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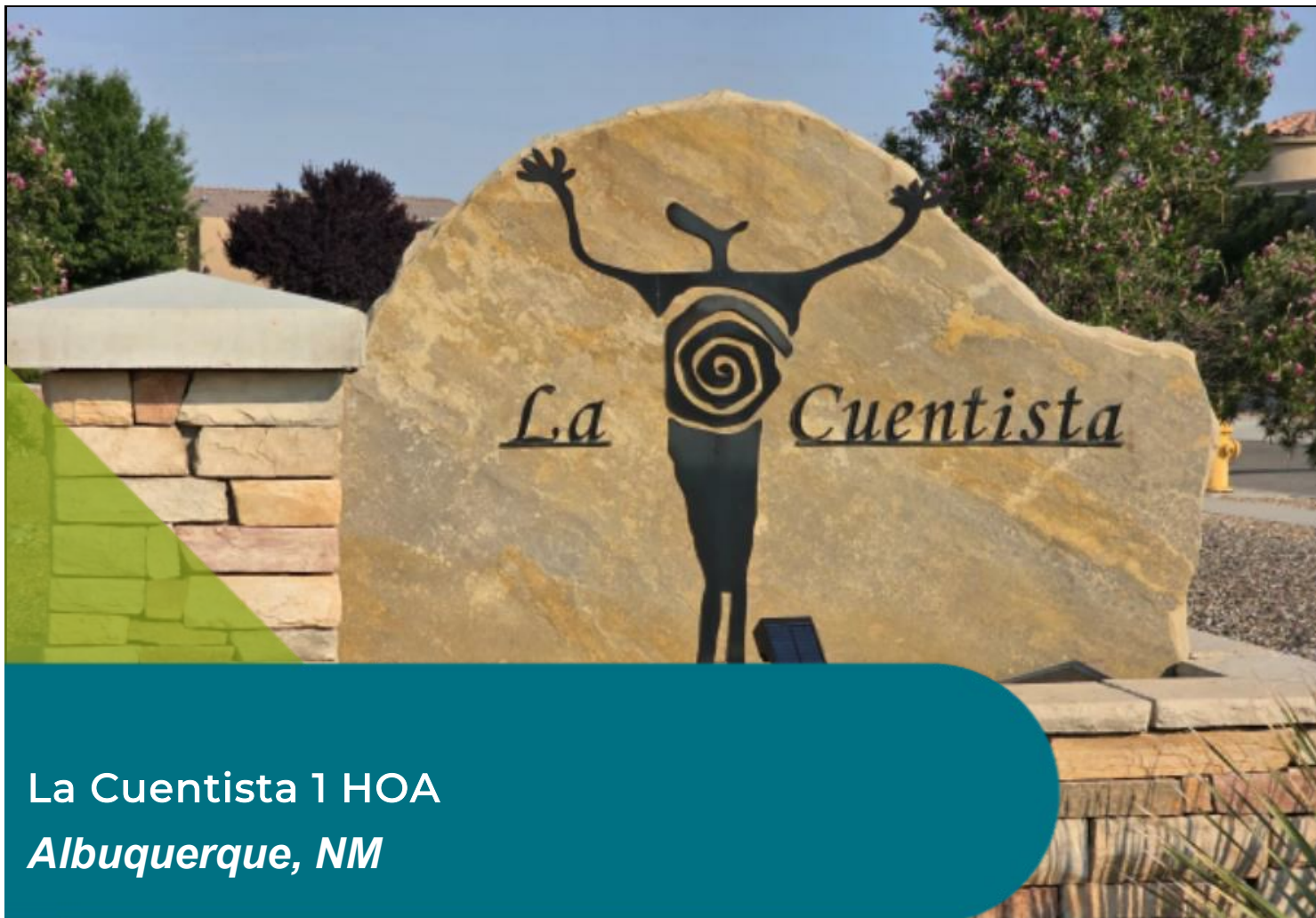


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La Cuentista 1 HOA
Albuquerque, NM



Report #: 54969-0
Beginning: January 1, 2027
Expires: December 31, 2027

RESERVE STUDY
"Full"

August 26, 2026

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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La Cuentista 1 HOA -
Albuquerque, NM
Level of Service: "Full"

Report #: **54969-0**

of Units: 140

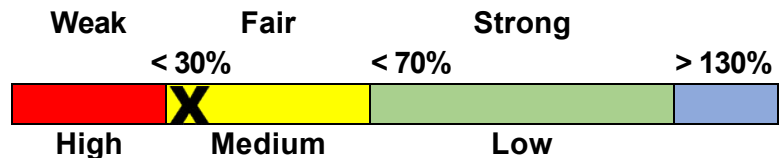
January 1, 2027 through December 31, 2027

Findings & Recommendations

as of January 1, 2027

Projected Starting Reserve Balance	\$107,225
Fully Funded Reserve Balance	\$319,068
Percent Funded	33.6 %
Recommended 2027 Monthly Reserve Funding	\$2,540
Recommended 2027 Special Assessment for Reserves	\$85,400
Budgeted 2026 Reserve Funding	\$1,500

Reserve Fund Strength: 33.6%



Risk of Special Assessment:

Economic Assumptions:

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

This is a Full Reserve Study (original, created "from scratch"), based on our site inspection on 8/11/2026.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS). Your Reserve Fund is currently at 33.6 % Funded. Being just above 30% Funded represents a weak to fair Reserve position. Associations in this range have a Medium risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future. Based on this starting point, your anticipated future expenses, and your historical Reserve funding rate, our recommendation is to increase your monthly Reserve funding to \$2,540 and to implement a special assessment of \$85,400. This is primarily driven by the Association's maintenance responsibilities in Tract 1 (shared with Unit 2) particularly the storm water detention pond. We were not provided a copy of the proposal of a few years ago and therefore not familiar with the scope of work. Any additional information, or engineering reports on the scope and projected cost may result in adjusting/revising the erosion control funding requirements.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and gradually bring your association closer to the "Fully Funded" (100%) level.



