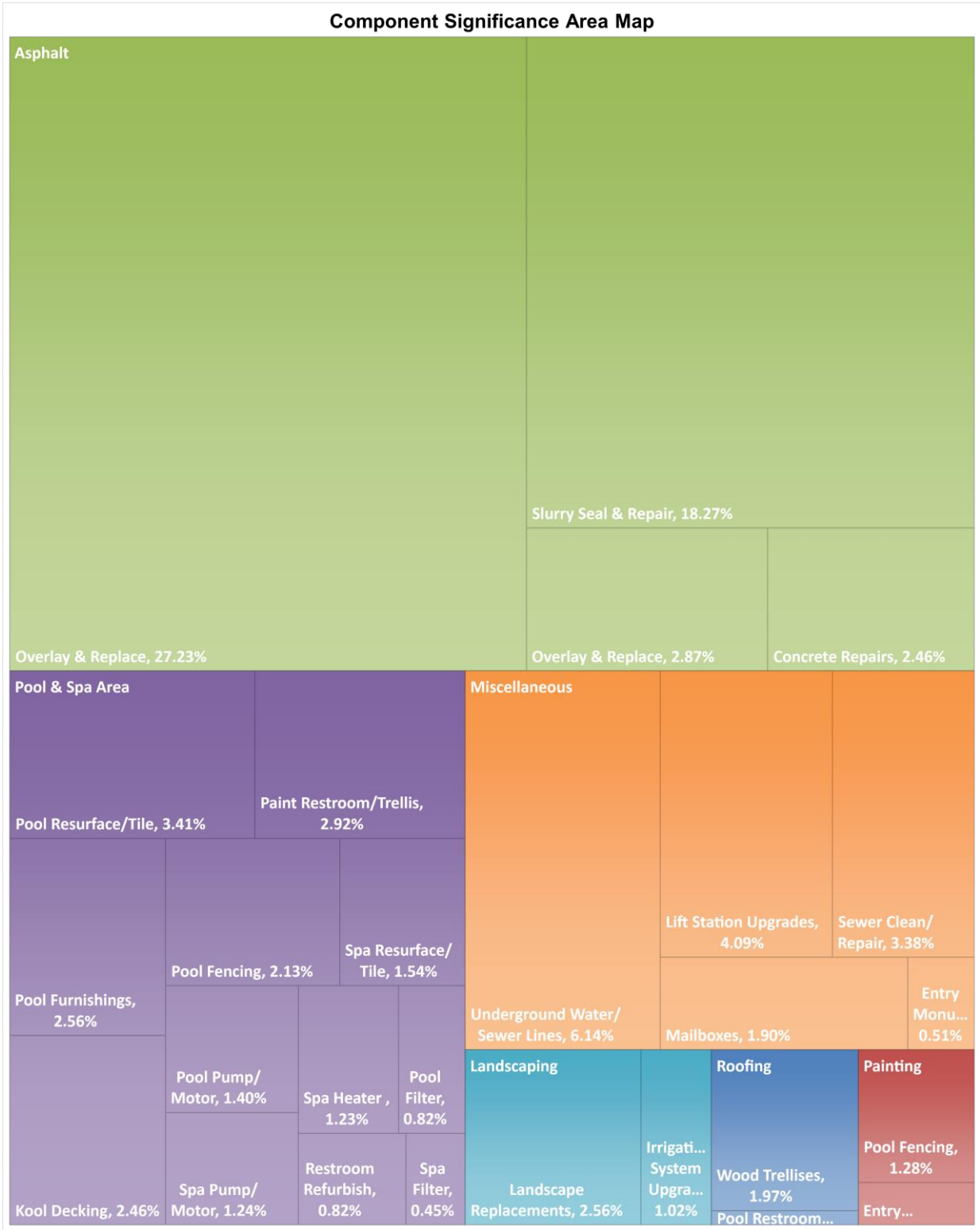
Below 30% = Poorly Funded
(Higher Risk of Special Assessment)

Funding Plan	Reserve Contribution 2023	Percent Funded														
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
110% Recommended	\$ 62,700	52%	59%	27%	64%	96%	121%	120%	121%	117%	117%	117%	116%	112%	111%	110%
Recommended	\$ 57,000	52%	57%	16%	49%	80%	102%	101%	102%	101%	100%	100%	100%	99%	98%	98%
90% Recommended	\$ 51,300	52%	55%	5%	33%	64%	82%	99%	117%	113%	113%	112%	109%	108%	107%	
80% Recommended	\$ 45,600	52%	53%	-5%	18%	47%	63%	76%	89%	101%	101%	101%	100%	99%	98%	98%
70% Recommended	\$ 39,900	52%	52%	-16%	2%	31%	44%	54%	62%	74%	82%	90%	97%	103%	102%	102%
60% Recommended	\$ 34,200	52%	50%	-27%	-13%	15%	25%	32%	34%	47%	52%	56%	62%	70%	74%	78%



Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Components are mapped below according to their percent of the total annual depreciation and are color coded by category



Component Summary
Rio Buena Vista HOA

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Roofing							
Pool Restroom Tile	1	Allowance	35	16	\$ 1,639	\$ 1,639	1
Wood Trellises	1	Allowance	25	2	\$ 13,113	\$ 13,113	1
						\$ 14,752	
Painting							
Pool Fencing	260	LF	5	0	\$ 6.56	\$ 1,705	1
Entry Monument	1	Allowance	10	2	\$ 1,093	\$ 1,093	1
						\$ 2,797	
Asphalt							
Slurry Seal & Repair	105000	SF	4	1	\$ 0.19	\$ 19,505	1
Overlay & Replace	10000	SF	25	19	\$ 1.91	\$ 19,123	1
Overlay & Replace	95000	SF	25	1	\$ 1.91	\$ 181,666	1
Concrete Repairs	1	Allowance	10	0	\$ 6,556	\$ 6,556	1
						\$ 226,850	
Pool & Spa Area							
Pool Resurface/Tile	1	Allowance	12	4	\$ 10,927	\$ 10,927	1
Pool Filter	1	Each	10	4	\$ 2,185	\$ 2,185	1
Pool Pump/Motor	1	Each	7	4	\$ 2,615	\$ 2,615	1
Spa Resurface/Tile	1	Allowance	8	0	\$ 3,278	\$ 3,278	1
Spa Heater	1	Each	10	0	\$ 3,278	\$ 3,278	1
Spa Filter	1	Each	10	0	\$ 1,202	\$ 1,202	1
Spa Pump/Motor	1	Each	7	5	\$ 2,318	\$ 2,318	1
Pool Fencing	260	LF	25	6	\$ 54.64	\$ 14,205	1
Pool Furnishings	1	Allowance	4	0	\$ 2,732	\$ 2,732	1
Restroom Refurbish	1	Allowance	25	6	\$ 5,464	\$ 5,464	1
Kool Decking	1	Allowance	10	2	\$ 6,556	\$ 6,556	1
Paint Restroom/Trellis	1	Allowance	7	0	\$ 5,464	\$ 5,464	1
						\$ 60,225	
Landscaping							
Irrigation System Upgrade	1	Allowance	12	0	\$ 3,278	\$ 3,278	1
Landscape Replacements	1	Allowance	8	0	\$ 5,464	\$ 5,464	1
Tree Trimming		Included in Operating Budget					3
						\$ 8,742	
Miscellaneous							
Mailboxes	126	Each	25	6	\$ 101	\$ 12,699	1
Entry Monument	1	Allowance	20	1	\$ 2,732	\$ 2,732	1
Sewer Clean/Repair	1	Allowance	10	0	\$ 9,015	\$ 9,015	1
Lift Station Upgrades	1	Allowance	8	1	\$ 8,742	\$ 8,742	1
Underground Water/Sewer Lines	1	Allowance	8	0	\$ 13,113	\$ 13,113	1
						\$ 46,300	
Contingency							
5%							1
TOTALS						\$ 359,666	

Notes: Any other items not listed are included in operating budget.

