

# Unawweep Heights HOA

## Supplementary Schedules Reserve Management Plan

### Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2020



Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

UnawEEP Heights HOA  
January 1, 2020

UnawEEP Heights HOA  
Supplementary Schedules  
Reserve Management Plan  
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## Preparer's Report on Supplemental Information



**Facilities Advisors Rocky Mountain**  
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Durango, CO 81303

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### Reserve Management Plan

#### Type I Reserve Study with On-Site Analysis For 30-Year Projection Period Beginning January 1, 2020

Robert Larimer  
UnawEEP Heights HOA  
Grand Junction, CO

#### Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the UnawEEP Heights HOA's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Rocky Mountain LLC  
Robbie Pepper CMCA, CCIM, GRI  
January 24, 2020

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/20 - 12/20	\$ 22,000	\$ 8,280	0.00 %	\$ 200	\$ 13,421	\$ 17,059	57.49 %	\$ 29,669
1/21 - 12/21	17,059	8,362	1.00	209	784	24,847	68.69	36,168
1/22 - 12/22	24,847	8,446	1.00	233	12,651	20,876	67.32	31,010
1/23 - 12/23	20,876	8,530	1.00	243	1,940	27,710	75.36	36,766
1/24 - 12/24	27,710	8,616	1.00	303	3,997	32,631	79.95	40,810
1/25 - 12/25	32,631	8,702	1.00	329	9,118	32,545	81.38	39,989
1/26 - 12/26	32,545	8,789	1.00	366	908	40,793	85.53	47,691
1/27 - 12/27	40,793	8,965	2.00	374	17,474	32,658	83.66	39,035
1/28 - 12/28	32,658	9,144	2.00	362	2,571	39,593	87.06	45,473
1/29 - 12/29	39,593	9,327	2.00	424	4,303	45,042	89.04	50,583
1/30 - 12/30	45,042	9,513	2.00	419	17,485	37,490	87.77	42,711
1/31 - 12/31	37,490	9,704	2.00	397	5,970	41,622	89.43	46,541
1/32 - 12/32	41,622	9,898	2.00	427	8,681	43,266	90.15	47,992
1/33 - 12/33	43,266	10,096	2.00	478	1,490	52,350	91.76	57,050
1/34 - 12/34	52,350	10,298	2.00	505	15,734	47,419	90.84	52,198
1/35 - 12/35	47,419	10,607	3.00	370	34,746	23,650	83.89	28,189
1/36 - 12/36	23,650	10,925	3.00	260	6,921	27,914	87.26	31,988
1/37 - 12/37	27,914	11,253	3.00	302	7,548	31,921	89.75	35,564
1/38 - 12/38	31,921	11,590	3.00	358	4,319	39,551	92.33	42,834
1/39 - 12/39	39,551	11,938	3.00	449	1,779	50,159	94.25	53,216
1/40 - 12/40	50,159	12,296	3.00	510	11,914	51,052	94.62	53,952
1/41 - 12/41	51,052	12,665	3.00	494	17,935	46,275	94.56	48,935
1/42 - 12/42	46,275	13,045	3.00	454	16,529	43,246	94.95	45,542
1/43 - 12/43	43,246	13,436	3.00	478	5,007	52,154	96.40	54,099
1/44 - 12/44	52,154	13,839	3.00	593	0	66,587	97.40	68,362
1/45 - 12/45	66,587	14,255	3.00	650	19,655	61,836	97.40	63,484
1/46 - 12/46	61,836	14,682	3.00	654	8,754	68,419	97.86	69,913
1/47 - 12/47	68,419	15,123	3.00	698	14,089	70,151	98.08	71,524
1/48 - 12/48	70,151	15,576	3.00	697	18,575	67,849	98.27	69,044
1/49 - 12/49	67,849	16,044	3.00	751	2,391	82,253	98.69	81,918