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds				
2107	Concrete Sidewalks - Repair/Replace	4	0	\$11,472
2133	Fencing - Metal - Repair/Paint	5	1	\$3,920
2137	Fencing - Metal - Replace	30	10	\$29,400
2159	Detention Pond Erosion Control - Replace	50	3	\$212,000
2160	Detention Ponds - Clean/Refurbish	3	0	\$3,180
2166	Mailboxes - Kiosks - Replace	25	6	\$35,200
2169	Signage - Monument - Refurb/Replace	25	13	\$21,000
2175	Lights - Pole - Site - Replace	5	1	\$14,910
2181	Furnishings - Outdoor - Replace	10	5	\$2,800
2183	Trees - Trim/Remove/Replace	5	0	\$30,000
2185	Landscaping Gravel - Replenishment	5	1	\$2,800

11 Total Funded Components

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

**2027**

#	Component	Quantity	Unit of Measure	Expenses
Site and Grounds				
2107	Concrete Sidewalks - Repair/Replace	19,120	GSF	\$11,472
2160	Detention Ponds - Clean/Refurbish	1	Allowance	\$3,180
2183	Trees - Trim/Remove/Replace	1	Allowance	\$30,000
Chapter Cost				\$44,652

Annual Total: \$44,652

2028

#	Component	Quantity	Unit of Measure	Expenses
Site and Grounds				
2133	Fencing - Metal - Repair/Paint	490	LF	\$4,038
2175	Lights - Pole - Site - Replace	5	Each	\$15,357
2185	Landscaping Gravel - Replenishment	1	Allowance	\$2,884
Chapter Cost				\$22,279

Annual Total: \$22,279

2029

(No Projected Reserve Expenses)

2030

#	Component	Quantity	Unit of Measure	Expenses
Site and Grounds				
2159	Detention Pond Erosion Control - Replace	1	Allowance	\$231,658
2160	Detention Ponds - Clean/Refurbish	1	Allowance	\$3,475
Chapter Cost				\$235,133

Annual Total: \$235,133

2031

#	Component	Quantity	Unit of Measure	Expenses
Site and Grounds				
2107	Concrete Sidewalks - Repair/Replace	19,120	GSF	\$12,912
Chapter Cost				\$12,912

Annual Total: \$12,912

2032

#	Component	Quantity	Unit of Measure	Expenses
Site and Grounds				
2181	Furnishings - Outdoor - Replace	8	Pieces	\$3,246
2183	Trees - Trim/Remove/Replace	1	Allowance	\$34,778

Chapter Cost

\$38,024

Annual Total:

\$38,024

2033			
#	Component	Quantity Unit of Measure	Expenses
Site and Grounds			
2133	Fencing - Metal - Repair/Paint	490 LF	\$4,681
2160	Detention Ponds - Clean/Refurbish	1 Allowance	\$3,797
2166	Mailboxes - Kiosks - Replace	11 Kiosks	\$42,031
2175	Lights - Pole - Site - Replace	5 Each	\$17,803
2185	Landscaping Gravel - Replenishment	1 Allowance	\$3,343
Chapter Cost			\$71,655

Annual Total:

\$71,655

2034			
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(No Projected Reserve Expenses)

2035			
#	Component	Quantity Unit of Measure	Expenses
Site and Grounds			
2107	Concrete Sidewalks - Repair/Replace	19,120 GSF	\$14,532
Chapter Cost			\$14,532

Annual Total:

\$14,532

2036			
#	Component	Quantity Unit of Measure	Expenses
Site and Grounds			
2160	Detention Ponds - Clean/Refurbish	1 Allowance	\$4,149
Chapter Cost			\$4,149

Annual Total:

\$4,149

Grand Total:

\$443,336

Introduction



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

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



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

Methodology

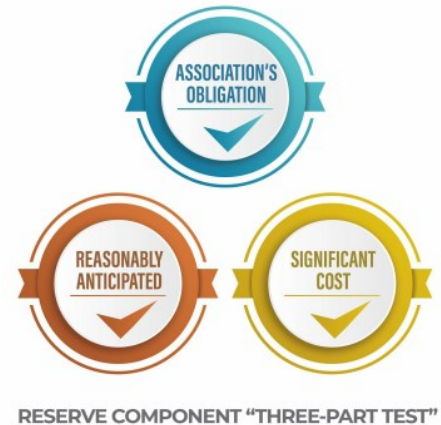


For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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



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

Site Inspection Notes

During our site visit on 8/11/2026, we started with a brief meeting with Board member Jim Grage, and then started the site inspection beginning with the Tract 1 area. We visually inspected all areas, and performed a aerial mapping of the community with the use of a drone. We were not able to inspect below ground drainage infrastructure. Please refer to the Photographic Inventory Appendix for additional information on each of your Reserve components.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the future years of high projected Reserve expenses.

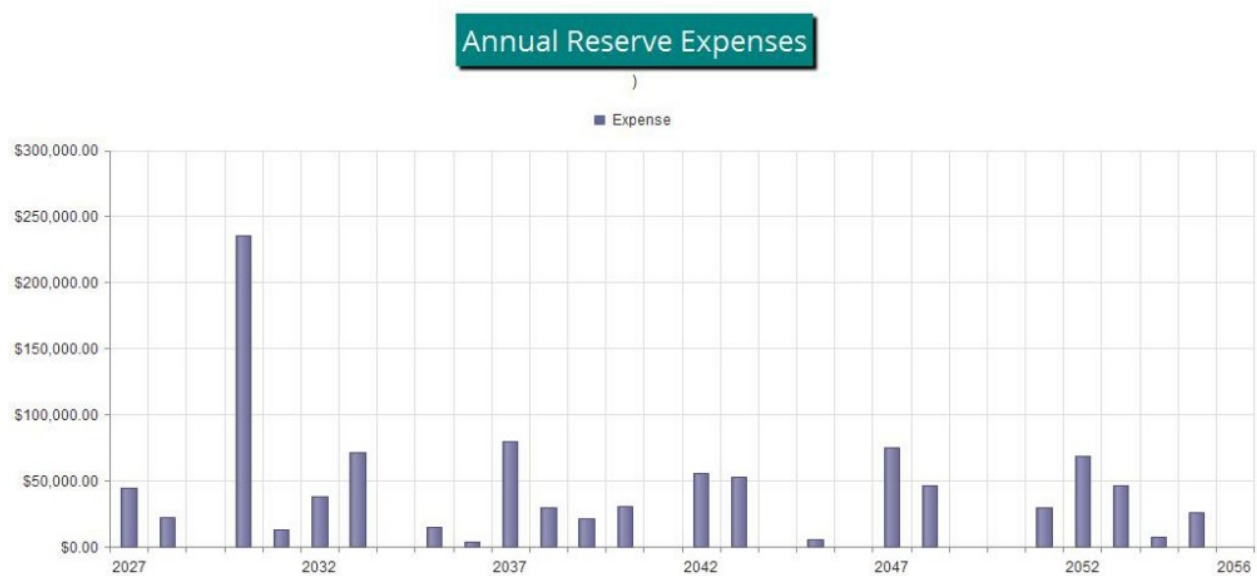


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$107,225 as-of the start of your Fiscal Year on 1/1/2027.

This is based on your actual balance on 6/30/2026 of \$98,225 and anticipated Reserve funding and expenses projected through the end of your Fiscal Year.