Component Significance

This table makes it easy to see what components are the most significant

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
Roofing							
Pool Restroom Tile	\$ 890	0.27%		\$ 47	0.18%		\$ 8.34
Wood Trellises	\$ 12,064	3.67%		\$ 525	1.97%		\$ 93.36
	\$ 12,953	3.94%		\$ 571	2.14%		\$ 101.69
Painting							
Pool Fencing	\$ 1,705	0.52%		\$ 341	1.28%		\$ 60.68
Entry Monument	\$ 874	0.27%		\$ 109	0.41%		\$ 19.45
	\$ 2,579	0.78%		\$ 450	1.69%		\$ 80.13
Asphalt							
Slurry Seal & Repair	\$ 14,629	4.45%		\$ 4,876	18.27%		\$ 867.92
Overlay & Replace	\$ 4,589	1.40%		\$ 765	2.87%		\$ 136.14
Overlay & Replace	\$ 174,399	53.07%		\$ 7,267	27.23%		\$ 1,293.37
Concrete Repairs	\$ 6,556	1.99%		\$ 656	2.46%		\$ 116.69
	\$ 200,174	60.91%		\$ 13,563	50.82%		\$ 2,414.12
Pool & Spa Area							
Pool Resurface/Tile	\$ 7,285	2.22%		\$ 911	3.41%		\$ 162.08
Pool Filter	\$ 1,311	0.40%		\$ 219	0.82%		\$ 38.90
Pool Pump/Motor	\$ 1,121	0.34%		\$ 374	1.40%		\$ 66.49
Spa Resurface/Tile	\$ 3,278	1.00%		\$ 410	1.54%		\$ 72.93
Spa Heater	\$ 3,278	1.00%		\$ 328	1.23%		\$ 58.35
Spa Filter	\$ 1,202	0.37%		\$ 120	0.45%		\$ 21.39
Spa Pump/Motor	\$ 662	0.20%		\$ 331	1.24%		\$ 58.93
Pool Fencing	\$ 10,796	3.29%		\$ 568	2.13%		\$ 101.14
Pool Furnishings	\$ 2,732	0.83%		\$ 683	2.56%		\$ 121.56
Restroom Refurbish	\$ 4,152	1.26%		\$ 219	0.82%		\$ 38.90
Kool Decking	\$ 5,245	1.60%		\$ 656	2.46%		\$ 116.69
Paint Restroom/Trellis	\$ 5,464	1.66%		\$ 781	2.92%		\$ 138.92
	\$ 46,526	14.16%		\$ 5,597	20.97%		\$ 996.28
Landscaping							
Irrigation System Upgrade	\$ 3,278	1.00%		\$ 273	1.02%		\$ 48.62
Landscape Replacements	\$ 5,464	1.66%		\$ 683	2.56%		\$ 121.56
Tree Trimming	\$	0.00%		\$			\$
	\$ 8,742	2.66%		\$ 956	3.58%		\$ 170.18
Miscellaneous							
Mailboxes	\$ 9,651	2.94%		\$ 508	1.90%		\$ 90.41
Entry Monument	\$ 2,595	0.79%		\$ 137	0.51%		\$ 24.31
Sewer Clean/Repair	\$ 9,015	2.74%		\$ 901	3.38%		\$ 160.46
Lift Station Upgrades	\$ 7,649	2.33%		\$ 1,093	4.09%		\$ 194.49
Underground Water/Sewer Lines	\$ 13,113	3.99%		\$ 1,639	6.14%		\$ 291.74
	\$ 42,023	12.79%		\$ 4,278	16.03%		\$ 761.41
Contingency							
5%	\$ 15,650	4.76%		\$ 1,271	4.76%		\$ 226.19
	\$ 328,648	100.00%	100%	\$ 26,687	100%	100%	\$ 4,750

Annual Expenses by Component

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Roofing										
Pool Restroom Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Trellises	\$ -	\$ -	\$ 13,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting										
Pool Fencing	\$ 1,705	\$ -	\$ -	\$ -	\$ -	\$ 1,976	\$ -	\$ -	\$ -	\$ -
Entry Monument	\$ -	\$ -	\$ 1,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt										
Slurry Seal & Repair	\$ -	\$ 20,090	\$ -	\$ -	\$ -	\$ 22,612	\$ -	\$ -	\$ -	\$ 25,450
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace	\$ -	\$ 187,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Repairs	\$ 6,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool & Spa Area										
Pool Resurface/Tile	\$ -	\$ -	\$ -	\$ -	\$ 12,299	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Filter	\$ -	\$ -	\$ -	\$ -	\$ 2,460	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Pump/Motor	\$ -	\$ -	\$ -	\$ -	\$ 2,943	\$ -	\$ -	\$ -	\$ -	\$ -
Spa Resurface/Tile	\$ 3,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,153	\$ -
Spa Heater	\$ 3,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa Filter	\$ 1,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa Pump/Motor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,687	\$ -	\$ -	\$ -	\$ -
Pool Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,962	\$ -	\$ -	\$ -
Pool Furnishings	\$ 2,732	\$ -	\$ -	\$ -	\$ 3,075	\$ -	\$ -	\$ -	\$ 3,461	\$ -
Restroom Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,524	\$ -	\$ -	\$ -
Kool Decking	\$ -	\$ -	\$ 6,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paint Restroom/Trellis	\$ 5,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,720	\$ -	\$ -
Landscaping										
Irrigation System Upgrade	\$ 3,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacements	\$ 5,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,921	\$ -
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Miscellaneous										
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,163	\$ -	\$ -	\$ -
Entry Monument	\$ -	\$ 2,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Clean/Repair	\$ 9,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lift Station Upgrades	\$ -	\$ 9,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,406
Underground Water/Sewer Lines	\$ 13,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,611	\$ -
Totals	\$ -	\$ 55,084	\$ 219,024	\$ 22,026	\$ -	\$ 20,777	\$ 27,275	\$ 38,649	\$ 6,720	\$ 31,145
										\$ 36,856

