

Unawweep Heights HOA

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2020



UnawEEP Heights HOA
January 1, 2020

UnawEEP Heights HOA
Reserve Management Plan

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Preparer's Report on Reserve Study 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

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of UnawEEP Heights HOA by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of UnawEEP Heights HOA upon which this reserve management plan is based was performed by Robbie Pepper, CMCA, CCIM, GRI of Facilities Advisors Rocky Mountain LLC on January 20, 2020.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of UnawEEP Heights HOA. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2020, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2020, and related disclosures that provide important information regarding the basic financial exhibits.

Robert Larimer UnawEEP Heights HOA is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of UnawEEP Heights HOA, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the UnawEEP Heights HOA, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the UnawEEP Heights HOA's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the UnawEEP Heights HOA's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the 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

UnawEEP Heights HOA
 January 1, 2020

Statement of Position

Projection period: January 1, 2020 to 2049
 Type of Project: Planned Unit Development
 Number of Units: 138
 Location: Grand Junction, CO
 Project Construction date: July 1, 2005

On-Site analysis performed by: Robbie Pepper
 Component analysis performed by: Robbie Pepper
 Report prepared by: Robbie Pepper

No special assessments are considered necessary during the 30-year projection period.

Current Replacement Cost of All Components	\$ 60,045
Future Replacement Cost of All Components	\$ 74,805
Projected Balance of Reserve Funds at January 1, 2020	\$ 22,000
100% Funded Amount at January 1, 2020	\$ 35,993
Percent Funded at January 1, 2020	\$61.12 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2020	\$ 101
Projected Reserve Contribution	\$ 8,280
Average Annual Reserve Contribution Per Unit	\$ 60
Monthly Reserve Contribution First Year of Projection	\$ 690
Average Monthly Reserve Contribution Per Unit	\$ 5
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	1.00 %

Components Excluded from This Report

Major Component	Reason Excluded
In Wall Utilities	Not Included
Underground Utilities	Not Included
Street Base	Not Included
Structures	Lifetime Component

Summary of major components is presented on next page

See Preparers report on Significant Assumptions

Unawep Heights HOA

Analysis Date - January 1, 2020

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

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Concrete	3	\$ 2,692
Equipment	1-11	12,458
Fences/Gates/Walls	1-4	6,030
Irrigation	2-8	11,876
Landscaping	1-5	10,083
Paint-Concrete	1	1,522
Plumbing	4-6	2,874
Signage	1-16	25,239
Structural	1	2,030
		<u>\$ 74,804</u>