# Unaweeep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures-By Year

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2020						
Equipment						
07/01/2020	Pet Waste Stations	910-000-0006	07/01/2005	15:00	\$ 225.00	\$ 228.35
					\$ 225.00	\$ 228.35
Fences/Gates/Walls						
07/03/2020	Vinyl Solid Panel Fence	910-000-0008	07/03/2015	5:00	\$ 3,000.00	\$ 3,044.67
					\$ 3,000.00	\$ 3,044.67
Landscaping						
07/01/2020	Tree Removal and Major Trimming	910-000-0017	07/01/2013	7:00	\$ 5,000.00	\$ 5,074.45
					\$ 5,000.00	\$ 5,074.45
Paint-Concrete						
07/01/2020	Mailbox Pedestals and Boxes	910-000-0001	07/01/2015	5:00	\$ 1,500.00	\$ 1,522.33
					\$ 1,500.00	\$ 1,522.33
Signage						
07/01/2020	Kiosk Sign	910-000-0019	07/01/2005	15:00	\$ 1,500.00	\$ 1,522.33
					\$ 1,500.00	\$ 1,522.33
Structural						
07/01/2020	Wooden Pump Enclosure- Control Box	910-000-0022	07/01/2013	7:00	\$ 2,000.00	\$ 2,029.78
					\$ 2,000.00	\$ 2,029.78
Year : 2021						
Irrigation						
07/01/2021	Misc Pipes-Valves	910-000-0024	07/01/2016	5:00	\$ 750.00	\$ 784.00
					\$ 750.00	\$ 784.00
Year : 2022						
Concrete						
07/01/2022	Sidewalks	910-000-0021	07/01/2015	7:00	\$ 2,500.00	\$ 2,691.74
					\$ 2,500.00	\$ 2,691.74
Fences/Gates/Walls						
07/01/2022	Cultured Rock Repairs	910-000-0007	07/01/2016	6:00	\$ 2,000.00	\$ 2,153.39
					\$ 2,000.00	\$ 2,153.39
Irrigation						
07/01/2022	Electrical Panels	910-000-0025	07/01/2012	10:00	\$ 1,500.00	\$ 1,615.04
07/05/2022	Irrigation Lines and Sprinklers	910-000-0012	07/05/2017	5:00	2,500.00	2,691.74
07/01/2022	Munro Pump	910-000-0013	07/01/2010	12:00	1,250.00	1,345.87
					\$ 5,250.00	\$ 5,652.65
Landscaping						
07/01/2022	Plants & Shrub Replacement	910-000-0016	07/01/2017	5:00	\$ 2,000.00	\$ 2,153.39
					\$ 2,000.00	\$ 2,153.39

# Unawweep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2023						
Fences/Gates/Walls						
07/02/2023	Slat Fence & Gate Repair	910-000-0009	07/02/2017	6:00	\$ 750.00	\$ 831.75
					\$ 750.00	\$ 831.75
Plumbing						
07/01/2023	Sump Pump	910-000-0020	07/01/2015	8:00	\$ 1,000.00	\$ 1,109.00
					\$ 1,000.00	\$ 1,109.00
Year : 2024						
Irrigation						
07/01/2024	Rain Bird Controller	910-000-0014	07/01/2012	12:00	\$ 500.00	\$ 571.13
07/02/2024	Smart Box	910-000-0015	07/02/2012	12:00	500.00	571.13
					\$ 1,000.00	\$ 1,142.26
Landscaping						
07/03/2024	Purple Aggregate Gravel Replacement	910-000-0010	07/03/2017	7:00	\$ 2,500.00	\$ 2,855.67
					\$ 2,500.00	\$ 2,855.67
Year : 2025						
Equipment						
07/01/2025	Metal Bench	910-000-0002	07/01/2005	20:00	\$ 750.00	\$ 882.40
					\$ 750.00	\$ 882.40
Fences/Gates/Walls						
07/03/2025	Vinyl Solid Panel Fence	910-000-0008	07/03/2020	5:00	\$ 3,000.00	\$ 3,529.60
					\$ 3,000.00	\$ 3,529.60
Irrigation						
07/04/2025	Irrigation Control Valves	910-000-0011	07/04/2017	8:00	\$ 1,000.00	\$ 1,176.53
					\$ 1,000.00	\$ 1,176.53
Paint-Concrete						
07/01/2025	Mailbox Pedestals and Boxes	910-000-0001	07/01/2020	5:00	\$ 1,500.00	\$ 1,764.80
					\$ 1,500.00	\$ 1,764.80
Plumbing						
07/01/2025	Storm Drain	910-000-0018	07/01/2005	20:00	\$ 1,500.00	\$ 1,764.80
					\$ 1,500.00	\$ 1,764.80
Year : 2026						
Irrigation						
07/01/2026	Misc Pipes-Valves	910-000-0024	07/01/2021	5:00	\$ 750.00	\$ 908.87
					\$ 750.00	\$ 908.87