As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$319,068. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 33.6 % Funded. Across the country approximately **20%** of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, this Fiscal Year we are recommending monthly budgeted Reserve transfers of \$2,540 this Fiscal Year. This is primarily driven by the Association's maintenance responsibilities in Tract 1 (shared with Unit 2) particularly the storm water detention pond. We were not provided a copy of the proposal of a few years ago and therefore not familiar with the scope of work. Any additional information, or engineering reports on the scope and projected cost may result in adjusting/revising the erosion control funding requirements. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

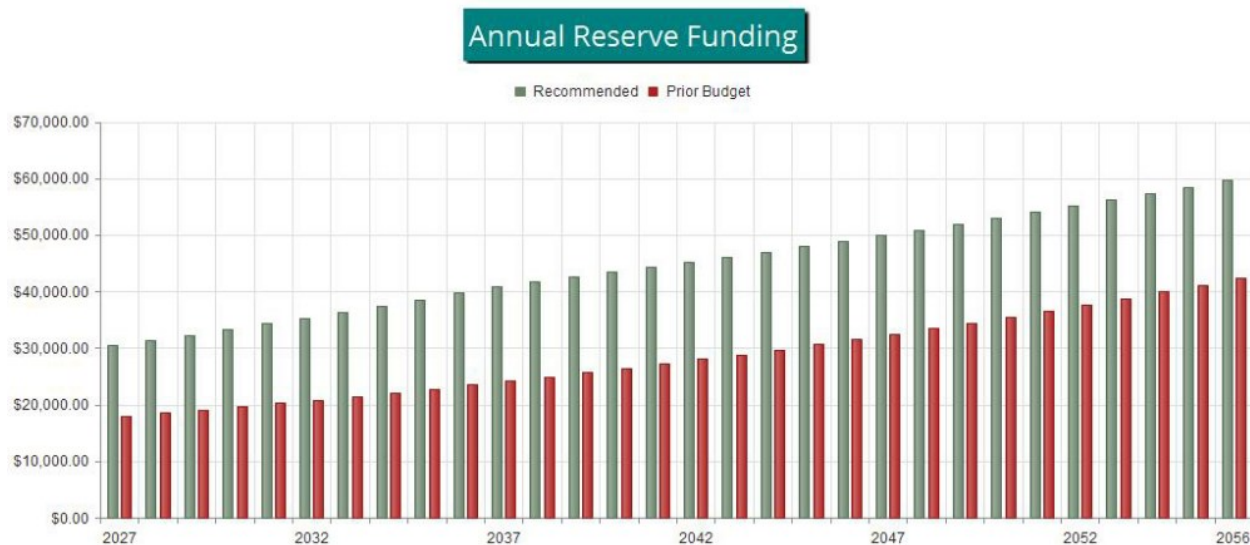


Figure 2

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

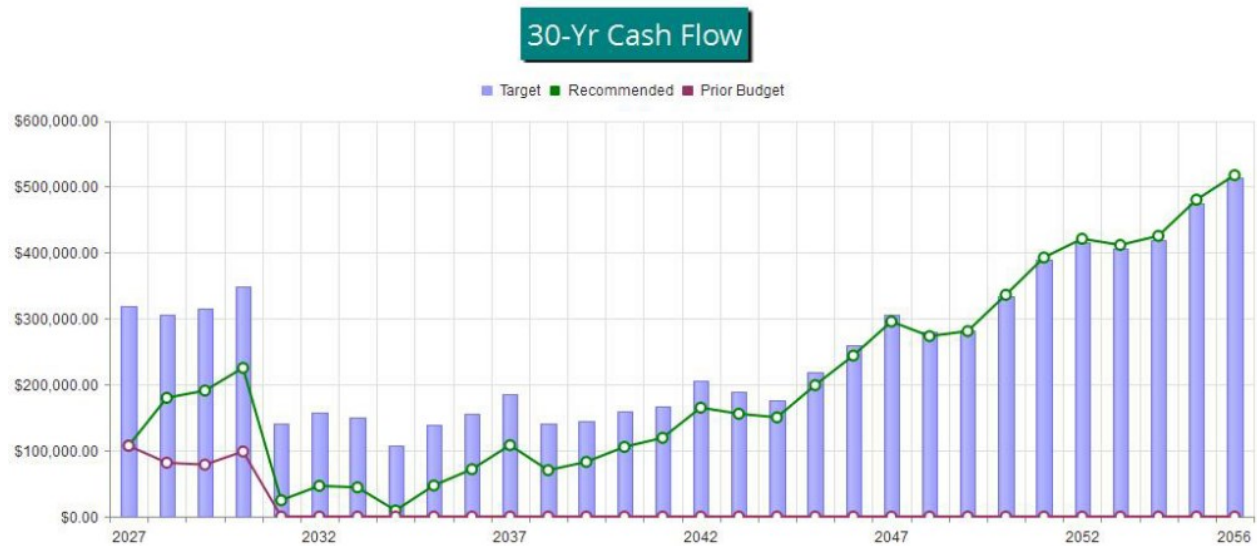


Figure 3

This figure 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-yr Funding Plan.

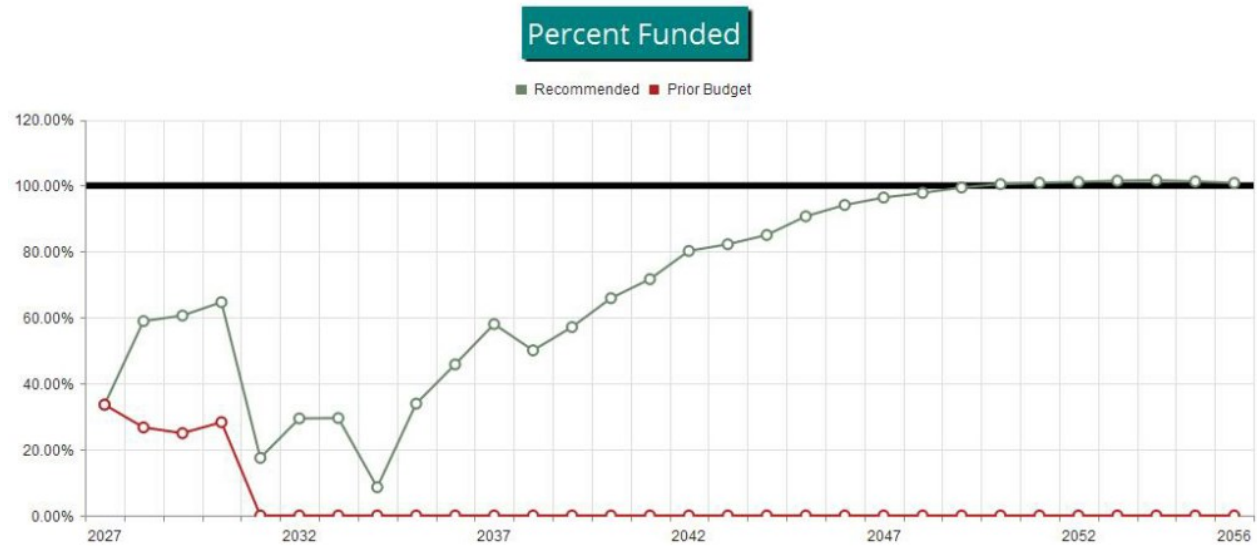


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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