Unawep Heights HOA

Analysis Date - January 1, 2020

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

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/20 - 12/20	\$ 22,000.00	\$ 8,280.00	\$ 200.91	\$ 13,421.91	\$ 17,059.00
01/21 - 12/21	17,059.00	8,362.80	209.71	784.00	24,847.51
01/22 - 12/22	24,847.51	8,446.44	233.87	12,651.17	20,876.65
01/23 - 12/23	20,876.65	8,530.92	243.62	1,940.75	27,710.44
01/24 - 12/24	27,710.44	8,616.24	303.23	3,997.93	32,631.98
01/25 - 12/25	32,631.98	8,702.40	329.61	9,118.13	32,545.86
01/26 - 12/26	32,545.86	8,789.40	366.86	908.87	40,793.25
01/27 - 12/27	40,793.25	8,965.20	374.53	17,474.59	32,658.39
01/28 - 12/28	32,658.39	9,144.48	362.15	2,571.26	39,593.76
01/29 - 12/29	39,593.76	9,327.36	424.76	4,303.65	45,042.23
	<u>\$ 22,000.00</u>	<u>\$ 87,165.24</u>	<u>\$ 3,049.25</u>	<u>\$ 67,172.26</u>	<u>\$ 45,042.23</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/30 - 12/30	\$ 45,042.23	\$ 9,513.96	\$ 419.91	\$ 17,485.54	\$ 37,490.56
01/31 - 12/31	37,490.56	9,704.16	397.89	5,970.58	41,622.03
01/32 - 12/32	41,622.03	9,898.32	427.91	8,681.93	43,266.33
01/33 - 12/33	43,266.33	10,096.20	478.45	1,490.40	52,350.58
01/34 - 12/34	52,350.58	10,298.16	505.30	15,734.88	47,419.16
01/35 - 12/35	47,419.16	10,607.16	370.00	34,746.08	23,650.24
01/36 - 12/36	23,650.24	10,925.28	260.59	6,921.55	27,914.56
01/37 - 12/37	27,914.56	11,253.12	302.19	7,548.55	31,921.32
01/38 - 12/38	31,921.32	11,590.68	358.98	4,319.45	39,551.53
01/39 - 12/39	39,551.53	11,938.44	449.03	1,779.61	50,159.39
	<u>\$ 45,042.23</u>	<u>\$ 105,825.48</u>	<u>\$ 3,970.25</u>	<u>\$ 104,678.57</u>	<u>\$ 50,159.39</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/40 - 12/40	\$ 50,159.39	\$ 12,296.52	\$ 510.87	\$ 11,914.52	\$ 51,052.26
01/41 - 12/41	51,052.26	12,665.40	494.00	17,935.92	46,275.74
01/42 - 12/42	46,275.74	13,045.44	454.39	16,529.38	43,246.19
01/43 - 12/43	43,246.19	13,436.76	478.83	5,007.43	52,154.35
01/44 - 12/44	52,154.35	13,839.84	593.34	0.00	66,587.53
01/45 - 12/45	66,587.53	14,255.04	650.16	19,655.81	61,836.92
01/46 - 12/46	61,836.92	14,682.72	654.62	8,754.81	68,419.45
01/47 - 12/47	68,419.45	15,123.24	698.48	14,089.76	70,151.41
01/48 - 12/48	70,151.41	15,576.96	697.54	18,575.95	67,849.96
01/49 - 12/49	67,849.96	16,044.24	751.09	2,391.65	82,253.64
	<u>\$ 50,159.39</u>	<u>\$ 140,966.16</u>	<u>\$ 5,983.32</u>	<u>\$ 114,855.23</u>	<u>\$ 82,253.64</u>

UnawEEP Heights HOA

Analysis Date - January 1, 2020

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

Expenditures-Matrix

Category	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Concrete			\$ 2,691							\$ 3,310
Equipment	228					882				
Fences/Gates/Walls	3,044		2,153	831		3,529			2,571	993
Irrigation		784	5,652		1,142	1,176	908	6,240		
Landscaping	5,074		2,153		2,855			8,737		
Paint-Concrete	1,522					1,764				
Plumbing				1,109		1,764				
Signage	1,522									
Structural	2,029							2,496		
	<u>\$ 13,421</u>	<u>\$ 784</u>	<u>\$ 12,651</u>	<u>\$ 1,940</u>	<u>\$ 3,997</u>	<u>\$ 9,118</u>	<u>\$ 908</u>	<u>\$ 17,474</u>	<u>\$ 2,571</u>	<u>\$ 4,303</u>

Unawep Heights HOA

Analysis Date - January 1, 2020

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

Expenditures

Category	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Concrete							\$ 4,071			
Equipment	11,347					355				
Fences/Gates/Walls	4,091				3,070	5,929				
Irrigation		1,053	5,787	1,490	1,918		2,850	4,193		
Landscaping		3,512	2,893		7,675			3,354	4,319	
Paint-Concrete	2,045					2,371				
Plumbing		1,404								1,779
Signage						26,089				
Structural					3,070					
	<u>\$ 17,485</u>	<u>\$ 5,970</u>	<u>\$ 8,681</u>	<u>\$ 1,490</u>	<u>\$ 15,734</u>	<u>\$ 34,746</u>	<u>\$ 6,921</u>	<u>\$ 7,548</u>	<u>\$ 4,319</u>	<u>\$ 1,779</u>

