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Western Winds HOA

Tucson, AZ



Report #: 42614-0

Beginning: January 1, 2022

Expires: December 31, 2022

RESERVE STUDY
"Full"

November 16, 2021

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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**Western Winds HOA**

Tucson, AZ

Level of Service: "Full"

Report #: 42614-0

of Units: 37

January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

Projected Starting Reserve Balance	\$10,126
Current Fully Funded Reserve Balance	\$128,280
Average Reserve Deficit (Surplus) Per Unit	\$3,193
Percent Funded	7.9 %
Current Monthly Reserve Contribution	\$0
Recommended 2022 Monthly Reserve Contribution	\$2,000
Recommended 2022 Special Assessments for Reserves	\$0

Reserve Fund Strength: 7.9%**Weak****Fair****Strong**

< 30%

< 70%

> 130%

**Risk of Special Assessment:****High****Medium****Low****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 11/5/2021.

The Reserve expense threshold for this analysis is \$1,000. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Your Reserve Fund is 7.9 % Funded. This means the Reserve Fund status is Weak, and the HOA's risk of special assessments & deferred maintenance is currently High.

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

Based on this starting point and anticipated future expenses, we recommend budgeting Monthly Reserve contributions of \$2,000 for the 2022 Fiscal Year.

Due to the current Reserve position and the upcoming asphalt repavement project, our recommendation includes annual contribution increases of 7.5% the next several years. Once the asphalt repavement project is completed, the association will be in a position to reduce Reserve contributions as seen in the 30-Year Reserve Plan Summary. Nominal annual increases are scheduled thereafter to help offset inflation (see tables herein for details).



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
GROUNDS				
100	Monuments - Refurbish	25	6	\$6,000
110	Community Sign - Replace	15	14	\$1,300
200	Asphalt - Repave	30	7	\$100,000
202	Asphalt - Seal/Repair	4	8	\$6,000
220	Concrete - Repair	5	0	\$5,000
286	Carport Buildings - Repaint	6	2	\$7,500
500	Block/Stucco Walls - Repair	20	0	\$20,000
502	Stucco Walls - Repaint	6	0	\$2,500
510	Wood Fence - Replace	20	19	\$6,000
515	Metal Fence - Replace	30	29	\$4,000
640	Landscape Rock - Replenish	15	9	\$5,000
650	Trees - Remove/Replace (Ongoing)	5	5	\$4,000
650	Trees - Trim/Remove (2022)	1	0	\$1,200
680	Alleyway - Clean	3	1	\$2,000
800	Termites - Treat (2022 & 2023)	1	0	\$3,900
800	Termites - Treat (Ongoing)	3	2	\$13,500
850	Utility Lines - Repair	10	9	\$11,000
17 Total Funded Components				

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

Introduction



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

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



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

Methodology



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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



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

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

What is our Recommended Funding Goal?

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



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

Site Inspection Notes

During the site visit on 11/5/2021, we started by meeting with Board President Nigel Brooks and two Board Members. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and are planned in the near future. After the meeting, we visually inspected the common areas.

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



Projected Expenses

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

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

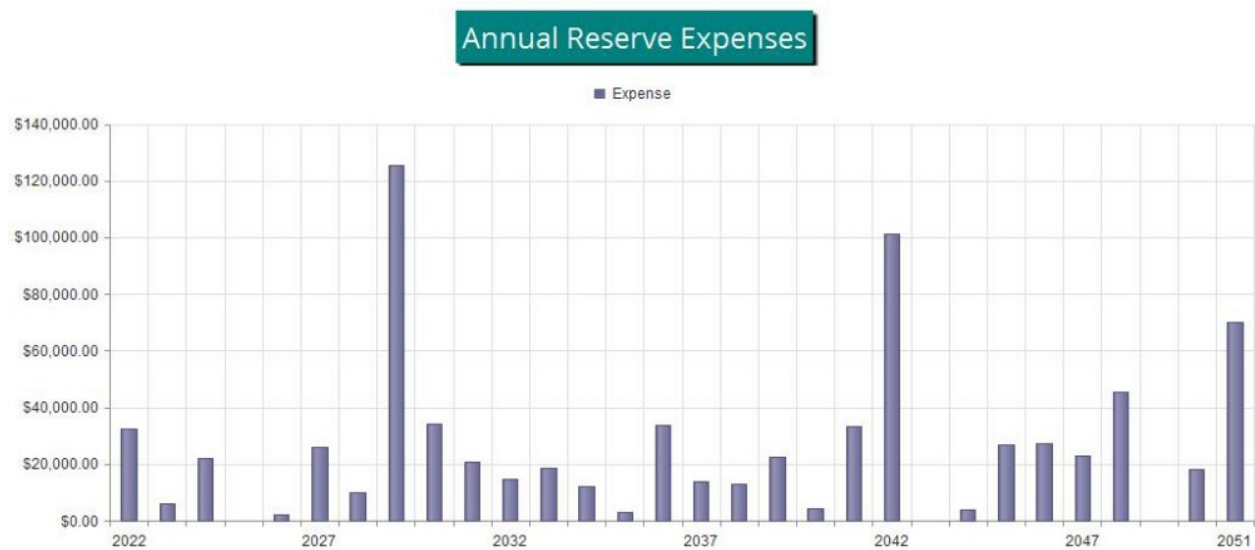


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$10,126 as-of the start of your fiscal year on 1/1/2022. This is based on your actual balance of \$10,126 on 9/30/2021 and anticipated Reserve contributions projected through the end of your Fiscal Year. As of 1/1/2022, your Fully Funded Balance is computed to be \$128,280. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 7.9 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$2,000 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