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category Date	Component	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2027						
Irrigation						
07/01/2027	Culvert	910-000-0026	07/01/2012	15:00	\$ 2,500.00	\$ 3,120.46
07/05/2027	Irrigation Lines and Sprinklers	910-000-0012	07/05/2022	5:00	2,500.00	3,120.46
					<u>\$ 5,000.00</u>	<u>\$ 6,240.92</u>
Landscaping						
07/01/2027	Plants & Shrub Replacement	910-000-0016	07/01/2022	5:00	\$ 2,000.00	\$ 2,496.37
07/01/2027	Tree Removal and Major Trimming	910-000-0017	07/01/2020	7:00	5,000.00	6,240.93
					<u>\$ 7,000.00</u>	<u>\$ 8,737.30</u>
Structural						
07/01/2027	Wooden Pump Enclosure- Control Box	910-000-0022	07/01/2020	7:00	\$ 2,000.00	\$ 2,496.37
					<u>\$ 2,000.00</u>	<u>\$ 2,496.37</u>
Year : 2028						
Fences/Gates/Walls						
07/01/2028	Cultured Rock Repairs	910-000-0007	07/01/2022	6:00	\$ 2,000.00	\$ 2,571.26
					<u>\$ 2,000.00</u>	<u>\$ 2,571.26</u>
Year : 2029						
Concrete						
07/01/2029	Sidewalks	910-000-0021	07/01/2022	7:00	\$ 2,500.00	\$ 3,310.50
					<u>\$ 2,500.00</u>	<u>\$ 3,310.50</u>
Fences/Gates/Walls						
07/02/2029	Slat Fence & Gate Repair	910-000-0009	07/02/2023	6:00	\$ 750.00	\$ 993.15
					<u>\$ 750.00</u>	<u>\$ 993.15</u>
Year : 2030						
Equipment						
07/01/2030	12-Box Mailbox Pedestals	910-000-0004	07/01/2005	25:00	\$ 2,720.00	\$ 3,709.88
07/01/2030	16-Box Mailbox Pedestals	910-000-0003	07/01/2005	25:00	3,000.00	4,091.78
07/01/2030	8-Box Mailbox Pedestals	910-000-0005	07/01/2005	25:00	2,600.00	3,546.21
					<u>\$ 8,320.00</u>	<u>\$ 11,347.87</u>
Fences/Gates/Walls						
07/03/2030	Vinyl Solid Panel Fence	910-000-0008	07/03/2025	5:00	\$ 3,000.00	\$ 4,091.78
					<u>\$ 3,000.00</u>	<u>\$ 4,091.78</u>
Paint-Concrete						
07/01/2030	Mailbox Pedestals and Boxes	910-000-0001	07/01/2025	5:00	\$ 1,500.00	\$ 2,045.89
					<u>\$ 1,500.00</u>	<u>\$ 2,045.89</u>
Year : 2031						
Irrigation						
07/01/2031	Misc Pipes-Valves	910-000-0024	07/01/2026	5:00	\$ 750.00	\$ 1,053.63
					<u>\$ 750.00</u>	<u>\$ 1,053.63</u>

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Landscaping						
07/03/2031	Purple Aggregate Gravel Replacement	910-000-0010	07/03/2024	7:00	\$ 2,500.00	\$ 3,512.11
					\$ 2,500.00	\$ 3,512.11
Plumbing						
07/01/2031	Sump Pump	910-000-0020	07/01/2023	8:00	\$ 1,000.00	\$ 1,404.84
					\$ 1,000.00	\$ 1,404.84
Year : 2032						
Irrigation						
07/01/2032	Electrical Panels	910-000-0025	07/01/2022	10:00	\$ 1,500.00	\$ 2,170.48
07/05/2032	Irrigation Lines and Sprinklers	910-000-0012	07/05/2027	5:00	2,500.00	3,617.47
					\$ 4,000.00	\$ 5,787.95
Landscaping						
07/01/2032	Plants & Shrub Replacement	910-000-0016	07/01/2027	5:00	\$ 2,000.00	\$ 2,893.98
					\$ 2,000.00	\$ 2,893.98
Year : 2033						
Irrigation						
07/04/2033	Irrigation Control Valves	910-000-0011	07/04/2025	8:00	\$ 1,000.00	\$ 1,490.40
					\$ 1,000.00	\$ 1,490.40
Year : 2034						
Fences/Gates/Walls						
07/01/2034	Cultured Rock Repairs	910-000-0007	07/01/2028	6:00	\$ 2,000.00	\$ 3,070.22
					\$ 2,000.00	\$ 3,070.22
Irrigation						
07/01/2034	Munro Pump	910-000-0013	07/01/2022	12:00	\$ 1,250.00	\$ 1,918.89
					\$ 1,250.00	\$ 1,918.89
Landscaping						
07/01/2034	Tree Removal and Major Trimming	910-000-0017	07/01/2027	7:00	\$ 5,000.00	\$ 7,675.55
					\$ 5,000.00	\$ 7,675.55
Structural						
07/01/2034	Wooden Pump Enclosure- Control Box	910-000-0022	07/01/2027	7:00	\$ 2,000.00	\$ 3,070.22
					\$ 2,000.00	\$ 3,070.22
Year : 2035						
Equipment						
07/01/2035	Pet Waste Stations	910-000-0006	07/01/2020	15:00	\$ 225.00	\$ 355.76
					\$ 225.00	\$ 355.76
Fences/Gates/Walls						
07/02/2035	Slat Fence & Gate Repair	910-000-0009	07/02/2029	6:00	\$ 750.00	\$ 1,185.87
07/03/2035	Vinyl Solid Panel Fence	910-000-0008	07/03/2030	5:00	3,000.00	4,743.49



# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					\$ 3,750.00	\$ 5,929.36
Paint-Concrete						
07/01/2035	Mailbox Pedestals and Boxes	910-000-0001	07/01/2030	5:00	\$ 1,500.00	\$ 2,371.75
					\$ 1,500.00	\$ 2,371.75
Signage						
07/01/2035	Kiosk Sign	910-000-0019	07/01/2020	15:00	\$ 1,500.00	\$ 2,371.75
07/01/2035	Monument Sign	910-000-0023	07/01/2010	25:00	15,000.00	23,717.46
					\$ 16,500.00	\$ 26,089.21
Year : 2036						
Concrete						
07/01/2036	Sidewalks	910-000-0021	07/01/2029	7:00	\$ 2,500.00	\$ 4,071.50
					\$ 2,500.00	\$ 4,071.50
Irrigation						
07/01/2036	Misc Pipes-Valves	910-000-0024	07/01/2031	5:00	\$ 750.00	\$ 1,221.45
07/01/2036	Rain Bird Controller	910-000-0014	07/01/2024	12:00	500.00	814.30
07/02/2036	Smart Box	910-000-0015	07/02/2024	12:00	500.00	814.30
					\$ 1,750.00	\$ 2,850.05
Year : 2037						
Irrigation						
07/05/2037	Irrigation Lines and Sprinklers	910-000-0012	07/05/2032	5:00	\$ 2,500.00	\$ 4,193.64
					\$ 2,500.00	\$ 4,193.64
Landscaping						
07/01/2037	Plants & Shrub Replacement	910-000-0016	07/01/2032	5:00	\$ 2,000.00	\$ 3,354.91
					\$ 2,000.00	\$ 3,354.91
Year : 2038						
Landscaping						
07/03/2038	Purple Aggregate Gravel Replacement	910-000-0010	07/03/2031	7:00	\$ 2,500.00	\$ 4,319.45
					\$ 2,500.00	\$ 4,319.45
Year : 2039						
Plumbing						
07/01/2039	Sump Pump	910-000-0020	07/01/2031	8:00	\$ 1,000.00	\$ 1,779.61
					\$ 1,000.00	\$ 1,779.61
Year : 2040						
Fences/Gates/Walls						
07/01/2040	Cultured Rock Repairs	910-000-0007	07/01/2034	6:00	\$ 2,000.00	\$ 3,666.01
07/03/2040	Vinyl Solid Panel Fence	910-000-0008	07/03/2035	5:00	3,000.00	5,499.01
					\$ 5,000.00	\$ 9,165.02