UnawEEP Heights HOA

Analysis Date - January 1, 2020

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

Expenditures

Category	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Concrete				\$ 5,007						
Equipment						1,593				
Fences/Gates/Walls	9,165	1,415				6,374	4,377	1,690		
Irrigation		3,303	12,640				4,377	5,635	2,322	2,391
Landscaping		9,439	3,889			5,312		4,508	11,609	
Paint-Concrete	2,749					3,187				
Plumbing						3,187		2,254		
Structural		3,775							4,643	
	<u>\$ 11,914</u>	<u>\$ 17,935</u>	<u>\$ 16,529</u>	<u>\$ 5,007</u>	<u>\$ 0</u>	<u>\$ 19,655</u>	<u>\$ 8,754</u>	<u>\$ 14,089</u>	<u>\$ 18,575</u>	<u>\$ 2,391</u>

Unaweep Heights HOA

Analysis Date - January 1, 2020

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

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Concrete							
Sidewalks	7/2022	\$ 2,500.00	1 Allow	\$ 2,500	7:00	2:06	\$ 2,691
				\$ 2,500			\$ 2,691
Equipment							
12-Box Mailbox Pedestals	7/2030	\$ 1,360.00	2 Each	\$ 2,720	25:00	10:06	\$ 3,709
16-Box Mailbox Pedestals	7/2030	1,500.00	2 Each	3,000	25:00	10:06	4,091
8-Box Mailbox Pedestals	7/2030	1,300.00	2 Each	2,600	25:00	10:06	3,546
Metal Bench	7/2025	750.00	1 Each	750	20:00	5:06	882
Pet Waste Stations	7/2020	225.00	1 Each	225	15:00	0:06	228
				\$ 9,295			\$ 12,458
Fences/Gates/Walls							
Cultured Rock Repairs	7/2022	\$ 2,000.00	1 Allow	\$ 2,000	6:00	2:06	\$ 2,153
Slat Fence & Gate Repair	7/2023	750.00	1 Allow	750	6:00	3:06	831
Vinyl Solid Panel Fence	7/2020	3,000.00	1 Allow	3,000	5:00	0:06	3,044
				\$ 5,750			\$ 6,029
Irrigation							
Culvert	7/2027	\$ 2,500.00	1 Allow	\$ 2,500	15:00	7:06	\$ 3,120
Electrical Panels	7/2022	1,500.00	1 Allow	1,500	10:00	2:06	1,615
Irrigation Control Valves	7/2025	1,000.00	1 Allow	1,000	8:00	5:06	1,176
Irrigation Lines and Sprinklers	7/2022	2,500.00	1 Allow	2,500	5:00	2:06	2,691
Misc Pipes-Valves	7/2021	750.00	1 Allow	750	5:00	1:06	784
Munro Pump	7/2022	625.00	2 Each	1,250	12:00	2:06	1,345
Rain Bird Controller	7/2024	250.00	2 Each	500	12:00	4:06	571
Smart Box	7/2024	250.00	2 Each	500	12:00	4:06	571
				\$ 10,500			\$ 11,875
Landscaping							
Plants & Shrub Replacement	7/2022	\$ 2,000.00	1 Allow	\$ 2,000	5:00	2:06	\$ 2,153
Purple Aggregate Gravel Replacement	7/2024	2,500.00	1 Allow	2,500	7:00	4:06	2,855
Tree Removal and Major Trimming	7/2020	5,000.00	1 Allow	5,000	7:00	0:06	5,074
				\$ 9,500			\$ 10,083
Paint-Concrete							
Mailbox Pedestals and Boxes	7/2020	\$ 1,500.00	1 Allow	\$ 1,500	5:00	0:06	\$ 1,522
				\$ 1,500			\$ 1,522
Plumbing							
Storm Drain	7/2025	\$ 1,500.00	1 Allow	\$ 1,500	20:00	5:06	\$ 1,764
Sump Pump	7/2023	1,000.00	1 Allow	1,000	8:00	3:06	1,109
				\$ 2,500			\$ 2,873
Signage							
Kiosk Sign	7/2020	\$ 1,500.00	1 Allow	\$ 1,500	15:00	0:06	\$ 1,522
Monument Sign	7/2035	5,000.00	3 Job	15,000	25:00	15:06	23,717
				\$ 16,500			\$ 25,239