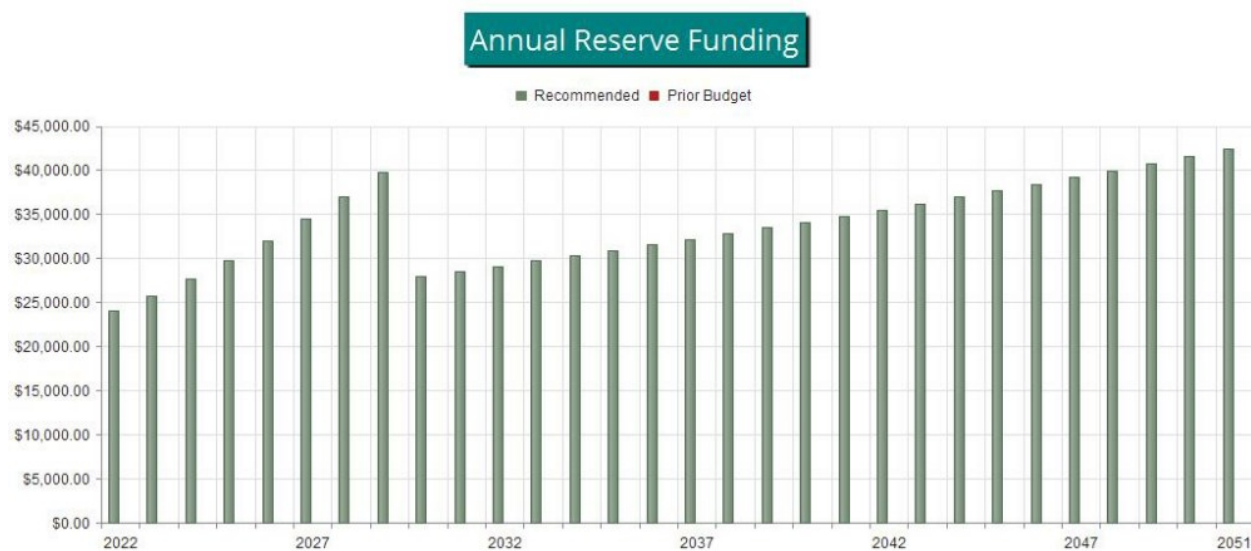


Figure 2

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

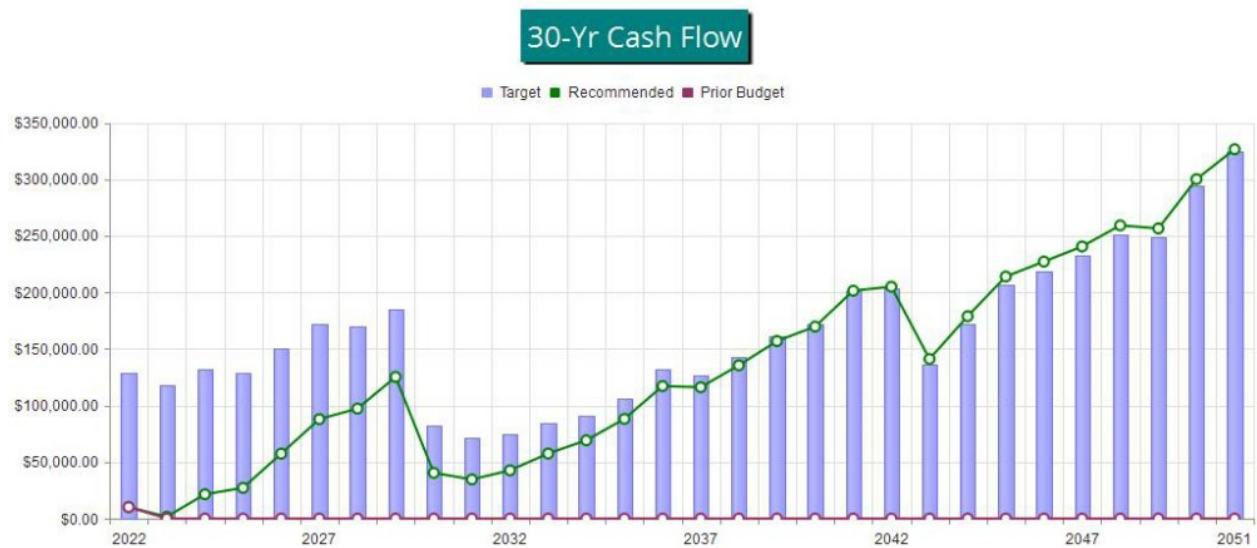


Figure 3

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

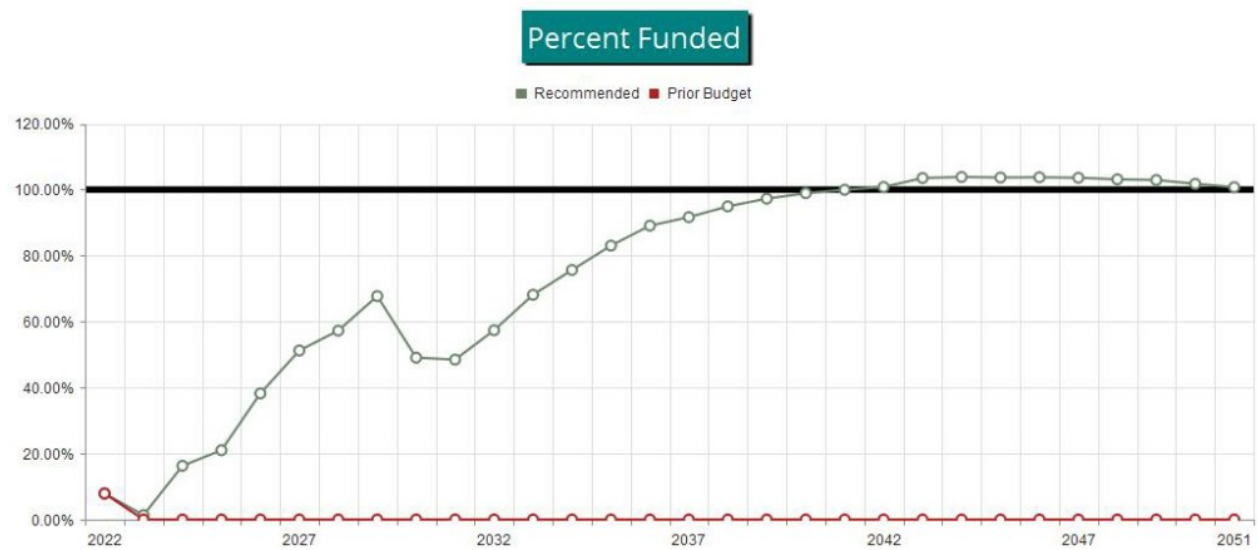


Figure 4



Table Descriptions

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 contributions 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 contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

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	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
GROUNDS				
100 Monuments - Refurbish	(2) Monuments	25	6	\$6,000
110 Community Sign - Replace	(1) Sign	15	14	\$1,300
200 Asphalt - Repave	Approx 30,000 Sq Ft	30	7	\$100,000
202 Asphalt - Seal/Repair	Approx 30,000 Sq Ft	4	8	\$6,000
220 Concrete - Repair	Numerous Sq Ft	5	0	\$5,000
286 Carport Buildings - Repaint	Approx 6,000 Sq Ft	6	2	\$7,500
500 Block/Stucco Walls - Repair	Approx 8,300 Sq Ft	20	0	\$20,000
502 Stucco Walls - Repaint	Approx 4,000 Sq Ft	6	0	\$2,500
510 Wood Fence - Replace	Approx 60 LF	20	19	\$6,000
515 Metal Fence - Replace	Approx 40 LF	30	29	\$4,000
640 Landscape Rock - Replenish	Approx 24,000 Sq Ft	15	9	\$5,000
650 Trees - Remove/Replace (Ongoing)	Numerous Trees	5	5	\$4,000
650 Trees - Trim/Remove (2022)	(1) Palm Tree	1	0	\$1,200
680 Alleyway - Clean	Numerous Sq Ft	3	1	\$2,000
800 Termites - Treat (2022 & 2023)	Numerous Sq Ft	1	0	\$3,900
800 Termites - Treat (Ongoing)	Numerous Sq Ft	3	2	\$13,500
850 Utility Lines - Repair	Numerous LF	10	9	\$11,000
17 Total Funded Components				