Annual Expenses by Component

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roofing											
Pool Restroom Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,630	\$ -	\$ -	\$ -	\$ -
Wood Trellises	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting											
Pool Fencing	\$ 2,291	\$ -	\$ -	\$ -	\$ -	\$ 2,656	\$ -	\$ -	\$ -	\$ -	\$ 3,079
Entry Monument	\$ -	\$ -	\$ 1,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt											
Slurry Seal & Repair	\$ -	\$ -	\$ -	\$ 28,644	\$ -	\$ -	\$ -	\$ 32,239	\$ -	\$ -	\$ -
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,532	\$ -
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Repairs	\$ 8,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,842
Pool & Spa Area											
Pool Resurface/Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,535	\$ -	\$ -	\$ -	\$ -
Pool Filter	\$ -	\$ -	\$ -	\$ -	\$ 3,306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Pump/Motor	\$ -	\$ 3,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,452	\$ -	\$ -
Spa Resurface/Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,261	\$ -	\$ -	\$ -	\$ -
Spa Heater	\$ 4,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,921
Spa Filter	\$ 1,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,171
Spa Pump/Motor	\$ -	\$ -	\$ 3,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,064	\$ -
Pool Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furnishings	\$ -	\$ -	\$ 3,895	\$ -	\$ -	\$ -	\$ 4,384	\$ -	\$ -	\$ -	\$ 4,934
Restroom Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kool Decking	\$ -	\$ -	\$ 9,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paint Restroom/Trellis	\$ -	\$ -	\$ -	\$ -	\$ 8,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping											
Irrigation System Upgrade	\$ -	\$ -	\$ 4,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,768	\$ -	\$ -	\$ -	\$ -
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Miscellaneous											
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Monument	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Clean/Repair	\$ 12,115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,282
Lift Station Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,449	\$ -	\$ -	\$ -
Underground Water/Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,042	\$ -	\$ -	\$ -	\$ -
Totals	\$ 29,239	\$ 3,620	\$ 22,779	\$ 28,644	\$ 11,570	\$ 2,656	\$ 59,619	\$ 46,688	\$ 4,452	\$ 37,596	\$ 44,228

Annual Expenses by Component

	2044	2045	2046	2047	2048	2049	2050	2051	2052
Roofing									
Pool Restroom Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wood Trellises	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,127	\$ -	\$ -
Painting									
Pool Fencing	\$ -	\$ -	\$ -	\$ -	\$ 3,569	\$ -	\$ -	\$ -	\$ -
Entry Monument	\$ -	\$ 2,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt									
Slurry Seal & Repair	\$ 36,285	\$ -	\$ -	\$ -	\$ 40,840	\$ -	\$ -	\$ -	\$ 45,965
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 391,779	\$ -	\$ -	\$ -
Concrete Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool & Spa Area									
Pool Resurface/Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,001	\$ -
Pool Filter	\$ -	\$ -	\$ -	\$ 4,443	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Pump/Motor	\$ -	\$ -	\$ -	\$ -	\$ 5,475	\$ -	\$ -	\$ -	\$ -
Spa Resurface/Tile	\$ -	\$ -	\$ -	\$ 6,664	\$ -	\$ -	\$ -	\$ -	\$ -
Spa Heater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa Filter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa Pump/Motor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,998	\$ -	\$ -	\$ -
Pool Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Furnishings	\$ -	\$ -	\$ -	\$ 5,553	\$ -	\$ -	\$ -	\$ 6,250	\$ -
Restroom Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Kool Decking	\$ -	\$ 12,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Paint Restroom/Trellis	\$ 10,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500	\$ -
Landscaping									
Irrigation System Upgrade	\$ -	\$ -	\$ -	\$ 6,664	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacements	\$ -	\$ -	\$ -	\$ 11,106	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2044	2045	2046	2047	2048	2049	2050	2051	2052
Miscellaneous									
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Monument	\$ 5,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Clean/Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lift Station Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 18,303	\$ -	\$ -	\$ -	\$ -
Underground Water/Sewer	\$ -	\$ -	\$ -	\$ 26,655	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 51,531	\$ 14,656	\$ -	\$ 61,085	\$ 68,188	\$ 396,777	\$ 29,127	\$ 43,751	\$ 45,965