#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
						Lower Estimate	Higher Estimate
Site and Grounds							
2107	Concrete Sidewalks - Repair/Replace	19,120	GSF	4	0	\$10,300	\$12,600
2133	Fencing - Metal - Repair/Paint	490	LF	5	1	\$3,530	\$4,310
2137	Fencing - Metal - Replace	490	LF	30	10	\$26,500	\$32,300
2159	Detention Pond Erosion Control - Replace	1	Allowance	50	3	\$191,000	\$233,000
2160	Detention Ponds - Clean/Refurbish	1	Allowance	3	0	\$2,860	\$3,500
2166	Mailboxes - Kiosks - Replace	11	Kiosks	25	6	\$31,700	\$38,700
2169	Signage - Monument - Refurb/Replace	3	Signs	25	13	\$18,900	\$23,100
2175	Lights - Pole - Site - Replace	5	Each	5	1	\$13,400	\$16,400
2181	Furnishings - Outdoor - Replace	8	Pieces	10	5	\$2,520	\$3,080
2183	Trees - Trim/Remove/Replace	1	Allowance	5	0	\$27,000	\$33,000
2185	Landscaping Gravel - Replenishment	1	Allowance	5	1	\$2,520	\$3,080
11 Total Funded Components							



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site and Grounds								
2107	Concrete Sidewalks - Repair/Replace	\$11,472	X	4	/	4	=	\$11,472
2133	Fencing - Metal - Repair/Paint	\$3,920	X	4	/	5	=	\$3,136
2137	Fencing - Metal - Replace	\$29,400	X	20	/	30	=	\$19,600
2159	Detention Pond Erosion Control - Replace	\$212,000	X	47	/	50	=	\$199,280
2160	Detention Ponds - Clean/Refurbish	\$3,180	X	3	/	3	=	\$3,180
2166	Mailboxes - Kiosks - Replace	\$35,200	X	19	/	25	=	\$26,752
2169	Signage - Monument - Refurb/Replace	\$21,000	X	12	/	25	=	\$10,080
2175	Lights - Pole - Site - Replace	\$14,910	X	4	/	5	=	\$11,928
2181	Furnishings - Outdoor - Replace	\$2,800	X	5	/	10	=	\$1,400
2183	Trees - Trim/Remove/Replace	\$30,000	X	5	/	5	=	\$30,000
2185	Landscaping Gravel - Replenishment	\$2,800	X	4	/	5	=	\$2,240
								\$319,068



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds					
2107	Concrete Sidewalks - Repair/Replace	4	\$11,472	\$2,868	13.04 %
2133	Fencing - Metal - Repair/Paint	5	\$3,920	\$784	3.56 %
2137	Fencing - Metal - Replace	30	\$29,400	\$980	4.45 %
2159	Detention Pond Erosion Control - Replace	50	\$212,000	\$4,240	19.27 %
2160	Detention Ponds - Clean/Refurbish	3	\$3,180	\$1,060	4.82 %
2166	Mailboxes - Kiosks - Replace	25	\$35,200	\$1,408	6.40 %
2169	Signage - Monument - Refurb/Replace	25	\$21,000	\$840	3.82 %
2175	Lights - Pole - Site - Replace	5	\$14,910	\$2,982	13.55 %
2181	Furnishings - Outdoor - Replace	10	\$2,800	\$280	1.27 %
2183	Trees - Trim/Remove/Replace	5	\$30,000	\$6,000	27.27 %
2185	Landscaping Gravel - Replenishment	5	\$2,800	\$560	2.55 %
11	Total Funded Components			\$22,002	100.00 %



30-Year Reserve Plan Summary

Report # 54969-0
Full

Fiscal Year Start: 2027

Net After Tax Interest: 1.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	\$107,225	\$319,068	33.6 %	Medium	\$30,480	\$85,400	\$1,435	\$44,652
2028	\$179,888	\$305,311	58.9 %	Medium	\$31,394	\$0	\$1,853	\$22,279
2029	\$190,857	\$314,865	60.6 %	Medium	\$32,336	\$0	\$2,080	\$0
2030	\$225,273	\$348,353	64.7 %	Medium	\$33,306	\$0	\$1,249	\$235,133
2031	\$24,695	\$141,380	17.5 %	High	\$34,306	\$0	\$356	\$12,912
2032	\$46,444	\$157,828	29.4 %	High	\$35,335	\$0	\$453	\$38,024
2033	\$44,208	\$149,670	29.5 %	High	\$36,395	\$0	\$267	\$71,655
2034	\$9,215	\$107,415	8.6 %	High	\$37,487	\$0	\$281	\$0
2035	\$46,982	\$138,509	33.9 %	Medium	\$38,611	\$0	\$593	\$14,532
2036	\$71,654	\$156,403	45.8 %	Medium	\$39,769	\$0	\$899	\$4,149
2037	\$108,173	\$186,390	58.0 %	Medium	\$40,963	\$0	\$891	\$79,829
2038	\$70,198	\$140,215	50.1 %	Medium	\$41,782	\$0	\$765	\$29,941
2039	\$82,804	\$144,951	57.1 %	Medium	\$42,617	\$0	\$941	\$20,890
2040	\$105,472	\$160,094	65.9 %	Medium	\$43,470	\$0	\$1,123	\$30,839
2041	\$119,225	\$166,412	71.6 %	Low	\$44,339	\$0	\$1,420	\$0
2042	\$164,985	\$205,683	80.2 %	Low	\$45,226	\$0	\$1,603	\$56,056
2043	\$155,758	\$189,423	82.2 %	Low	\$46,131	\$0	\$1,530	\$53,119
2044	\$150,300	\$176,759	85.0 %	Low	\$47,053	\$0	\$1,746	\$0
2045	\$199,099	\$219,519	90.7 %	Low	\$47,994	\$0	\$2,214	\$5,414
2046	\$243,893	\$259,109	94.1 %	Low	\$48,954	\$0	\$2,696	\$0
2047	\$295,544	\$306,620	96.4 %	Low	\$49,933	\$0	\$2,844	\$74,903
2048	\$273,417	\$279,599	97.8 %	Low	\$50,932	\$0	\$2,771	\$46,154
2049	\$280,966	\$282,606	99.4 %	Low	\$51,950	\$0	\$3,084	\$0
2050	\$336,000	\$334,507	100.4 %	Low	\$52,989	\$0	\$3,642	\$0
2051	\$392,631	\$389,268	100.9 %	Low	\$54,049	\$0	\$4,066	\$29,784
2052	\$420,962	\$416,335	101.1 %	Low	\$55,130	\$0	\$4,161	\$68,676
2053	\$411,577	\$405,538	101.5 %	Low	\$56,233	\$0	\$4,183	\$46,647
2054	\$425,346	\$418,531	101.6 %	Low	\$57,357	\$0	\$4,526	\$7,064
2055	\$480,165	\$474,150	101.3 %	Low	\$58,505	\$0	\$4,986	\$26,247
2056	\$517,408	\$513,189	100.8 %	Low	\$59,675	\$0	\$5,498	\$0