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
GROUNDS								
100	Monuments - Refurbish	\$6,000	X	19	/	25	=	\$4,560
110	Community Sign - Replace	\$1,300	X	1	/	15	=	\$87
200	Asphalt - Repave	\$100,000	X	23	/	30	=	\$76,667
202	Asphalt - Seal/Repair	\$6,000	X	0	/	4	=	\$0
220	Concrete - Repair	\$5,000	X	5	/	5	=	\$5,000
286	Carport Buildings - Repaint	\$7,500	X	4	/	6	=	\$5,000
500	Block/Stucco Walls - Repair	\$20,000	X	20	/	20	=	\$20,000
502	Stucco Walls - Repaint	\$2,500	X	6	/	6	=	\$2,500
510	Wood Fence - Replace	\$6,000	X	1	/	20	=	\$300
515	Metal Fence - Replace	\$4,000	X	1	/	30	=	\$133
640	Landscape Rock - Replenish	\$5,000	X	6	/	15	=	\$2,000
650	Trees - Remove/Replace (Ongoing)	\$4,000	X	0	/	5	=	\$0
650	Trees - Trim/Remove (2022)	\$1,200	X	1	/	1	=	\$1,200
680	Alleyway - Clean	\$2,000	X	2	/	3	=	\$1,333
800	Termites - Treat (2022 & 2023)	\$3,900	X	1	/	1	=	\$3,900
800	Termites - Treat (Ongoing)	\$13,500	X	1	/	3	=	\$4,500
850	Utility Lines - Repair	\$11,000	X	1	/	10	=	\$1,100
								\$128,280



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
GROUPS				
100 Monuments - Refurbish	25	\$6,000	\$240	1.10 %
110 Community Sign - Replace	15	\$1,300	\$87	0.40 %
200 Asphalt - Repave	30	\$100,000	\$3,333	15.32 %
202 Asphalt - Seal/Repair	4	\$6,000	\$1,500	6.89 %
220 Concrete - Repair	5	\$5,000	\$1,000	4.60 %
286 Carport Buildings - Repaint	6	\$7,500	\$1,250	5.74 %
500 Block/Stucco Walls - Repair	20	\$20,000	\$1,000	4.60 %
502 Stucco Walls - Repaint	6	\$2,500	\$417	1.91 %
510 Wood Fence - Replace	20	\$6,000	\$300	1.38 %
515 Metal Fence - Replace	30	\$4,000	\$133	0.61 %
640 Landscape Rock - Replenish	15	\$5,000	\$333	1.53 %
650 Trees - Remove/Replace (Ongoing)	5	\$4,000	\$800	3.68 %
650 Trees - Trim/Remove (2022)	1	\$1,200	\$1,200	5.51 %
680 Alleyway - Clean	3	\$2,000	\$667	3.06 %
800 Termites - Treat (2022 & 2023)	1	\$3,900	\$3,900	17.92 %
800 Termites - Treat (Ongoing)	3	\$13,500	\$4,500	20.68 %
850 Utility Lines - Repair	10	\$11,000	\$1,100	5.06 %
17 Total Funded Components			\$21,760	100.00 %



30-Year Reserve Plan Summary

Report # 42614-0
Full

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Contribs.	Reserve Contribs.			
2022	\$10,126	\$128,280	7.9 %	<div></div>	High	0.00 %	\$24,000	\$0	\$59	\$32,600
2023	\$1,585	\$118,182	1.3 %	<div></div>	High	7.50 %	\$25,800	\$0	\$115	\$6,077
2024	\$21,423	\$131,552	16.3 %	<div></div>	High	7.50 %	\$27,735	\$0	\$243	\$22,279
2025	\$27,121	\$129,117	21.0 %	<div></div>	High	7.50 %	\$29,815	\$0	\$422	\$0
2026	\$57,359	\$150,053	38.2 %	<div></div>	Medium	7.50 %	\$32,051	\$0	\$726	\$2,251
2027	\$87,885	\$171,549	51.2 %	<div></div>	Medium	7.50 %	\$34,455	\$0	\$925	\$26,084
2028	\$97,181	\$169,723	57.3 %	<div></div>	Medium	7.50 %	\$37,039	\$0	\$1,111	\$10,149
2029	\$125,182	\$184,850	67.7 %	<div></div>	Medium	7.50 %	\$39,817	\$0	\$827	\$125,447
2030	\$40,380	\$82,289	49.1 %	<div></div>	Medium	-29.68 %	\$28,000	\$0	\$374	\$34,203
2031	\$34,552	\$71,267	48.5 %	<div></div>	Medium	2.00 %	\$28,560	\$0	\$386	\$20,876
2032	\$42,621	\$74,292	57.4 %	<div></div>	Medium	2.00 %	\$29,131	\$0	\$500	\$14,783
2033	\$57,469	\$84,355	68.1 %	<div></div>	Medium	2.00 %	\$29,714	\$0	\$633	\$18,687
2034	\$69,129	\$91,391	75.6 %	<div></div>	Low	2.00 %	\$30,308	\$0	\$786	\$12,119
2035	\$88,104	\$106,116	83.0 %	<div></div>	Low	2.00 %	\$30,914	\$0	\$1,026	\$2,937
2036	\$117,106	\$131,474	89.1 %	<div></div>	Low	2.00 %	\$31,533	\$0	\$1,165	\$33,731
2037	\$116,074	\$126,632	91.7 %	<div></div>	Low	2.00 %	\$32,163	\$0	\$1,257	\$14,022
2038	\$135,472	\$142,723	94.9 %	<div></div>	Low	2.00 %	\$32,806	\$0	\$1,461	\$12,838
2039	\$156,902	\$161,318	97.3 %	<div></div>	Low	2.00 %	\$33,463	\$0	\$1,632	\$22,313
2040	\$169,684	\$171,537	98.9 %	<div></div>	Low	2.00 %	\$34,132	\$0	\$1,855	\$4,256
2041	\$201,414	\$201,513	100.0 %	<div></div>	Low	2.00 %	\$34,814	\$0	\$2,031	\$33,317
2042	\$204,943	\$203,332	100.8 %	<div></div>	Low	2.00 %	\$35,511	\$0	\$1,729	\$101,142
2043	\$141,041	\$136,248	103.5 %	<div></div>	Low	2.00 %	\$36,221	\$0	\$1,599	\$0
2044	\$178,861	\$172,258	103.8 %	<div></div>	Low	2.00 %	\$36,945	\$0	\$1,963	\$3,832
2045	\$213,937	\$206,358	103.7 %	<div></div>	Low	2.00 %	\$37,684	\$0	\$2,205	\$26,643
2046	\$227,182	\$218,973	103.7 %	<div></div>	Low	2.00 %	\$38,438	\$0	\$2,337	\$27,443
2047	\$240,515	\$232,158	103.6 %	<div></div>	Low	2.00 %	\$39,207	\$0	\$2,497	\$23,032
2048	\$259,188	\$251,329	103.1 %	<div></div>	Low	2.00 %	\$39,991	\$0	\$2,577	\$45,288
2049	\$256,468	\$249,229	102.9 %	<div></div>	Low	2.00 %	\$40,791	\$0	\$2,781	\$0
2050	\$300,040	\$294,822	101.8 %	<div></div>	Low	2.00 %	\$41,607	\$0	\$3,131	\$18,303
2051	\$326,474	\$324,075	100.7 %	<div></div>	Low	2.00 %	\$42,439	\$0	\$3,140	\$70,226