Component Details

Roofing

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	35
Estimated Remaining Useful Life (Years)	-	16
Estimated Replacement Year	-	2039
Cost Source	-	1
Depreciation Percent	-	0.18%
Life Remaining Percent	-	46%

Pool Restroom Tile

Estimated Current Unit Cost	\$	1,639.09
Estimated Total Current Cost	\$	1,639
Estimated Total Future Cost	\$	2,630
Fully Funded Balance	\$	890
Depreciation This Year	\$	47
Monthly Contribution	\$	8.34
Fully Funded Balance Percent		0.27%

Roofing

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	2
Estimated Replacement Year	-	2025
Cost Source	-	1
Depreciation Percent	-	1.97%
Life Remaining Percent	-	8%

Wood Trellises

Estimated Current Unit Cost	\$	13,112.72
Estimated Total Current Cost	\$	13,113
Estimated Total Future Cost	\$	13,911
Fully Funded Balance	\$	12,064
Depreciation This Year	\$	525
Monthly Contribution	\$	93.36
Fully Funded Balance Percent		3.67%

Painting

Approximate Component Quantity	-	260
Unit of Measure	-	LF
Normal Useful Life (Years)	-	5
Estimated Remaining Useful Life (Years)	-	0
Estimated Replacement Year	-	2023
Cost Source	-	1
Depreciation Percent	-	1.28%
Life Remaining Percent	-	0%

Pool Fencing

Estimated Current Unit Cost	\$	6.56
Estimated Total Current Cost	\$	1,705
Estimated Total Future Cost	\$	1,705
Fully Funded Balance	\$	1,705
Depreciation This Year	\$	341
Monthly Contribution	\$	60.68
Fully Funded Balance Percent		0.52%

Painting

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	10
Estimated Remaining Useful Life (Years)	-	2
Estimated Replacement Year	-	2025
Cost Source	-	1
Depreciation Percent	-	0.41%
Life Remaining Percent	-	20%

Entry Monument

Estimated Current Unit Cost	\$	1,092.73
Estimated Total Current Cost	\$	1,093
Estimated Total Future Cost	\$	1,159
Fully Funded Balance	\$	874
Depreciation This Year	\$	109
Monthly Contribution	\$	19.45
Fully Funded Balance Percent		0.27%


Asphalt

Approximate Component Quantity	-	105000
Unit of Measure	-	SF
Normal Useful Life (Years)	-	4
Estimated Remaining Useful Life (Years)	-	1
Estimated Replacement Year	-	2024
Cost Source	-	1
Depreciation Percent	-	18.27%
Life Remaining Percent	-	25%


Slurry Seal & Repair

Estimated Current Unit Cost	\$	0.19
Estimated Total Current Cost	\$	19,505
Estimated Total Future Cost	\$	20,090
Fully Funded Balance	\$	14,629
Depreciation This Year	\$	4,876
Monthly Contribution	\$	867.92
Fully Funded Balance Percent		4.45%

Asphalt**Overlay & Replace**

Approximate Component Quantity	-	10000	Estimated Current Unit Cost	\$	1.91
Unit of Measure	-	SF	Estimated Total Current Cost	\$	19,123
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	33,532
Estimated Remaining Useful Life (Years)	-	19	Fully Funded Balance	\$	4,589
Estimated Replacement Year	-	2042	Depreciation This Year	\$	765
Cost Source	-	1	Monthly Contribution	\$	136.14
Depreciation Percent	-	2.87%	Fully Funded Balance Percent		1.40%
Life Remaining Percent	-	 76%			


Asphalt**Overlay & Replace**

Approximate Component Quantity	-	95000	Estimated Current Unit Cost	\$	1.91
Unit of Measure	-	SF	Estimated Total Current Cost	\$	181,666
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	187,116
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	\$	174,399
Estimated Replacement Year	-	2024	Depreciation This Year	\$	7,267
Cost Source	-	1	Monthly Contribution	\$	1,293.37
Depreciation Percent	-	27.23%	Fully Funded Balance Percent		53.07%
Life Remaining Percent	-	 4%			