UnawEEP Heights HOA

Analysis Date - January 1, 2020

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

Component List - Summary

Category Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Structural							
Wooden Pump Enclosure- Control Box	7/2020	\$ 2,000.00	1 Allow	\$ 2,000	7:00	0:06	\$ 2,029
				<u>\$ 2,000</u>			<u>\$ 2,029</u>
				<u>\$ 60,045</u>			<u>\$ 74,805</u>

Disclosures

Site Analysis

UnawEEP Heights HOA is a Planned Unit Development located in Grand Junction, CO. The project was constructed beginning July 1, 2005. The Association consists of 138 lots zoned for SFD. The site analysis was performed on January 20, 2020 by Robbie Pepper, CMCA, CCIM, GRI of Facilities Advisors Rocky Mountain. Robert Larimer was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report
See Summary of Significant Assumptions

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
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Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 61.12% as of January 1, 2020 using the inflation adjusted method of calculating percent funded.

See Preparer's Report
See Summary of Significant Assumptions

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 1.00% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report
See Summary of Significant Assumptions

Unawee Heights HOA

Analysis Date - January 1, 2020

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

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Concrete	7:00	2:06	\$ 2,692
Equipment	15:00 -25:00	0:06 -10:06	12,458
Fences/Gates/Walls	5:00 - 6:00	0:06 - 3:06	6,030
Irrigation	5:00 -15:00	1:06 - 7:06	11,876
Landscaping	5:00 - 7:00	0:06 - 4:06	10,083
Paint-Concrete	5:00	0:06	1,522
Plumbing	8:00 -20:00	3:06 - 5:06	2,874
Signage	15:00 -25:00	0:06 -15:06	25,239
Structural	7:00	0:06	2,030
			<u>\$ 74,804</u>

UnawEEP Heights HOA

Analysis Date - January 1, 2020

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

Component List - Detail

Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Concrete								
Sidewalks	07/01/2022	\$ 2,500.00	1 Allow	\$ 2,500.00	7:00	7:00	2:06	\$ 2,691.74
				<u>\$ 2,500.00</u>				<u>\$ 2,691.74</u>
				\$ 2,500.00				\$ 2,691.74
Equipment								
12-Box Mailbox Pedestals	07/01/2030	\$ 1,360.00	2 Each	\$ 2,720.00	25:00	25:00	10:06	\$ 3,709.88
16-Box Mailbox Pedestals	07/01/2030	1,500.00	2 Each	3,000.00	25:00	25:00	10:06	4,091.78
8-Box Mailbox Pedestals	07/01/2030	1,300.00	2 Each	2,600.00	25:00	25:00	10:06	3,546.21
Metal Bench	07/01/2025	750.00	1 Each	750.00	20:00	20:00	5:06	882.40
Pet Waste Stations	07/01/2020	225.00	1 Each	225.00	15:00	15:00	0:06	228.35
				<u>\$ 9,295.00</u>				<u>\$ 12,458.62</u>
				\$ 9,295.00				\$ 12,458.62
Fences/Gates/Walls								
Cultured Rock Repairs	07/01/2022	\$ 2,000.00	1 Allow	\$ 2,000.00	6:00	6:00	2:06	\$ 2,153.39
Slat Fence & Gate Repair	07/02/2023	750.00	1 Allow	750.00	6:00	6:00	3:06	831.75
Vinyl Solid Panel Fence	07/03/2020	3,000.00	1 Allow	3,000.00	5:00	5:00	0:06	3,044.67
				<u>\$ 5,750.00</u>				<u>\$ 6,029.81</u>
				\$ 5,750.00				\$ 6,029.81
Irrigation								
Culvert	07/01/2027	\$ 2,500.00	1 Allow	\$ 2,500.00	15:00	15:00	7:06	\$ 3,120.46
Electrical Panels	07/01/2022	1,500.00	1 Allow	1,500.00	10:00	10:00	2:06	1,615.04
Irrigation Control Valves	07/04/2025	1,000.00	1 Allow	1,000.00	8:00	8:00	5:06	1,176.53
Irrigation Lines and Sprinklers	07/05/2022	2,500.00	1 Allow	2,500.00	5:00	5:00	2:06	2,691.74
Misc Pipes-Valves	07/01/2021	750.00	1 Allow	750.00	5:00	5:00	1:06	784.00
Munro Pump	07/01/2022	625.00	2 Each	1,250.00	12:00	12:00	2:06	1,345.87
Rain Bird Controller	07/01/2024	250.00	2 Each	500.00	12:00	12:00	4:06	571.13
Smart Box	07/02/2024	250.00	2 Each	500.00	12:00	12:00	4:06	571.13