30-Year Income/Expense Detail

Report # 54969-0
Full

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$107,225	\$179,888	\$190,857	\$225,273	\$24,695
Annual Reserve Funding	\$30,480	\$31,394	\$32,336	\$33,306	\$34,306
Recommended Special Assessments	\$85,400	\$0	\$0	\$0	\$0
Interest Earnings	\$1,435	\$1,853	\$2,080	\$1,249	\$356
Total Income	\$224,540	\$213,135	\$225,273	\$259,828	\$59,356
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair/Replace	\$11,472	\$0	\$0	\$0	\$12,912
2133 Fencing - Metal - Repair/Paint	\$0	\$4,038	\$0	\$0	\$0
2137 Fencing - Metal - Replace	\$0	\$0	\$0	\$0	\$0
2159 Detention Pond Erosion Control - Replace	\$0	\$0	\$0	\$231,658	\$0
2160 Detention Ponds - Clean/Refurbish	\$3,180	\$0	\$0	\$3,475	\$0
2166 Mailboxes - Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Monument - Refurb/Replace	\$0	\$0	\$0	\$0	\$0
2175 Lights - Pole - Site - Replace	\$0	\$15,357	\$0	\$0	\$0
2181 Furnishings - Outdoor - Replace	\$0	\$0	\$0	\$0	\$0
2183 Trees - Trim/Remove/Replace	\$30,000	\$0	\$0	\$0	\$0
2185 Landscaping Gravel - Replenishment	\$0	\$2,884	\$0	\$0	\$0
Total Expenses	\$44,652	\$22,279	\$0	\$235,133	\$12,912
Ending Reserve Balance	\$179,888	\$190,857	\$225,273	\$24,695	\$46,444

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$46,444	\$44,208	\$9,215	\$46,982	\$71,654
Annual Reserve Funding	\$35,335	\$36,395	\$37,487	\$38,611	\$39,769
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$453	\$267	\$281	\$593	\$899
Total Income	\$82,232	\$80,870	\$46,982	\$86,186	\$112,322
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair/Replace	\$0	\$0	\$0	\$14,532	\$0
2133 Fencing - Metal - Repair/Paint	\$0	\$4,681	\$0	\$0	\$0
2137 Fencing - Metal - Replace	\$0	\$0	\$0	\$0	\$0
2159 Detention Pond Erosion Control - Replace	\$0	\$0	\$0	\$0	\$0
2160 Detention Ponds - Clean/Refurbish	\$0	\$3,797	\$0	\$0	\$4,149
2166 Mailboxes - Kiosks - Replace	\$0	\$42,031	\$0	\$0	\$0
2169 Signage - Monument - Refurb/Replace	\$0	\$0	\$0	\$0	\$0
2175 Lights - Pole - Site - Replace	\$0	\$17,803	\$0	\$0	\$0
2181 Furnishings - Outdoor - Replace	\$3,246	\$0	\$0	\$0	\$0
2183 Trees - Trim/Remove/Replace	\$34,778	\$0	\$0	\$0	\$0
2185 Landscaping Gravel - Replenishment	\$0	\$3,343	\$0	\$0	\$0
Total Expenses	\$38,024	\$71,655	\$0	\$14,532	\$4,149
Ending Reserve Balance	\$44,208	\$9,215	\$46,982	\$71,654	\$108,173

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$108,173	\$70,198	\$82,804	\$105,472	\$119,225
Annual Reserve Funding	\$40,963	\$41,782	\$42,617	\$43,470	\$44,339
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$891	\$765	\$941	\$1,123	\$1,420
Total Income	\$150,027	\$112,745	\$126,362	\$150,065	\$164,985
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair/Replace	\$0	\$0	\$16,356	\$0	\$0
2133 Fencing - Metal - Repair/Paint	\$0	\$5,426	\$0	\$0	\$0
2137 Fencing - Metal - Replace	\$39,511	\$0	\$0	\$0	\$0
2159 Detention Pond Erosion Control - Replace	\$0	\$0	\$0	\$0	\$0
2160 Detention Ponds - Clean/Refurbish	\$0	\$0	\$4,534	\$0	\$0
2166 Mailboxes - Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Monument - Refurb/Replace	\$0	\$0	\$0	\$30,839	\$0
2175 Lights - Pole - Site - Replace	\$0	\$20,639	\$0	\$0	\$0
2181 Furnishings - Outdoor - Replace	\$0	\$0	\$0	\$0	\$0
2183 Trees - Trim/Remove/Replace	\$40,317	\$0	\$0	\$0	\$0
2185 Landscaping Gravel - Replenishment	\$0	\$3,876	\$0	\$0	\$0
Total Expenses	\$79,829	\$29,941	\$20,890	\$30,839	\$0
Ending Reserve Balance	\$70,198	\$82,804	\$105,472	\$119,225	\$164,985

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$164,985	\$155,758	\$150,300	\$199,099	\$243,893
Annual Reserve Funding	\$45,226	\$46,131	\$47,053	\$47,994	\$48,954
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,603	\$1,530	\$1,746	\$2,214	\$2,696
Total Income	\$211,814	\$203,419	\$199,099	\$249,307	\$295,544
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair/Replace	\$0	\$18,409	\$0	\$0	\$0
2133 Fencing - Metal - Repair/Paint	\$0	\$6,290	\$0	\$0	\$0
2137 Fencing - Metal - Replace	\$0	\$0	\$0	\$0	\$0
2159 Detention Pond Erosion Control - Replace	\$0	\$0	\$0	\$0	\$0
2160 Detention Ponds - Clean/Refurbish	\$4,954	\$0	\$0	\$5,414	\$0
2166 Mailboxes - Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Monument - Refurb/Replace	\$0	\$0	\$0	\$0	\$0
2175 Lights - Pole - Site - Replace	\$0	\$23,926	\$0	\$0	\$0
2181 Furnishings - Outdoor - Replace	\$4,362	\$0	\$0	\$0	\$0
2183 Trees - Trim/Remove/Replace	\$46,739	\$0	\$0	\$0	\$0
2185 Landscaping Gravel - Replenishment	\$0	\$4,493	\$0	\$0	\$0
Total Expenses	\$56,056	\$53,119	\$0	\$5,414	\$0
Ending Reserve Balance	\$155,758	\$150,300	\$199,099	\$243,893	\$295,544