Asphalt**Concrete Repairs**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	6,556.36
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	6,556
Normal Useful Life (Years)	-	10	Estimated Total Future Cost	\$	6,556
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	\$	6,556
Estimated Replacement Year	-	2023	Depreciation This Year	\$	656
Cost Source	-	1	Monthly Contribution	\$	116.69
Depreciation Percent	-	2.46%	Fully Funded Balance Percent		1.99%
Life Remaining Percent	-	0%			

Pool & Spa Area**Pool Resurface/Tile**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	10,927.27
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	10,927
Normal Useful Life (Years)	-	12	Estimated Total Future Cost	\$	12,299
Estimated Remaining Useful Life (Years)	-	4	Fully Funded Balance	\$	7,285
Estimated Replacement Year	-	2027	Depreciation This Year	\$	911
Cost Source	-	1	Monthly Contribution	\$	162.08
Depreciation Percent	-	3.41%	Fully Funded Balance Percent		2.22%
Life Remaining Percent	-	 33%			

Pool & Spa Area**Pool Filter**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	2,185.45
Unit of Measure	-	Each	Estimated Total Current Cost	\$	2,185
Normal Useful Life (Years)	-	10	Estimated Total Future Cost	\$	2,460
Estimated Remaining Useful Life (Years)	-	4	Fully Funded Balance	\$	1,311
Estimated Replacement Year	-	2027	Depreciation This Year	\$	219
Cost Source	-	1	Monthly Contribution	\$	38.90
Depreciation Percent	-	0.82%	Fully Funded Balance Percent		0.40%
Life Remaining Percent	-	 40%			

Pool & Spa Area**Pool Pump/Motor**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 2,615.12
Unit of Measure	- Each	Estimated Total Current Cost	\$ 2,615
Normal Useful Life (Years)	- 7	Estimated Total Future Cost	\$ 2,943
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 1,121
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 374
Cost Source	- 1	Monthly Contribution	\$ 66.49
Depreciation Percent	- 1.40%	Fully Funded Balance Percent	0.34%
Life Remaining Percent	- 57%		

Pool & Spa Area**Spa Resurface/Tile**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,278.18
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 3,278
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 3,278
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 3,278
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 410
Cost Source	- 1	Monthly Contribution	\$ 72.93
Depreciation Percent	- 1.54%	Fully Funded Balance Percent	1.00%
Life Remaining Percent	- 0%		

Pool & Spa Area**Spa Heater**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,278.18
Unit of Measure	- Each	Estimated Total Current Cost	\$ 3,278
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 3,278
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 3,278
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 328
Cost Source	- 1	Monthly Contribution	\$ 58.35
Depreciation Percent	- 1.23%	Fully Funded Balance Percent	1.00%
Life Remaining Percent	- 0%		


Pool & Spa Area**Spa Filter**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 1,202.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 1,202
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 1,202
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 1,202
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 120
Cost Source	- 1	Monthly Contribution	\$ 21.39
Depreciation Percent	- 0.45%	Fully Funded Balance Percent	0.37%
Life Remaining Percent	- 0%		

Pool & Spa Area**Spa Pump/Motor**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 2,317.50
Unit of Measure	- Each	Estimated Total Current Cost	\$ 2,318
Normal Useful Life (Years)	- 7	Estimated Total Future Cost	\$ 2,687
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 662
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 331
Cost Source	- 1	Monthly Contribution	\$ 58.93
Depreciation Percent	- 1.24%	Fully Funded Balance Percent	0.20%
Life Remaining Percent	- 71%		

Pool & Spa Area

Approximate Component Quantity	-	260
Unit of Measure	-	LF
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	6
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	2.13%
Life Remaining Percent	-	 24%

Pool Fencing

Estimated Current Unit Cost	\$	54.64
Estimated Total Current Cost	\$	14,205
Estimated Total Future Cost	\$	16,962
Fully Funded Balance	\$	10,796
Depreciation This Year	\$	568
Monthly Contribution	\$	101.14
Fully Funded Balance Percent		3.29%


Pool & Spa Area

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	4
Estimated Remaining Useful Life (Years)	-	0
Estimated Replacement Year	-	2023
Cost Source	-	1
Depreciation Percent	-	2.56%
Life Remaining Percent	-	0%