30-Year Income/Expense Detail

Report # 42614-0
Full

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$10,126	\$1,585	\$21,423	\$27,121	\$57,359
Annual Reserve Contribution	\$24,000	\$25,800	\$27,735	\$29,815	\$32,051
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$59	\$115	\$243	\$422	\$726
Total Income	\$34,185	\$27,500	\$49,400	\$57,359	\$90,136
# Component					
GROUND					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$5,000	\$0	\$0	\$0	\$0
286 Carport Buildings - Repaint	\$0	\$0	\$7,957	\$0	\$0
500 Block/Stucco Walls - Repair	\$20,000	\$0	\$0	\$0	\$0
502 Stucco Walls - Repaint	\$2,500	\$0	\$0	\$0	\$0
510 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
515 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Rock - Replenish	\$0	\$0	\$0	\$0	\$0
650 Trees - Remove/Replace (Ongoing)	\$0	\$0	\$0	\$0	\$0
650 Trees - Trim/Remove (2022)	\$1,200	\$0	\$0	\$0	\$0
680 Alleyway - Clean	\$0	\$2,060	\$0	\$0	\$2,251
800 Termites - Treat (2022 & 2023)	\$3,900	\$4,017	\$0	\$0	\$0
800 Termites - Treat (Ongoing)	\$0	\$0	\$14,322	\$0	\$0
850 Utility Lines - Repair	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$32,600	\$6,077	\$22,279	\$0	\$2,251
Ending Reserve Balance	\$1,585	\$21,423	\$27,121	\$57,359	\$87,885

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$87,885	\$97,181	\$125,182	\$40,380	\$34,552
Annual Reserve Contribution	\$34,455	\$37,039	\$39,817	\$28,000	\$28,560
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$925	\$1,111	\$827	\$374	\$386
Total Income	\$123,265	\$135,332	\$165,827	\$68,754	\$63,497
# Component					
GROUND					
100 Monuments - Refurbish	\$0	\$7,164	\$0	\$0	\$0
110 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Repave	\$0	\$0	\$122,987	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$7,601	\$0
220 Concrete - Repair	\$5,796	\$0	\$0	\$0	\$0
286 Carport Buildings - Repaint	\$0	\$0	\$0	\$9,501	\$0
500 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Stucco Walls - Repaint	\$0	\$2,985	\$0	\$0	\$0
510 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
515 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Rock - Replenish	\$0	\$0	\$0	\$0	\$6,524
650 Trees - Remove/Replace (Ongoing)	\$4,637	\$0	\$0	\$0	\$0
650 Trees - Trim/Remove (2022)	\$0	\$0	\$0	\$0	\$0
680 Alleyway - Clean	\$0	\$0	\$2,460	\$0	\$0
800 Termites - Treat (2022 & 2023)	\$0	\$0	\$0	\$0	\$0
800 Termites - Treat (Ongoing)	\$15,650	\$0	\$0	\$17,101	\$0
850 Utility Lines - Repair	\$0	\$0	\$0	\$0	\$14,353
Total Expenses	\$26,084	\$10,149	\$125,447	\$34,203	\$20,876
Ending Reserve Balance	\$97,181	\$125,182	\$40,380	\$34,552	\$42,621