UnawEEP Heights HOA

Analysis Date - January 1, 2020

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

Component List - Detail

Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Landscaping								
				\$ 10,500.00				\$ 11,875.90
				\$ 10,500.00				\$ 11,875.90
Plants & Shrub Replacement	07/01/2022	\$ 2,000.00	1 Allow	\$ 2,000.00	5:00	5:00	2:06	\$ 2,153.39
Purple Aggregate Gravel Replacement	07/03/2024	2,500.00	1 Allow	2,500.00	7:00	7:00	4:06	2,855.67
Tree Removal and Major Trimming	07/01/2020	5,000.00	1 Allow	5,000.00	7:00	7:00	0:06	5,074.45
				\$ 9,500.00				\$ 10,083.51
				\$ 9,500.00				\$ 10,083.51
Paint-Concrete								
Mailbox Pedestals and Boxes	07/01/2020	\$ 1,500.00	1 Allow	\$ 1,500.00	5:00	5:00	0:06	\$ 1,522.33
				\$ 1,500.00				\$ 1,522.33
				\$ 1,500.00				\$ 1,522.33
Plumbing								
Storm Drain	07/01/2025	\$ 1,500.00	1 Allow	\$ 1,500.00	20:00	20:00	5:06	\$ 1,764.80
Sump Pump	07/01/2023	1,000.00	1 Allow	1,000.00	8:00	8:00	3:06	1,109.00
				\$ 2,500.00				\$ 2,873.80
				\$ 2,500.00				\$ 2,873.80
Signage								
Kiosk Sign	07/01/2020	\$ 1,500.00	1 Allow	\$ 1,500.00	15:00	15:00	0:06	\$ 1,522.33
Monument Sign	07/01/2035	5,000.00	3 Job	15,000.00	25:00	25:00	15:06	23,717.46
				\$ 16,500.00				\$ 25,239.79
				\$ 16,500.00				\$ 25,239.79

UnawEEP Heights HOA

Analysis Date - January 1, 2020

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

Component List - Detail

Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Structural								
Wooden Pump Enclosure- Control Box	07/01/2020	\$ 2,000.00	1 Allow	\$ 2,000.00	7:00	7:00	0:06	\$ 2,029.78
				<u>\$ 2,000.00</u>				<u>\$ 2,029.78</u>
				<u>\$ 2,000.00</u>				<u>\$ 2,029.78</u>
				<u>\$ 60,045.00</u>				<u>\$ 74,805.28</u>