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Paint-Concrete						
07/01/2040	Mailbox Pedestals and Boxes	910-000-0001	07/01/2035	5:00	\$ 1,500.00	\$ 2,749.50
					\$ 1,500.00	\$ 2,749.50
Year : 2041						
Fences/Gates/Walls						
07/02/2041	Slat Fence & Gate Repair	910-000-0009	07/02/2035	6:00	\$ 750.00	\$ 1,415.99
					\$ 750.00	\$ 1,415.99
Irrigation						
07/04/2041	Irrigation Control Valves	910-000-0011	07/04/2033	8:00	\$ 1,000.00	\$ 1,887.99
07/01/2041	Misc Pipes-Valves	910-000-0024	07/01/2036	5:00	750.00	1,415.99
					\$ 1,750.00	\$ 3,303.98
Landscaping						
07/01/2041	Tree Removal and Major Trimming	910-000-0017	07/01/2034	7:00	\$ 5,000.00	\$ 9,439.96
					\$ 5,000.00	\$ 9,439.96
Structural						
07/01/2041	Wooden Pump Enclosure- Control Box	910-000-0022	07/01/2034	7:00	\$ 2,000.00	\$ 3,775.99
					\$ 2,000.00	\$ 3,775.99
Year : 2042						
Irrigation						
07/01/2042	Culvert	910-000-0026	07/01/2027	15:00	\$ 2,500.00	\$ 4,861.58
07/01/2042	Electrical Panels	910-000-0025	07/01/2032	10:00	1,500.00	2,916.95
07/05/2042	Irrigation Lines and Sprinklers	910-000-0012	07/05/2037	5:00	2,500.00	4,861.58
					\$ 6,500.00	\$ 12,640.11
Landscaping						
07/01/2042	Plants & Shrub Replacement	910-000-0016	07/01/2037	5:00	\$ 2,000.00	\$ 3,889.27
					\$ 2,000.00	\$ 3,889.27
Year : 2043						
Concrete						
07/01/2043	Sidewalks	910-000-0021	07/01/2036	7:00	\$ 2,500.00	\$ 5,007.43
					\$ 2,500.00	\$ 5,007.43
Year : 2045						
Equipment						
07/01/2045	Metal Bench	910-000-0002	07/01/2025	20:00	\$ 750.00	\$ 1,593.71
					\$ 750.00	\$ 1,593.71
Fences/Gates/Walls						
07/03/2045	Vinyl Solid Panel Fence	910-000-0008	07/03/2040	5:00	\$ 3,000.00	\$ 6,374.86
					\$ 3,000.00	\$ 6,374.86

# Unaweeep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Landscaping						
07/03/2045	Purple Aggregate Gravel Replacement	910-000-0010	07/03/2038	7:00	\$ 2,500.00	\$ 5,312.38
					\$ 2,500.00	\$ 5,312.38
Paint-Concrete						
07/01/2045	Mailbox Pedestals and Boxes	910-000-0001	07/01/2040	5:00	\$ 1,500.00	\$ 3,187.43
					\$ 1,500.00	\$ 3,187.43
Plumbing						
07/01/2045	Storm Drain	910-000-0018	07/01/2025	20:00	\$ 1,500.00	\$ 3,187.43
					\$ 1,500.00	\$ 3,187.43
Year : 2046						
Fences/Gates/Walls						
07/01/2046	Cultured Rock Repairs	910-000-0007	07/01/2040	6:00	\$ 2,000.00	\$ 4,377.40
					\$ 2,000.00	\$ 4,377.40
Irrigation						
07/01/2046	Misc Pipes-Valves	910-000-0024	07/01/2041	5:00	\$ 750.00	\$ 1,641.53
07/01/2046	Munro Pump	910-000-0013	07/01/2034	12:00	1,250.00	2,735.88
					\$ 2,000.00	\$ 4,377.41
Year : 2047						
Fences/Gates/Walls						
07/02/2047	Slat Fence & Gate Repair	910-000-0009	07/02/2041	6:00	\$ 750.00	\$ 1,690.77
					\$ 750.00	\$ 1,690.77
Irrigation						
07/05/2047	Irrigation Lines and Sprinklers	910-000-0012	07/05/2042	5:00	\$ 2,500.00	\$ 5,635.91
					\$ 2,500.00	\$ 5,635.91
Landscaping						
07/01/2047	Plants & Shrub Replacement	910-000-0016	07/01/2042	5:00	\$ 2,000.00	\$ 4,508.72
					\$ 2,000.00	\$ 4,508.72
Plumbing						
07/01/2047	Sump Pump	910-000-0020	07/01/2039	8:00	\$ 1,000.00	\$ 2,254.36
					\$ 1,000.00	\$ 2,254.36
Year : 2048						
Irrigation						
07/01/2048	Rain Bird Controller	910-000-0014	07/01/2036	12:00	\$ 500.00	\$ 1,161.00
07/02/2048	Smart Box	910-000-0015	07/02/2036	12:00	500.00	1,161.00
					\$ 1,000.00	\$ 2,322.00
Landscaping						
07/01/2048	Tree Removal and Major Trimming	910-000-0017	07/01/2041	7:00	\$ 5,000.00	\$ 11,609.96
					\$ 5,000.00	\$ 11,609.96