Pool Furnishings

Estimated Current Unit Cost	\$	2,731.82
Estimated Total Current Cost	\$	2,732
Estimated Total Future Cost	\$	2,732
Fully Funded Balance	\$	2,732
Depreciation This Year	\$	683
Monthly Contribution	\$	121.56
Fully Funded Balance Percent		0.83%


Pool & Spa Area

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	6
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	0.82%
Life Remaining Percent	-	 24%

Restroom Refurbish

Estimated Current Unit Cost	\$	5,463.64
Estimated Total Current Cost	\$	5,464
Estimated Total Future Cost	\$	6,524
Fully Funded Balance	\$	4,152
Depreciation This Year	\$	219
Monthly Contribution	\$	38.90
Fully Funded Balance Percent		1.26%

Pool & Spa Area

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	10
Estimated Remaining Useful Life (Years)	-	2
Estimated Replacement Year	-	2025
Cost Source	-	1
Depreciation Percent	-	2.46%
Life Remaining Percent	-	 20%

Kool Decking

Estimated Current Unit Cost	\$	6,556.36
Estimated Total Current Cost	\$	6,556
Estimated Total Future Cost	\$	6,956
Fully Funded Balance	\$	5,245
Depreciation This Year	\$	656
Monthly Contribution	\$	116.69
Fully Funded Balance Percent		1.60%

Pool & Spa Area

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	7
Estimated Remaining Useful Life (Years)	-	0
Estimated Replacement Year	-	2023
Cost Source	-	1
Depreciation Percent	-	2.92%
Life Remaining Percent	-	0%

Paint Restroom/Trellis

Estimated Current Unit Cost	\$	5,463.64
Estimated Total Current Cost	\$	5,464
Estimated Total Future Cost	\$	5,464
Fully Funded Balance	\$	5,464
Depreciation This Year	\$	781
Monthly Contribution	\$	138.92
Fully Funded Balance Percent		1.66%

Landscaping**Irrigation System Upgrade**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,278.18
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 3,278
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 3,278
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 3,278
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 273
Cost Source	- 1	Monthly Contribution	\$ 48.62
Depreciation Percent	- 1.02%	Fully Funded Balance Percent	1.00%
Life Remaining Percent	- 0%		

Landscaping**Landscape Replacements**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 5,463.64
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 5,464
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 5,464
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 5,464
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 683
Cost Source	- 1	Monthly Contribution	\$ 121.56
Depreciation Percent	- 2.56%	Fully Funded Balance Percent	1.66%
Life Remaining Percent	- 0%		

Miscellaneous**Mailboxes**

Approximate Component Quantity	- 126	Estimated Current Unit Cost	\$ 100.79
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,699
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 15,163
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 9,651
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 508
Cost Source	- 1	Monthly Contribution	\$ 90.41
Depreciation Percent	- 1.90%	Fully Funded Balance Percent	2.94%
Life Remaining Percent	- 24%		


Miscellaneous**Entry Monument**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 2,731.82
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 2,732
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 2,814
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 2,595
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 137
Cost Source	- 1	Monthly Contribution	\$ 24.31
Depreciation Percent	- 0.51%	Fully Funded Balance Percent	0.79%
Life Remaining Percent	- 5%		

Miscellaneous**Sewer Clean/Repair**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 9,015.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 9,015
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 9,015
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 9,015
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 901
Cost Source	- 1	Monthly Contribution	\$ 160.46
Depreciation Percent	- 3.38%	Fully Funded Balance Percent	2.74%
Life Remaining Percent	- 0%		

Miscellaneous**Lift Station Upgrades**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 8,741.82
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 8,742
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 9,004
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 7,649
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 1,093
Cost Source	- 1	Monthly Contribution	\$ 194.49
Depreciation Percent	- 4.09%	Fully Funded Balance Percent	2.33%
Life Remaining Percent	-  13%		

Miscellaneous**Underground Water/Sewer Lines**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 13,112.72
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 13,113
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 13,113
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 13,113
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 1,639
Cost Source	- 1	Monthly Contribution	\$ 291.74
Depreciation Percent	- 6.14%	Fully Funded Balance Percent	3.99%
Life Remaining Percent	- 0%		

Assessment and Reserve Funding Disclosure Summary
Rio Buena Vista HOA

(1) The current regular assessment per ownership interest per month is:

\$ 115.00 per month for the year ending 12/31/22

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ____ of the attached summary.

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: As of 11/12/2022

Date Assessment is Due	Amount per unit	Purpose of Assessment
NA		
Total:		

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes No

Note: This calculation assumes the association will raise their current reserve contribution 3% per year over the next 30 years.