Unawep Heights HOA

Analysis Date - January 1, 2020

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

Expenditures-List Totals

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Concrete						
Sidewalks						
	07/01/2022	910-000-0021	07/01/2015	7:00	\$ 2,500.00	\$ 2,691.74
	07/01/2029	910-000-0021	07/01/2022	7:00	2,500.00	3,310.50
	07/01/2036	910-000-0021	07/01/2029	7:00	2,500.00	4,071.50
	07/01/2043	910-000-0021	07/01/2036	7:00	2,500.00	5,007.43
					<u>\$ 10,000.00</u>	<u>\$ 15,081.17</u>
Equipment						
12-Box Mailbox Pedestals						
	07/01/2030	910-000-0004	07/01/2005	25:00	\$ 2,720.00	\$ 3,709.88
					<u>\$ 2,720.00</u>	<u>\$ 3,709.88</u>
16-Box Mailbox Pedestals						
	07/01/2030	910-000-0003	07/01/2005	25:00	\$ 3,000.00	\$ 4,091.78
					<u>\$ 3,000.00</u>	<u>\$ 4,091.78</u>
8-Box Mailbox Pedestals						
	07/01/2030	910-000-0005	07/01/2005	25:00	\$ 2,600.00	\$ 3,546.21
					<u>\$ 2,600.00</u>	<u>\$ 3,546.21</u>
Metal Bench						
	07/01/2025	910-000-0002	07/01/2005	20:00	\$ 750.00	\$ 882.40
	07/01/2045	910-000-0002	07/01/2025	20:00	750.00	1,593.71
					<u>\$ 1,500.00</u>	<u>\$ 2,476.11</u>
Pet Waste Stations						
	07/01/2020	910-000-0006	07/01/2005	15:00	\$ 225.00	\$ 228.35
	07/01/2035	910-000-0006	07/01/2020	15:00	225.00	355.76
					<u>\$ 450.00</u>	<u>\$ 584.11</u>
Fences/Gates/Walls						
Cultured Rock Repairs						
	07/01/2022	910-000-0007	07/01/2016	6:00	\$ 2,000.00	\$ 2,153.39
	07/01/2028	910-000-0007	07/01/2022	6:00	2,000.00	2,571.26
	07/01/2034	910-000-0007	07/01/2028	6:00	2,000.00	3,070.22
	07/01/2040	910-000-0007	07/01/2034	6:00	2,000.00	3,666.01
	07/01/2046	910-000-0007	07/01/2040	6:00	2,000.00	4,377.40
					<u>\$ 10,000.00</u>	<u>\$ 15,838.28</u>
Slat Fence & Gate Repair						
	07/02/2023	910-000-0009	07/02/2017	6:00	\$ 750.00	\$ 831.75
	07/02/2029	910-000-0009	07/02/2023	6:00	750.00	993.15
	07/02/2035	910-000-0009	07/02/2029	6:00	750.00	1,185.87
	07/02/2041	910-000-0009	07/02/2035	6:00	750.00	1,415.99
	07/02/2047	910-000-0009	07/02/2041	6:00	750.00	1,690.77
					<u>\$ 3,750.00</u>	<u>\$ 6,117.53</u>