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Structural						
07/01/2048	Wooden Pump Enclosure- Control Box	910-000-0022	07/01/2041	7:00	\$ 2,000.00	\$ 4,643.99
					\$ 2,000.00	\$ 4,643.99
Year : 2049						
Irrigation						
07/04/2049	Irrigation Control Valves	910-000-0011	07/04/2041	8:00	\$ 1,000.00	\$ 2,391.65
					\$ 1,000.00	\$ 2,391.65

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Metal Bench

Item Number	2
Type	Common Area
Category	Equipment
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 750.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2005	07/01/2025	5:06	20:00	1	750.00	882.40
								\$ 750.00	\$ 882.40

### Comments

Replace as Necessary

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Rain Bird Controller

Item Number	14
Type	Common Area
Category	Irrigation
Measurement Basis	Each
Estimated Useful Life	12 Years
Basis Cost	\$ 250.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2012	07/01/2024	4:06	12:00	2	500.00	571.13
								\$ 500.00	\$ 571.13

### Comments

Replace as Necessary

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Smart Box

Item Number	15
Type	Common Area
Category	Irrigation
Measurement Basis	Each
Estimated Useful Life	12 Years
Basis Cost	\$ 250.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/02/2012	07/02/2024	4:06	12:00	2	500.00	571.13
								\$ 500.00	\$ 571.13

### Comments

Allowance to Repair or Replace

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Cultured Rock Repairs

Item Number	7
Type	Common Area
Category	Fences/Gates/Walls
Measurement Basis	Allow
Estimated Useful Life	6 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Monument Signs		Average	07/01/2016	07/01/2022	2:06	6:00	1	2,000.00	2,153.39
								\$ 2,000.00	\$ 2,153.39

### Comments

Allowance to Repair, Replace and Re-Grout



# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Culvert

Item Number	26
Type	Common Area
Category	Irrigation
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Drainage Basin		Average	07/01/2012	07/01/2027	7:06	15:00	1	2,500.00	3,120.46
								\$ 2,500.00	\$ 3,120.46

### Comments

Allowance to Repair or Replace

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Storm Drain

Item Number	18
Type	Common Area
Category	Plumbing
Measurement Basis	Allow
Estimated Useful Life	20 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Drainage Basin		Average	07/01/2005	07/01/2025	5:06	20:00	1	1,500.00	1,764.80
								\$ 1,500.00	\$ 1,764.80

### Comments

Allowance to Repair or Replace

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Electrical Panels

Item Number	25
Type	Common Area
Category	Irrigation
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump Stations		Good	07/01/2012	07/01/2022	2:06	10:00	1	1,500.00	1,615.04
								\$ 1,500.00	\$ 1,615.04

### Comments

Allowance to Repair or Replace

## Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Purple Aggregate Gravel Replacement

Item Number	10
Type	Common Area
Category	Landscaping
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/03/2017	07/03/2024	4:06	7:00	1	2,500.00	2,855.67
								\$ 2,500.00	\$ 2,855.67

#### Comments

Allowance to Replace and Spread

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### 12-Box Mailbox Pedestals

Item Number	4
Type	Common Area
Category	Equipment
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 1,360.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2005	07/01/2030	10:06	25:00	2	2,720.00	3,709.88
								\$ 2,720.00	\$ 3,709.88

### Comments

Replace as Necessary

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### 16-Box Mailbox Pedestals

Item Number	3
Type	Common Area
Category	Equipment
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2005	07/01/2030	10:06	25:00	2	3,000.00	4,091.78
								\$ 3,000.00	\$ 4,091.78

### Comments

Replace as Necessary

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### 8-Box Mailbox Pedestals

Item Number	5
Type	Common Area
Category	Equipment
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 1,300.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2005	07/01/2030	10:06	25:00	2	2,600.00	3,546.21
								\$ 2,600.00	\$ 3,546.21

### Comments

Replace as Necessary

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Sidewalks

Item Number	21
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area Wa		Good	07/01/2015	07/01/2022	2:06	7:00	1	2,500.00	2,691.74
								\$ 2,500.00	\$ 2,691.74