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$295,544	\$273,417	\$280,966	\$336,000	\$392,631
Annual Reserve Funding	\$49,933	\$50,932	\$51,950	\$52,989	\$54,049
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,844	\$2,771	\$3,084	\$3,642	\$4,066
Total Income	\$348,320	\$327,120	\$336,000	\$392,631	\$450,746
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair/Replace	\$20,720	\$0	\$0	\$0	\$23,320
2133 Fencing - Metal - Repair/Paint	\$0	\$7,292	\$0	\$0	\$0
2137 Fencing - Metal - Replace	\$0	\$0	\$0	\$0	\$0
2159 Detention Pond Erosion Control - Replace	\$0	\$0	\$0	\$0	\$0
2160 Detention Ponds - Clean/Refurbish	\$0	\$5,916	\$0	\$0	\$6,464
2166 Mailboxes - Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Monument - Refurb/Replace	\$0	\$0	\$0	\$0	\$0
2175 Lights - Pole - Site - Replace	\$0	\$27,737	\$0	\$0	\$0
2181 Furnishings - Outdoor - Replace	\$0	\$0	\$0	\$0	\$0
2183 Trees - Trim/Remove/Replace	\$54,183	\$0	\$0	\$0	\$0
2185 Landscaping Gravel - Replenishment	\$0	\$5,209	\$0	\$0	\$0
Total Expenses	\$74,903	\$46,154	\$0	\$0	\$29,784
Ending Reserve Balance	\$273,417	\$280,966	\$336,000	\$392,631	\$420,962

Fiscal Year	2052	2053	2054	2055	2056
Starting Reserve Balance	\$420,962	\$411,577	\$425,346	\$480,165	\$517,408
Annual Reserve Funding	\$55,130	\$56,233	\$57,357	\$58,505	\$59,675
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,161	\$4,183	\$4,526	\$4,986	\$5,498
Total Income	\$480,253	\$471,993	\$487,229	\$543,656	\$582,581
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair/Replace	\$0	\$0	\$0	\$26,247	\$0
2133 Fencing - Metal - Repair/Paint	\$0	\$8,454	\$0	\$0	\$0
2137 Fencing - Metal - Replace	\$0	\$0	\$0	\$0	\$0
2159 Detention Pond Erosion Control - Replace	\$0	\$0	\$0	\$0	\$0
2160 Detention Ponds - Clean/Refurbish	\$0	\$0	\$7,064	\$0	\$0
2166 Mailboxes - Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2169 Signage - Monument - Refurb/Replace	\$0	\$0	\$0	\$0	\$0
2175 Lights - Pole - Site - Replace	\$0	\$32,155	\$0	\$0	\$0
2181 Furnishings - Outdoor - Replace	\$5,863	\$0	\$0	\$0	\$0
2183 Trees - Trim/Remove/Replace	\$62,813	\$0	\$0	\$0	\$0
2185 Landscaping Gravel - Replenishment	\$0	\$6,038	\$0	\$0	\$0
Total Expenses	\$68,676	\$46,647	\$7,064	\$26,247	\$0
Ending Reserve Balance	\$411,577	\$425,346	\$480,165	\$517,408	\$582,581



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. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). 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)
UOM	Unit of Measure
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

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

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

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above 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.

Site and Grounds

Comp #: 2107 Concrete Sidewalks - Repair/Replace**Approx Quantity: 19,120 GSF****Location:** Adjacent to and within Common Area responsibility.**Funded?:** Yes. Meets the CAI Reserve Study Standards three-part test.**History:** Unknown specific history. Client reports sections replaced. Identified as lighter color. ~ 240 GSF replaced for \$2,654.**Comments:** Good condition: Concrete sidewalks determined to be in good condition typically exhibit smooth surfaces with positive slopes. If present, cracking is minimal/sporadic and any trip hazards are isolated and not substantial in quantity. Normal signs of wear and age evident at the time of inspection.

Sidewalks should be regularly inspected by the Client. Any evident trip and fall hazards should be repaired immediately to minimize potential risk/liability and promote safety. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. Although difficult to predict timing, cost and scope, we suggest a rotating "supplemental" allowance to fund periodic larger repairs to provide funds of 5% of the total square footage that may be required over time. All maintenance, repair, and/or other related expenditures should be tracked and reported by the Client during future Reserve Study updates. This component should then be re-evaluated based on most recent information and data available at that time.

Useful Life:
4 years**Remaining Life:**
0 years**Lower Estimate:**

\$ 10,300

Higher Estimate:

\$ 12,600

Cost Source: AR Cost Database/Client Cost History

Comp #: 2113 Site Drainage System - Clean/Repair

Approx Quantity: 1 System

Location: Within Common Area (see below)

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History: Assuming it is original. No history available.

Comments: Concrete drainage ways that traverse the community from Aloe Rd from the north and Camino de Paz from the south into Tract 1, and on Cinnamon Dr. to Kimmick Dr. Steel grates and diamond plate covers are not included. Those are long lived components and indeterminate.

As this was a visual inspection only, there was no access nor capability to inspect in-ground drainage infrastructure comprehensively. Annual preventive maintenance work is typically performed as part of a Clients general maintenance/operating fund. Under normal circumstances, site drainage components are constructed of very durable materials which should have a very long useful life (often assumed to be 50 years or more). Repairs may occasionally be required, but timing and scope of potential work has been deemed to be too unpredictable for Reserve funding at this time (in accordance with National Reserve Study Standards). If there are specific, known concerns with drainage system, we recommend further investigation using cameras or other means to document and identify conditions. Some Clients consult with civil and/or geotechnical engineers in order to develop scopes of work for repair/replacement. If more comprehensive analysis becomes available, findings should be incorporated into Reserve Study updates as appropriate.

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 2113 Tract 1 Drainage System - Clean/Repair

Approx Quantity: 1 Extensive LF/GSF

Location: Within Tract 1

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History: Assuming it is original. No history available.

Comments: Includes (3) steel grated catch basins in Tract 1 and infrastructure leading to detention pond at southeast corner of the property.

As this was a visual inspection only, there was no access nor capability to inspect in-ground drainage infrastructure comprehensively. Annual preventive maintenance work is typically performed as part of a Clients general maintenance/operating fund. Under normal circumstances, site drainage components are constructed of very durable materials which should have a very long useful life (often assumed to be 50 years or more). Repairs may occasionally be required, but timing and scope of potential work has been deemed to be too unpredictable for Reserve funding at this time (in accordance with National Reserve Study Standards). If there are specific, known concerns with drainage system, we recommend further investigation using cameras or other means to document and identify conditions. Some Clients consult with civil and/or geotechnical engineers in order to develop scopes of work for repair/replacement. If more comprehensive analysis becomes available, findings should be incorporated into Reserve Study updates as appropriate.