Unawep Heights HOA

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

Expenditures

Category		Service	Estimated		
Date	Code	Date	Life	Current Cost	Expenditure
Vinyl Solid Panel Fence					
07/03/2020	910-000-0008	07/03/2015	5:00	\$ 3,000.00	\$ 3,044.67
07/03/2025	910-000-0008	07/03/2020	5:00	3,000.00	3,529.60
07/03/2030	910-000-0008	07/03/2025	5:00	3,000.00	4,091.78
07/03/2035	910-000-0008	07/03/2030	5:00	3,000.00	4,743.49
07/03/2040	910-000-0008	07/03/2035	5:00	3,000.00	5,499.01
07/03/2045	910-000-0008	07/03/2040	5:00	3,000.00	6,374.86
				<u>\$ 18,000.00</u>	<u>\$ 27,283.41</u>
Irrigation					
Culvert					
07/01/2027	910-000-0026	07/01/2012	15:00	\$ 2,500.00	\$ 3,120.46
07/01/2042	910-000-0026	07/01/2027	15:00	2,500.00	4,861.58
				<u>\$ 5,000.00</u>	<u>\$ 7,982.04</u>
Electrical Panels					
07/01/2022	910-000-0025	07/01/2012	10:00	\$ 1,500.00	\$ 1,615.04
07/01/2032	910-000-0025	07/01/2022	10:00	1,500.00	2,170.48
07/01/2042	910-000-0025	07/01/2032	10:00	1,500.00	2,916.95
				<u>\$ 4,500.00</u>	<u>\$ 6,702.47</u>
Irrigation Control Valves					
07/04/2025	910-000-0011	07/04/2017	8:00	\$ 1,000.00	\$ 1,176.53
07/04/2033	910-000-0011	07/04/2025	8:00	1,000.00	1,490.40
07/04/2041	910-000-0011	07/04/2033	8:00	1,000.00	1,887.99
07/04/2049	910-000-0011	07/04/2041	8:00	1,000.00	2,391.65
				<u>\$ 4,000.00</u>	<u>\$ 6,946.57</u>
Irrigation Lines and Sprinklers					
07/05/2022	910-000-0012	07/05/2017	5:00	\$ 2,500.00	\$ 2,691.74
07/05/2027	910-000-0012	07/05/2022	5:00	2,500.00	3,120.46
07/05/2032	910-000-0012	07/05/2027	5:00	2,500.00	3,617.47
07/05/2037	910-000-0012	07/05/2032	5:00	2,500.00	4,193.64
07/05/2042	910-000-0012	07/05/2037	5:00	2,500.00	4,861.58
07/05/2047	910-000-0012	07/05/2042	5:00	2,500.00	5,635.91
				<u>\$ 15,000.00</u>	<u>\$ 24,120.80</u>
Misc Pipes-Valves					
07/01/2021	910-000-0024	07/01/2016	5:00	\$ 750.00	\$ 784.00
07/01/2026	910-000-0024	07/01/2021	5:00	750.00	908.87
07/01/2031	910-000-0024	07/01/2026	5:00	750.00	1,053.63
07/01/2036	910-000-0024	07/01/2031	5:00	750.00	1,221.45
07/01/2041	910-000-0024	07/01/2036	5:00	750.00	1,415.99
07/01/2046	910-000-0024	07/01/2041	5:00	750.00	1,641.53
				<u>\$ 4,500.00</u>	<u>\$ 7,025.47</u>
Munro Pump					

Unawep Heights HOA

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Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Munro Pump						
	07/01/2022	910-000-0013	07/01/2010	12:00	\$ 1,250.00	\$ 1,345.87
	07/01/2034	910-000-0013	07/01/2022	12:00	1,250.00	1,918.89
	07/01/2046	910-000-0013	07/01/2034	12:00	1,250.00	2,735.88
					<u>\$ 3,750.00</u>	<u>\$ 6,000.64</u>
Rain Bird Controller						
	07/01/2024	910-000-0014	07/01/2012	12:00	\$ 500.00	\$ 571.13
	07/01/2036	910-000-0014	07/01/2024	12:00	500.00	814.30
	07/01/2048	910-000-0014	07/01/2036	12:00	500.00	1,161.00
					<u>\$ 1,500.00</u>	<u>\$ 2,546.43</u>
Smart Box						
	07/02/2024	910-000-0015	07/02/2012	12:00	\$ 500.00	\$ 571.13
	07/02/2036	910-000-0015	07/02/2024	12:00	500.00	814.30
	07/02/2048	910-000-0015	07/02/2036	12:00	500.00	1,161.00
					<u>\$ 1,500.00</u>	<u>\$ 2,546.43</u>
Landscaping						
Plants & Shrub Replacement						
	07/01/2022	910-000-0016	07/01/2017	5:00	\$ 2,000.00	\$ 2,153.39
	07/01/2027	910-000-0016	07/01/2022	5:00	2,000.00	2,496.37
	07/01/2032	910-000-0016	07/01/2027	5:00	2,000.00	2,893.98
	07/01/2037	910-000-0016	07/01/2032	5:00	2,000.00	3,354.91
	07/01/2042	910-000-0016	07/01/2037	5:00	2,000.00	3,889.27
	07/01/2047	910-000-0016	07/01/2042	5:00	2,000.00	4,508.72
					<u>\$ 12,000.00</u>	<u>\$ 19,296.64</u>
Purple Aggregate Gravel Replacement						
	07/03/2024	910-000-0010	07/03/2017	7:00	\$ 2,500.00	\$ 2,855.67
	07/03/2031	910-000-0010	07/03/2024	7:00	2,500.00	3,512.11
	07/03/2038	910-000-0010	07/03/2031	7:00	2,500.00	4,319.45
	07/03/2045	910-000-0010	07/03/2038	7:00	2,500.00	5,312.38
					<u>\$ 10,000.00</u>	<u>\$ 15,999.61</u>
Tree Removal and Major Trimming						
	07/01/2020	910-000-0017	07/01/2013	7:00	\$ 5,000.00	\$ 5,074.45
	07/01/2027	910-000-0017	07/01/2020	7:00	5,000.00	6,240.93
	07/01/2034	910-000-0017	07/01/2027	7:00	5,000.00	7,675.55
	07/01/2041	910-000-0017	07/01/2034	7:00	5,000.00	9,439.96
	07/01/2048	910-000-0017	07/01/2041	7:00	5,000.00	11,609.96
					<u>\$ 25,000.00</u>	<u>\$ 40,040.85</u>
Paint-Concrete						
Mailbox Pedestals and Boxes						
	07/01/2020	910-000-0001	07/01/2015	5:00	\$ 1,500.00	\$ 1,522.33
	07/01/2025	910-000-0001	07/01/2020	5:00	1,500.00	1,764.80