(4) If the answer to #3 is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years?

Increase the monthly reserve contribution by \$ 33.60 per unit

For more detail see attached theoretical 30 year funding plans.

Note: This calculation assumes the association will raise their current reserve contribution 3% per year over the next 30 years.

(5) All major components appropriate for reserve funding are included in the reserve study and are included in its calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the civil code the estimated amount required in the reserve fund at the end of the current fiscal year is:

\$ 328,648 based in whole or in part on the last reserve study or update prepared by McCaffery Reserve Consulting as of 12/31/2022 the projected reserve fund cash balance at the end of the current fiscal year is: \$ 170,745 resulting in the reserves being 52% funded at this date.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the civil code the projected required amount in reserves, projected reserve fund cash balance and projected percent funded for each of the next 5 years is:

Year	Amt Required	Proj. Balance	% Funded
2023	\$ 306,421	\$ 118,222	39%
2024	\$ 107,052	\$ (99,029)	-93%
2025	\$ 115,604	\$ (121,055)	-105%
2026	\$ 149,109	\$ (121,055)	-81%
2027	\$ 162,051	\$ (141,832)	-88%

For more detail see attached theoretical 30 year funding plans.

Note: This calculation assumes the association will raise their reserve contribution 3% per year over the next 30 years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate was : 1.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was: 3.00% per year

(b) For the purposes of preparing a summary pursuant to this section:

(1) "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.

(2) "Major component" has the meaning used in Section 5550. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.

(3) The form set out in subdivision (a) shall accompany each pro forma operating budget or summary thereof that is delivered pursuant to section 5300. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.

(4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

The Preparer of this form will be indemnified and held harmless against all losses, claims, action, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which has been provided to Preparer by others and relied upon by Preparer which may result from any improper use or reliance on this disclosure.

Disclaimer

This report attempts to determine the estimated remaining useful life of the components that can be visually observed. This report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements. The study is not a guarantee or warranty, or a recommendation to purchase. Estimated remaining useful lives are calculated with reasonable consideration for weather conditions. Natural disasters, including seismic activity will not be addressed in this report. Reserve Funding for earthquake damages and other disasters exceeds the scope of the study. We recommend the development consider additional insurance to cover unforeseen disasters. We assume the components of the association will receive proper maintenance. The report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements.

In providing the opinions of probable construction costs, the client understands that McCaffery Reserve Consulting (MRC) has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of MRC's qualifications and experience. MRC makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

Because the reserve study is a projection, the estimated lives and costs of components will likely change over time depending on a variety of factors such as future inflation rates and levels of maintenance applied by future boards, unknown defects in materials that may lead to premature failures, etc. As a result, some components may experience longer lives while others will experience premature failures. Some components may cost less at the time of replacement due to changes in manufacturing methods while others may cost more due to material shortages or high demand. All future projections are therefore theoretical and reserve studies should be updated annually.

MRC has made a reasonable effort to ensure that the report is accurate. This study does not preclude errors resulting from unforeseen conditions or circumstances. The scope of this report is expressly limited to the components described herein. MRC has obtained certain information, documentation and materials from the association agent and the reserve study is based upon the accuracy of such information. Material inaccuracies could adversely effect the reserve study. MRC is not responsible for such inaccuracies. This study is limited to a visual observation. There has been neither destructive testing nor inspection of the interior of private units; floors, wall or ceiling cavities, or structural elements. It is assumed that the components have been constructed per original construction documents and comply with applicable codes. This study is not designed to uncover latent or patent defects. Estimates represent replacement of a component with similar materials unless otherwise noted. Local building codes have not been researched to determine whether or not current ordinances will permit the replacement of any component with components of like material. The estimates do not take into account the abbreviated useful life of a component as a result of its original construction, installation, or design. MRC is not responsible for any claims, demands, or damages arising out of the discovery of asbestos, radon or any environmental claims, demands or damages. We do not assume any liability for damages which may result from this study. We are not responsible for conditions this report fails to disclose. The information contained in this study is deemed reliable as of the date of this study, but is not guaranteed.

The Association, by accepting this study, agrees to release MRC from any claims, demands or damages. The Association, in consideration of MRC performing the reserve study, hereby agrees to indemnify, defend and hold harmless MRC from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this reserve study.

The information contained within the report is assembled in conjunction with the client and is intended to assist the client with its reserve planning. MRC does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the product lives associated with these items.