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$42,621	\$57,469	\$69,129	\$88,104	\$117,106
Annual Reserve Contribution	\$29,131	\$29,714	\$30,308	\$30,914	\$31,533
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$500	\$633	\$786	\$1,026	\$1,165
Total Income	\$72,252	\$87,816	\$100,223	\$120,044	\$149,804
# Component					
GROUNDS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Community Sign - Replace	\$0	\$0	\$0	\$0	\$1,966
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$8,555	\$0	\$0
220 Concrete - Repair	\$6,720	\$0	\$0	\$0	\$0
286 Carport Buildings - Repaint	\$0	\$0	\$0	\$0	\$11,344
500 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Stucco Walls - Repaint	\$0	\$0	\$3,564	\$0	\$0
510 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
515 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Rock - Replenish	\$0	\$0	\$0	\$0	\$0
650 Trees - Remove/Replace (Ongoing)	\$5,376	\$0	\$0	\$0	\$0
650 Trees - Trim/Remove (2022)	\$0	\$0	\$0	\$0	\$0
680 Alleyway - Clean	\$2,688	\$0	\$0	\$2,937	\$0
800 Termites - Treat (2022 & 2023)	\$0	\$0	\$0	\$0	\$0
800 Termites - Treat (Ongoing)	\$0	\$18,687	\$0	\$0	\$20,420
850 Utility Lines - Repair	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$14,783	\$18,687	\$12,119	\$2,937	\$33,731
Ending Reserve Balance	\$57,469	\$69,129	\$88,104	\$117,106	\$116,074

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$116,074	\$135,472	\$156,902	\$169,684	\$201,414
Annual Reserve Contribution	\$32,163	\$32,806	\$33,463	\$34,132	\$34,814
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,257	\$1,461	\$1,632	\$1,855	\$2,031
Total Income	\$149,494	\$169,740	\$191,997	\$205,670	\$238,260
# Component					
GROUNDS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$9,628	\$0	\$0	\$0
220 Concrete - Repair	\$7,790	\$0	\$0	\$0	\$0
286 Carport Buildings - Repaint	\$0	\$0	\$0	\$0	\$0
500 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Stucco Walls - Repaint	\$0	\$0	\$0	\$4,256	\$0
510 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$10,521
515 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Rock - Replenish	\$0	\$0	\$0	\$0	\$0
650 Trees - Remove/Replace (Ongoing)	\$6,232	\$0	\$0	\$0	\$0
650 Trees - Trim/Remove (2022)	\$0	\$0	\$0	\$0	\$0
680 Alleyway - Clean	\$0	\$3,209	\$0	\$0	\$3,507
800 Termites - Treat (2022 & 2023)	\$0	\$0	\$0	\$0	\$0
800 Termites - Treat (Ongoing)	\$0	\$0	\$22,313	\$0	\$0
850 Utility Lines - Repair	\$0	\$0	\$0	\$0	\$19,289
Total Expenses	\$14,022	\$12,838	\$22,313	\$4,256	\$33,317
Ending Reserve Balance	\$135,472	\$156,902	\$169,684	\$201,414	\$204,943

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$204,943	\$141,041	\$178,861	\$213,937	\$227,182
Annual Reserve Contribution	\$35,511	\$36,221	\$36,945	\$37,684	\$38,438
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,729	\$1,599	\$1,963	\$2,205	\$2,337
Total Income	\$242,183	\$178,861	\$217,769	\$253,826	\$267,958
# Component					
GROUNDS					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$10,837	\$0	\$0	\$0	\$12,197
220 Concrete - Repair	\$9,031	\$0	\$0	\$0	\$0
286 Carport Buildings - Repaint	\$13,546	\$0	\$0	\$0	\$0
500 Block/Stucco Walls - Repair	\$36,122	\$0	\$0	\$0	\$0
502 Stucco Walls - Repaint	\$0	\$0	\$0	\$0	\$5,082
510 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
515 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Rock - Replenish	\$0	\$0	\$0	\$0	\$10,164
650 Trees - Remove/Replace (Ongoing)	\$7,224	\$0	\$0	\$0	\$0
650 Trees - Trim/Remove (2022)	\$0	\$0	\$0	\$0	\$0
680 Alleyway - Clean	\$0	\$0	\$3,832	\$0	\$0
800 Termites - Treat (2022 & 2023)	\$0	\$0	\$0	\$0	\$0
800 Termites - Treat (Ongoing)	\$24,383	\$0	\$0	\$26,643	\$0
850 Utility Lines - Repair	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$101,142	\$0	\$3,832	\$26,643	\$27,443
Ending Reserve Balance	\$141,041	\$178,861	\$213,937	\$227,182	\$240,515