Unawep Heights HOA

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Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Mailbox Pedestals and Boxes						
	07/01/2030	910-000-0001	07/01/2025	5:00	\$ 1,500.00	\$ 2,045.89
	07/01/2035	910-000-0001	07/01/2030	5:00	1,500.00	2,371.75
	07/01/2040	910-000-0001	07/01/2035	5:00	1,500.00	2,749.50
	07/01/2045	910-000-0001	07/01/2040	5:00	1,500.00	3,187.43
					<u>\$ 9,000.00</u>	<u>\$ 13,641.70</u>
Plumbing						
Storm Drain						
	07/01/2025	910-000-0018	07/01/2005	20:00	\$ 1,500.00	\$ 1,764.80
	07/01/2045	910-000-0018	07/01/2025	20:00	1,500.00	3,187.43
					<u>\$ 3,000.00</u>	<u>\$ 4,952.23</u>
Sump Pump						
	07/01/2023	910-000-0020	07/01/2015	8:00	\$ 1,000.00	\$ 1,109.00
	07/01/2031	910-000-0020	07/01/2023	8:00	1,000.00	1,404.84
	07/01/2039	910-000-0020	07/01/2031	8:00	1,000.00	1,779.61
	07/01/2047	910-000-0020	07/01/2039	8:00	1,000.00	2,254.36
					<u>\$ 4,000.00</u>	<u>\$ 6,547.81</u>
Signage						
Kiosk Sign						
	07/01/2020	910-000-0019	07/01/2005	15:00	\$ 1,500.00	\$ 1,522.33
	07/01/2035	910-000-0019	07/01/2020	15:00	1,500.00	2,371.75
					<u>\$ 3,000.00</u>	<u>\$ 3,894.08</u>
Monument Sign						
	07/01/2035	910-000-0023	07/01/2010	25:00	\$ 15,000.00	\$ 23,717.46
					<u>\$ 15,000.00</u>	<u>\$ 23,717.46</u>
Structural						
Wooden Pump Enclosure- Control Box						
	07/01/2020	910-000-0022	07/01/2013	7:00	\$ 2,000.00	\$ 2,029.78
	07/01/2027	910-000-0022	07/01/2020	7:00	2,000.00	2,496.37
	07/01/2034	910-000-0022	07/01/2027	7:00	2,000.00	3,070.22
	07/01/2041	910-000-0022	07/01/2034	7:00	2,000.00	3,775.99
	07/01/2048	910-000-0022	07/01/2041	7:00	2,000.00	4,643.99
					<u>\$ 10,000.00</u>	<u>\$ 16,016.35</u>