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 2119 Gravel - Roadways - Repair/Replenish

Approx Quantity: 25,500 GSF

Location: Tract 1 Service Road

Funded?: No. Too indeterminate for Reserve designation.

History: Assuming it is original. No history available.

Comments: This service road is primarily used as a walking trail, but was placed as a service entrance to Tract 1 for drainage maintenance and equipment access to the detention pond off of Rosa Parks Road. As routine maintenance, gravel roads should be inspected to identify any physical issues such as erosion and loss of material. Life expectancy related to this component are deemed to be too indeterminate for Reserve funding at this time. However, any significant information or expenditures related to this component (other than routine maintenance) should be tracked/reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:			
Remaining Life:			
Lower Estimate:	\$ 0	Higher Estimate:	\$ 0
Cost Source:			

Comp #: 2133 Fencing - Metal - Repair/Paint

Approx Quantity: 490 LF

Location: Railngs surrounding drainages between Aloe Rd/Camino de Paz and Tract 1.

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Unknown history.

Comments: Fair condition: Metal fencing determined to be in fair condition typically exhibits a finish coat or surface which is mostly uniform but exhibits minor to moderate corrosion or rust. Coloring may be faded but is still mostly consistent.

Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Metal fencing should be painted at the interval shown here in order to inhibit (or delay) onset of rust/corrosion, promote a strong aesthetic standard, and prevent/minimize costly repairs. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair and prep work required. Thus, this component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
5 years

Remaining Life:
1 years



Lower Estimate:

\$ 3,530

Higher Estimate:

\$ 4,310

Cost Source: AR Cost Database

Comp #: 2137 Fencing - Metal - Replace

Approx Quantity: 490 LF

Location: Railings surrounding drainages between Aloe Rd/Camino de Paz and Tract 1.

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Assuming it is original. No history available.

Comments: Fair condition: Metal fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition.

In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over minor repairs paired with recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost. Based on evident conditions at the time of inspection, plan to replace at the approximate interval below. Remaining useful life of the fencing may be prolonged through painting/re-coating, so this component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time. Cost estimate range below assumes replacement with similar quantity, material, and style as existing fencing.

Useful Life:
30 years

Remaining Life:
10 years



Lower Estimate:

\$ 26,500

Higher Estimate:

\$ 32,300

Cost Source: AR Cost Database

Comp #: 2159 Detention Pond Erosion Control - Replace

Approx Quantity: 1 Allowance

Location: Detention Pond in Tract 1

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Unknown history.

Comments: Tract 1 is primarily a drainage surface that leads to a detention pond in the southeast corner of the Tract. La Cuentista Unit 2 shares the responsibility of maintenance and repairs with the Client responsible for 53% and Unit 2 responsible for 47% of the expense. The Client reports that an estimate prepared approximately 3 years ago to repair the erosion damage was \$390,000.

Fair condition: Pond erosion control measures determined to be in fair condition typically exhibit a mostly uniform slope with minor erosion of shore material and possibly some gaps in ground cover. Satellite imagery reveals that the pond does have a significant amount of silt covering the bottom, including concrete drainage channels.

There are a variety of pond erosion control measures in use today. Some methods include installation of rock revetments and/or rip-rap. Increasingly, many developments are utilizing various geotextile fabric products, which are placed along shorelines and typically covered over with turf and/or rock. In our experience, once installed, these types of materials should have an indefinite lifespan with no predictable need to completely replace all areas at one time. In some cases, repairs to individual sections may be required and should be completed as-needed. This component funds for a one-time expenditure to repair/replace the containment walls with materials as suggested.

Useful Life:
50 years

Remaining Life:
3 years



Lower Estimate:

\$ 191,000

Higher Estimate:

\$ 233,000

Cost Source: AR Cost Database/Estimate Provided by Client

Comp #: 2160 Detention Ponds - Clean/Refurbish

Approx Quantity: 1 Allowance

Location: Detention Pond in Tract 1

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Built in 2007 per satellite imagery. \$2,560 (Unit 1 portion) spent in 2023.

Comments: Client reported significant cost to remove vegetation and weeds at an expense of nearly \$5000 which may be needed more than once per year and should be funded as an Operating Expense. Under normal circumstances, well-maintained detention ponds should not require major repair/refurbishing projects on a predictable timeline. In some cases, large projects such as erosion control, weed abatement, or dredging may be required, Satellite imagery reveals that the pond does have a significant amount of silt covering the bottom, including concrete drainage channels. As a precaution, the Client may want to budget a "supplemental" allowance (at 53% of total cost shared with Unit 2) for pond cleaning/refurbishment projects with excessive costs. Rooted vegetation such as chamisa, sagebrush, and grasses are useful to stabilize the soil and slow erosion. However, vegetation around the block wall and riser should be removed within 3-5 feet to keep the grate and orifice holes fully unobstructed. In unison with the financial recommendation, we recommend that the Client consult with pond service vendor on a regular basis to identify any potential/necessary projects, which may be incorporated within future Reserve Study updates based on the most current information available at that time.

Useful Life:

3 years

Remaining Life:

0 years



Lower Estimate:

\$ 2,860

Higher Estimate:

\$ 3,500

Cost Source: AR Cost Database/Client Cost History

Comp #: 2163 Detention Pond- Concrete/Block

Approx Quantity: 1 Concrete & Block Elements

Location: Detention pond in Tract 1

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History: Assuming it is original. No history available.

Comments: Concrete systems of the detention pond showed some cracking and broken areas of concrete. The block wall surrounding the inlet riser structure and the riser appear in good condition, but the vegetation and weeds surrounding could block the grate system (the circular holes on the side of the riser and the metal grate on top) during a storm, creating a potential functional risk to the detention pond. This component includes the sidewalk bordering Tract 1 and the concrete spillway onto Kimmick Road.

Structural elements should be inspected periodically as a routine maintenance task. If present, cracks, sagging or bulging sections, seepage through the wall and erosion at land-side are all causes for concern and should be investigated more thoroughly by a qualified engineer, or other professional. Our evaluation is based on a visual inspection of accessible areas only and is not intended to be a substitute for more comprehensive testing. Life expectancy and/or potential cost estimates related to this component are deemed to be too indeterminate for Reserve funding at this time. However, any significant expenditures related to this component (other than routine maintenance) should be tracked/reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 2166 Mailboxes - Kiosks - Replace

Approx Quantity: 11 Kiosks

Location: Throughout property/development (see below)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Based on manufacture dates, these were installed between 2007 and 2010.