### Comments

Allowance to Repair or Replace



# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Kiosk Sign

Item Number	19
Type	Common Area
Category	Signage
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2005	07/01/2020	0:06	15:00	1	1,500.00	1,522.33
								\$ 1,500.00	\$ 1,522.33

### Comments

Allowance to Repair or Replace

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Mailbox Pedestals and Boxes

Item Number	1
Type	Common Area
Category	Paint-Concrete
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Fair	07/01/2015	07/01/2020	0:06	5:00	1	1,500.00	1,522.33
								\$ 1,500.00	\$ 1,522.33

### Comments

Allowance to Repair and or Paint

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Plants & Shrub Replacement

Item Number	16
Type	Common Area
Category	Landscaping
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2017	07/01/2022	2:06	5:00	1	2,000.00	2,153.39
								\$ 2,000.00	\$ 2,153.39

### Comments

Allowance to Replace and Remove Dead or Diseased Plants

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Munro Pump

Item Number	13
Type	Common Area
Category	Irrigation
Measurement Basis	Each
Estimated Useful Life	12 Years
Basis Cost	\$ 625.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2010	07/01/2022	2:06	12:00	2	1,250.00	1,345.87
								\$ 1,250.00	\$ 1,345.87

### Comments

Replace as Necessary

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Sump Pump

Item Number	20
Type	Common Area
Category	Plumbing
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Drainage Basin		Fair	07/01/2015	07/01/2023	3:06	8:00	1	1,000.00	1,109.00
								\$ 1,000.00	\$ 1,109.00

### Comments

Allowance to Repair or Replace

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Pet Waste Stations

Item Number	6
Type	Common Area
Category	Equipment
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 225.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2005	07/01/2020	0:06	15:00	1	225.00	228.35
								\$ 225.00	\$ 228.35

### Comments

Replace as Necessary

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Monument Sign

Item Number	23
Type	Common Area
Category	Signage
Measurement Basis	Job
Estimated Useful Life	25 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entrance		Good	07/01/2010	07/01/2035	15:06	25:00	3	15,000.00	23,717.46
								\$ 15,000.00	\$ 23,717.46

### Comments

Replace as Necessary

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Tree Removal and Major Trimming

Item Number	17
Type	Common Area
Category	Landscaping
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2013	07/01/2020	0:06	7:00	1	5,000.00	5,074.45
								\$ 5,000.00	\$ 5,074.45

### Comments

Allowance to Remove Trees too close to Structures and or Major Trimming



# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Irrigation Control Valves

Item Number	11
Type	Common Area
Category	Irrigation
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/04/2017	07/04/2025	5:06	8:00	1	1,000.00	1,176.53
								\$ 1,000.00	\$ 1,176.53

### Comments

Allowance to Repair or Replace

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Irrigation Lines and Sprinklers

Item Number	12
Type	Common Area
Category	Irrigation
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/05/2017	07/05/2022	2:06	5:00	1	2,500.00	2,691.74
								\$ 2,500.00	\$ 2,691.74

### Comments

Allowance to Repair or Replace

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Misc Pipes-Valves

Item Number	24
Type	Common Area
Category	Irrigation
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 750.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump stations		Average	07/01/2016	07/01/2021	1:06	5:00	1	750.00	784.00
								\$ 750.00	\$ 784.00

### Comments

Allowance to Repair or Replace

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Slat Fence & Gate Repair

Item Number	9
Type	Common Area
Category	Fences/Gates/Walls
Measurement Basis	Allow
Estimated Useful Life	6 Years
Basis Cost	\$ 750.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Drainage Basin		Good	07/02/2017	07/02/2023	3:06	6:00	1	750.00	831.75
								\$ 750.00	\$ 831.75

### Comments

Allowance to Repair or Replace

# UnawEEP Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Vinyl Solid Panel Fence

Item Number	8
Type	Common Area
Category	Fences/Gates/Walls
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 3,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/03/2015	07/03/2020	0:06	5:00	1	3,000.00	3,044.67
								\$ 3,000.00	\$ 3,044.67

### Comments

Allowance to Repair or Replace

# Unawep Heights HOA

Analysis Date - January 1, 2020

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Wooden Pump Enclosure- Control Box

Item Number	22
Type	Common Area
Category	Structural
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump Enclosure		Poor	07/01/2013	07/01/2020	0:06	7:00	1	2,000.00	2,029.78
								\$ 2,000.00	\$ 2,029.78

### Comments

Allowance to Repair or Replace