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$240,515	\$259,188	\$256,468	\$300,040	\$326,474
Annual Reserve Contribution	\$39,207	\$39,991	\$40,791	\$41,607	\$42,439
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,497	\$2,577	\$2,781	\$3,131	\$3,140
Total Income	\$282,219	\$301,756	\$300,040	\$344,777	\$372,053
# Component					
GROUND					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Community Sign - Replace	\$0	\$0	\$0	\$0	\$3,064
200 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$13,728	\$0
220 Concrete - Repair	\$10,469	\$0	\$0	\$0	\$0
286 Carport Buildings - Repaint	\$0	\$16,174	\$0	\$0	\$0
500 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Stucco Walls - Repaint	\$0	\$0	\$0	\$0	\$0
510 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
515 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$9,426
640 Landscape Rock - Replenish	\$0	\$0	\$0	\$0	\$0
650 Trees - Remove/Replace (Ongoing)	\$8,375	\$0	\$0	\$0	\$0
650 Trees - Trim/Remove (2022)	\$0	\$0	\$0	\$0	\$0
680 Alleyway - Clean	\$4,188	\$0	\$0	\$4,576	\$0
800 Termites - Treat (2022 & 2023)	\$0	\$0	\$0	\$0	\$0
800 Termites - Treat (Ongoing)	\$0	\$29,114	\$0	\$0	\$31,814
850 Utility Lines - Repair	\$0	\$0	\$0	\$0	\$25,922
Total Expenses	\$23,032	\$45,288	\$0	\$18,303	\$70,226
Ending Reserve Balance	\$259,188	\$256,468	\$300,040	\$326,474	\$301,827



Accuracy, Limitations, and Disclosures

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

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

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

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

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



Terms and Definitions

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



Component Details

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

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

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

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

GROUNDS

Comp #: 100 Monuments - Refurbish**Quantity: (2) Monuments**

Location: Community entrance along Limberlost Dr

Funded?: Yes.

History:

Comments: Monument signs consist of tiled letters stating, "WESTERN WINDS" mounted to entry stucco walls. Appear to be older and dated with wear evident. We assume this is not a priority as this time. This component funds an allowance to update/refurbish the monument signs.

Useful Life:
25 years

Remaining Life:
6 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Allowance

Comp #: 110 Community Sign - Replace**Quantity: (1) Sign**

Location: Mounted along Western Winds Dr

Funded?: Yes.

History: Reportedly installed in 2021 for ~\$1,100.

Comments: Appears to be new, intact and in good shape.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 1,300

Worst Case: \$ 1,300

Cost Source: Client Cost History

Comp #: 200 Asphalt - Repave**Quantity: Approx 30,000 Sq Ft**

Location: Streets & parking areas throughout community (excludes Western Winds Dr)

Funded?: Yes.

History:

Comments: Appears to be older and worn with significant cracking. Life span is based on periodically seal coating and maintaining the surface. This component funds to completely remove and repave the asphalt.

Useful Life:
30 yearsRemaining Life:
7 years

Best Case: \$ 100,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt - Seal/Repair**Quantity: Approx 30,000 Sq Ft**

Location: Streets & parking areas throughout community (excludes Western Winds Dr)

Funded?: Yes.

History:

Comments: No seal coat evident. Periodic seal coating has been scheduled to occur after the asphalt repave project. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 yearsRemaining Life:
8 years

Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 220 Concrete - Repair**Quantity: Numerous Sq Ft**

Location: Walkways & curbs throughout community

Funded?: Yes.

History: Spent \$510 in 2020.

Comments: There is no expectancy to completely replace the concrete. This component funds an allowance for periodic repairs and partial replacements as needed. Several areas of curbing were observed to be damaged.

Useful Life:
5 yearsRemaining Life:
0 years

Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Allowance

Comp #: 280 Carport Roofs - Repair/Replace**Quantity: Numerous Sq Ft**

Location: Parking areas throughout community

Funded?: No. Repairs and replacement of the carport roofs is reportedly each owner's responsibility, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 286 Carport Buildings - Repaint

Quantity: Approx 6,000 Sq Ft

Location: Parking areas throughout community

Funded?: Yes.

History: Reportedly painted around 2018.

Comments: The HOA is reportedly not responsible to maintain the carport storage buildings; however, the HOA has decided to take on periodic repainting. This component funds to periodically repaint the carport storage buildings. Surfaces appear to be generally uniform and in fair shape.

Useful Life:

6 years

Remaining Life:

2 years



Best Case: \$ 7,500

Worst Case: \$ 7,500

Cost Source: AR Cost Database

Comp #: 320 Pole Lights - Replace

Quantity: Approx (6) Pole Lights

Location: Mounted along the West & East perimeters of the community

Funded?: No. Pole lights are owned and maintained by TEP (Tucson Electric Power), not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 380 Mailboxes - Replace

Quantity: (4) Clusters

Location: Mounted along Western Winds Dr

Funded?: No. Mailboxes are the responsibility of the U.S. Postal Service, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 500 Block/Stucco Walls - Repair

Quantity: Approx 8,300 Sq Ft

Location: Perimeters of community

Funded?: Yes.