Comments: Camino de Paz - 5 kiosks - (4) 16 mail/2 parcel and (1) 8 mail/2 parcel, 2007 manufacture date

Cayenne Dr. - 2 kiosks - (1) 16 mail/2 parcel and (1) 8 mail/2 parcel, 2008 manufacture date

Comfrey Rd. - 2 kiosks - (1) 16 mail/2 parcel and (1) 8 mail/2 parcel, 2008 manufacture date

Aloe Rd, - 2 kiosks - (16 mail/2 parcel, 2010 manufacture date, and (1) 8 mail/2 parcel 2007 manufacture date

Fair condition: Mailbox kiosks determined to be in fair condition typically exhibit minor to moderate surface wear at this stage. All components and hardware appear to function properly, but appearance is diminishing.

The Client is reported to be responsible for maintenance, repair, and replacement of mailboxes throughout the property/development. Mailboxes should be inspected periodically for damage, vandalism, etc. and repaired as-needed. We recommend replacement at the approximate interval shown below. We are selecting the middle manufacture date of 2008 for projecting useful life. Unless otherwise noted, cost estimates are based on replacement with a comparable sizes and styles. However, a wide variety of replacement options are available and this component should be adjusted if the Client expects to replace with a different size and/or style.

Useful Life:
25 years

Remaining Life:
6 years



Lower Estimate:

\$ 31,700

Higher Estimate:

\$ 38,700

Cost Source: AR Cost Database

Comp #: 2169 Signage - Monument - Refurb/Replace

Approx Quantity: 3 Signs

Location: At corner of Rosa Parks Rd./Urraca St, Kimmick Dr./Urraca St. and at Camino de Paz/Kimmick Dr.

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Unknown history. Installed in 2015 per satellite imagery.

Comments: Good condition: Monument signage determined to be in good condition typically exhibits good appearance and aesthetics in keeping with local area. Generally uniform and attractive finishes. Lettering is clean, complete and legible and any surrounding landscaping, lighting, etc. is attractive and functioning.

As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most Associations choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:
25 years

Remaining Life:
13 years



Lower Estimate:

\$ 18,900

Higher Estimate:

\$ 23,100

Cost Source: AR Cost Database

Comp #: 2175 Lights - Pole - Site - Replace

Approx Quantity: 5 Each

Location: At mail kiosks throughout the property.

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: (see below)

Comments: Client reported that the original solar powered lights were being stolen, so replacement selection led to a less expensive, yet shorter life expectancy product. The client reports the lights last approximately 4-5 years and cost about \$2900 to replace. Per information provided (2) were replaced in 2023.

Good condition: Pole lights determined to be in good condition typically exhibit good surface finishes with only minor, normal signs of wear. Fixtures are intact and clear with no unusual signs of age. Style is consistent and appropriate for local aesthetic standards.

Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:

5 years

Remaining Life:

1 years



Lower Estimate:

\$ 13,400

Higher Estimate:

\$ 16,400

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2179 Lights - Landscape - Replace

Approx Quantity: 3 Each

Location: At each monument sign.

Funded?: No. Too small for Reserve designation.

History: Unknown history.

Comments: Landscape light fixtures are generally considered to have little to no aesthetic value and do not typically need to be replaced all at one time. Individual replacement cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:			
Remaining Life:			
Lower Estimate:	\$ 0	Higher Estimate:	\$ 0
Cost Source:			

Comp #: 2181 Furnishings - Outdoor - Replace

Approx Quantity: 8 Pieces

Location: Common areas throughout community.

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Unknown history.

Comments: Good condition: Outdoor/site furnishings determined to be in good condition typically exhibits little to no significant signs of wear or age. Style is attractive and appropriate for the local aesthetic standards of the development.

Included items:

(7) Pet waste stations (funded)

(1) Metal park bench (funded)

(7) Stone benches (unfunded)

Stone benches have an indeterminate life expectancy and are not funded. The pet waste stations and the metal park bench should be Inspected regularly, cleaned for appearance and repair as-needed from general Operating funds. Individual replacements should likely be handled as an Operating expense. We recommend planning for regular intervals of comprehensive replacement at the time frame indicated below to maintain a consistent, attractive appearance in the common areas. Cost estimates below are based on replacement with comparable types of pieces as the existing unless otherwise noted.

Useful Life:

10 years

Remaining Life:

5 years



Lower Estimate:

\$ 2,520

Higher Estimate:

\$ 3,080

Cost Source: AR Cost Database

Comp #: 2183 Trees - Trim/Remove/Replace

Approx Quantity: 1 Allowance

Location: Throughout property/development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Client reports some trees have died due to poisoning and replacements cost estimated between \$25,000 and \$30,000 due to abnormal establishment cost since there is no irrigation.

Comments: Routine tree trimming is expected to be included within the Clients landscaping contract or otherwise reflected in the annual Operating budget. However, this component includes a "supplemental" allowance for more substantial projects that may occur periodically. We recommend consulting with a qualified arborist or other landscaping professional to create a long term plan for the care and management of the trees within the community, balancing aesthetics with protection of Client assets (such as roadways, drains, sidewalks, etc.). The Client should track actual expenses and future recommendations by professionals. The funding recommendation shown below should then be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
5 years

Remaining Life:
0 years



Lower Estimate:	\$ 27,000	Higher Estimate:	\$ 33,000
Cost Source: AR Cost Database/Estimate Provided by Client			

Comp #: 2185 Landscaping Gravel - Replenishment

Approx Quantity: 1 Allowance

Location: Throughout the common areas and in areas of Association responsibility along perimeter roadways.

Funded?: Yes. Meets National Reserve Study Standards three-part test.

History: Unknown history.

Comments: Approximate area:

Common Area = 67,650 GSF

Areas of Responsibility (between sidewalk and curb along Rosa Parks, Urraca and Kimmick) = 25,020 GSF

Gravel/Rock Area = ~ 88,000 GSF

Routine daily/weekly/monthly maintenance is expected to be funded through the Operating budget. However, this component represents a supplemental "allowance" for larger projects which may occur periodically such as renovation/restoration of gravel in landscaped areas. Timing and costs of such projects are very subjective. As such, we recommend consulting with a qualified landscaping professional to create a long term plan for the care and management of the landscaping gravel within the community. Estimates shown here provide funding for 1" replenishment of gravel at 10% of the area every 5 years. This should be re-evaluated during future Reserve Study updates based on the most current information and/or conditions available at that time.

Useful Life:

5 years

Remaining Life:

1 years



Lower Estimate:

\$ 2,520

Higher Estimate:

\$ 3,080

Cost Source: AR Cost Database

Approx Quantity: 1 Numerous Pieces

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

Comments: Routine landscaping is expected to be included within the Clients landscaping contract or otherwise reflected in the annual Operating budget. We recommend consulting with a qualified landscaping professional to create a long term plan for the care and management of the landscaping within the community. Based on correspondence with the Client and/or other information provided during this engagement, all potential landscaping refurbishment projects are expected to be handled through the Client's Operating budget. However, this component should be re-evaluated during future Reserve Study updates and funding incorporated (if necessary) based on the most current information available at that time.

Remaining Life:



\$ 0

Cost Source: AR Cost Database