History:

Comments: Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and partial replacement due to excessive settling or other sources of damage. Cracking and settling evident throughout.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 20,000

Worst Case: \$ 20,000

Cost Source: AR Cost Allowance

Comp #: 502 Stucco Walls - Repaint**Quantity: Approx 4,000 Sq Ft**

Location: Community entrance along Limberlost Dr

Funded?: Yes.

History:

Comments: Observed to be discolored and non-uniform. This component funds to periodically repaint the entry stucco walls.

Useful Life:

6 years

Remaining Life:

0 years



Best Case: \$ 2,500

Worst Case: \$ 2,500

Cost Source: AR Cost Database

Comp #: 510 Wood Fence - Replace**Quantity: Approx 60 LF**

Location: Common areas throughout community

Funded?: Yes.

History: Installed around 2021.

Comments: Observed to be new, intact, secure and in good shape. Future replacement should be anticipated.

Useful Life:

20 years

Remaining Life:

19 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 515 Metal Fence - Replace

Quantity: Approx 40 LF

Location: Mounted at North & South ends of the alleyway along West perimeter of community

Funded?: Yes.

History: Installed in 2021.

Comments: Observed to be new, intact, secure and in good shape. Future replacement should be anticipated.

Useful Life:

30 years

Remaining Life:

29 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

Comp #: 517 Metal Fence - Repaint

Quantity: Approx 40 LF

Location: Mounted at North & South ends of the alleyway along West perimeter of community

Funded?: No. Cost is below the Reserve expense threshold. Recommend repainting as needed with Operating funds or include with stucco wall repaint projects.

History: Painted in 2021 with install.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 600 Irrigation System - Replace

Quantity: Lines, Valves, Heads

Location: Common areas throughout community

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

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

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 640 Landscape Rock - Replenish

Quantity: Approx 24,000 Sq Ft

Location: Common areas throughout community

Funded?: Yes.

History: Replenished around 2016, based on satellite imagery.

Comments: Common areas are covered in small river rock throughout. Complete replacement is not anticipated. Coverage will deplete over time, so this component funds an allowance to replenish a portion of the rock.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Allowance

Comp #: 650 Trees - Remove/Replace (Ongoing)**Quantity: Numerous Trees**

Location: Common areas throughout community

Funded?: Yes.

History: Scheduled to remove (1) palm tree in late 2021 for ~\$1,100.

Comments: This component funds an allowance to remove or replace trees throughout the community.

Useful Life:

5 years

Remaining Life:

5 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Allowance

Comp #: 650 Trees - Trim/Remove (2022)**Quantity: (1) Palm Tree**

Location: Common areas throughout community

Funded?: Yes.

History: Scheduled to remove (1) palm tree in late 2021 for ~\$1,100.

Comments: The HOA plans to remove (1) palm tree in 2022. This component funds a one-time expense to remove the tree.

Useful Life:

1 years

Remaining Life:

0 years



Best Case: \$ 1,200

Worst Case: \$ 1,200

Cost Source: AR Cost Allowance

Comp #: 680 Alleyway - Clean**Quantity: Numerous Sq Ft**

Location: Alleyway along West perimeter of community

Funded?: Yes.

History:

Comments: This component funds an allowance to clean out the West perimeter alleyway.

Useful Life:

3 years

Remaining Life:

1 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: Estimate Provided by Client

Comp #: 800 Termites - Treat (2022 & 2023)**Quantity: Numerous Sq Ft**

Location: Throughout community

Funded?: Yes.

History: Scheduled to spend \$3,885 in 2022 and 2023. Spent \$5,550 in 2021.

Comments: This component funds to treat termites in 2022 and 2023, as contracted by the HOA. Once the contract is completed in 2023, component #800 will account for future termite treatments.

Useful Life:

1 years

Remaining Life:

0 years



Best Case: \$ 3,900

Worst Case: \$ 3,900

Cost Source: Estimate Provided by Client

Comp #: 800 Termites - Treat (Ongoing)**Quantity: Numerous Sq Ft**

Location: Throughout community

Funded?: Yes.

History: Scheduled to spend \$3,885 in 2022 and 2023. Spent \$5,550 in 2021.

Comments: This component funds to periodically conduct termite treatments throughout the community.

Useful Life:

3 years

Remaining Life:

2 years



Best Case: \$ 13,500

Worst Case: \$ 13,500

Cost Source: Client Cost History

Comp #: 850 Utility Lines - Repair**Quantity: Numerous LF**

Location: Common areas throughout community

Funded?: Yes.

History: Spent ~\$10,000 during 2019-2021.

Comments: This component funds an allowance to repair utility lines throughout the community. This includes sewer and water lines.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 11,000

Worst Case: \$ 11,000

Cost Source: Client Cost History
