

**A RESERVE STUDY UPDATE FOR**

**Delasol Homeowner's Association, Inc.  
Naples, Florida  
File # RU04308**

**FOR PERIOD: January 1, 2023 – December 31, 2023**

**PREPARED BY  
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November 3, 2022

Delasol Homeowner's Association, Inc.  
Attn: Ms. Erika Rohde, President  
15790 Delasol Lane  
Naples, Florida 34110

Dear Ms. Rohde,

In February 2015, we completed the last on-site inspection of Delasol Homeowner's Association, Inc.'s common area reserve items. Data gleaned from this inspection was utilized in the completion of a reserve study report published on July 30, 2015, and subsequent updates on October 31, 2016, November 2, 2017, February 5, 2019, October 2, 2019, October 6, 2020, and September 15, 2021. This reserve study report is an update of the previous reserve study report, which was accepted as accurate and reliable by the association representatives. A Sedgwick Valuation Services representative did not re-inspect the common area reserve items for use in completion of this update reserve study report.

The intent of this report is to show cash reserves necessary for the future repair or replacement of expendable components incorporated into the subject property. The purpose of this report is to aid Delasol Homeowner's Association, Inc. in making a determination for cash reserves that are needed to repair or replace short-lived building and/or site components.

The report identifies each component selected; it's estimated useful life, adjusted life, scheduled replacement date, and current cost to repair/replace. The useful and remaining lives of the building components in this study, as well as the current replacement costs, have been selected from market standards, cost estimating services, and consideration of actual recent costs incurred by the association for reserve upgrades. This report is classified as an update reserve study with no site visit under the guidelines of the National Reserve Study Standards of the Community Associations Institute and conforms to the Community Associations Institute Professional Reserve Specialist Code of Ethics. The Reserve Analyst/Specialist and Sedgwick Valuation Services have no relationships with the association that would result in actual or perceived conflicts of interest.

This report is our opinion and based upon observed conditions and state of repair. Actual determinations of the current conditions and state of repair for certain items may be beyond the scope of this report. Items may not last as long as projected or may exceed their estimated lives, and actual costs may not correspond to our included estimates. Influences such as weather, catastrophe, improper maintenance, physical abuse, or abnormal use can affect these lives and/or replacement costs. When such occurrences happen, another inspection should be made, and a new revised study prepared. While we have attempted to create a useful tool for the association to plan their needs, the actual reserves set aside are solely at the association's discretion. The findings of this study are not for use in performing an audit,



quality/forensic analyses, or background checks of historical records. In completing this report, the reserve analyst/specialist utilized information taken from the original inspection and reserve study report. Financial data, including the estimated reserve fund balances as of the analysis date, and property histories, provided by you, were utilized in the completion of this report. This data was not audited and was assumed to be complete and correct. Unless otherwise specified, the reserve analyst/specialist estimated the repair/replacement cost taking into account contingencies inherent to this type of work, and the report was prepared utilizing the information gathered in the field and the costs and useful lives estimated by the reserve analyst/specialist.

Respectfully submitted,  
Sedgwick Valuation Services

Patrick Conners  
Reserve Analyst

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## **RESERVE STUDY FUNDING ANALYSIS**

There are two generally accepted means of estimating reserves, the Cash Flow Analysis, and the Component Funding Analysis methodologies. The Cash Flow Analysis (or Pooling Method) is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis recognizes interest income attributable to reserve accounts over the period of the analysis. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

If the association maintains a pooled account for reserves, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget shall be not less than that required to ensure that the balance on hand at the beginning of the period for which the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful lives of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal; the association may include annual percentage increases in costs for the reserve components, but these increases are not mandated. Fully funded reserve contributions utilizing this methodology may not include future special assessments, and the annual funding levels cannot include percentage increases.

In our Cash Flow Analysis calculations, we do not include percentage increases in construction costs/inflation. While future costs are expected to be higher than today's costs, which is supported by our analysis of past indexes/trends, increases in costs should be recognized as the association estimates current repair/replacement costs during their annual calculations of full reserve funding. A current cost estimate during the current fiscal year would theoretically be lower than a current cost for future fiscal years. That way the estimates of current cost moving forward will eventually represent current costs as of the date of forecast expenditure. Funding the reserves annually on that basis should ensure that adequate monies are available as of the date of expense, assuming that the current cost estimate is appropriate and that the reserve was fully funded since its last repair/replacement project was completed.

The **Component Funding Analysis** (or Straight-Line Method) calculates the annual contribution amount for each individual line-item component by dividing the component's unfunded balance by its remaining useful life. A component's unfunded balance is its replacement cost less the reserve balance in the component at the beginning of the analysis period. The annual contribution rate for each individual line-item component is then summed to calculate the total annual contribution rate for this analysis.

As of July 1, 2007, homeowner's associations are mandated by Florida Statute 720 to include a disclaimer in their annual budgets if reserves are excluded from the budget. If homeowner's associations have previously funded reserves, they must include full funding reserve estimates under similar criteria as condominium associations in the state of Florida. A copy of these requirements is included in the addendum to this report.

# EXECUTIVE SUMMARY

## PROPERTY DATA

**Property Name:** Delasol Homeowner's Association, Inc.  
**Property Location:** Naples, Florida  
**Property Type:** HOA  
**Total Units:** 270

**Report Run Date:** November 3, 2022  
**Budget Year Begins:** January 1, 2023  
**Budget Year Ends:** December 31, 2023

## PROJECTED COMPONENT CATEGORIES AND PARAMETERS

1. Clubhouse Interiors
2. Guardhouse/Security
3. Irrigation System
4. Irrigation/Pumps
5. Lake Dredging/Shoreline
6. Mechanical/HVAC
7. Painting & Waterproofing
8. Pavement
9. Pool & Spa
10. Preserve Mechanical Thinning
11. Recreational Amenities
12. Roofing
13. Site Improvements

Total current cost of all reserve components in reserve analysis:	\$	1,942,011
Estimated beginning reserve fund balance for reserve analysis:	\$	547,122
Total number of components scheduled for replacement in the 2023 budget year:		4
Total cost of components scheduled for replacement in the 2023 budget year:	\$	66,309

## ANALYSIS RESULTS –CASH FLOW ANALYSIS

Our recommended annual reserve funding contribution amount: \$ 131,965

***\*\*NOTE: Due to the higher inflation rates, we recommend that the association increase the recommended contribution each year by the previous year's inflation rate. At present time (2022), the inflation rate is at 8.3%. The increase has been applied to the component costs, and therefore is reflected in the recommended reserve fund contribution.***

## CONCLUSIONS

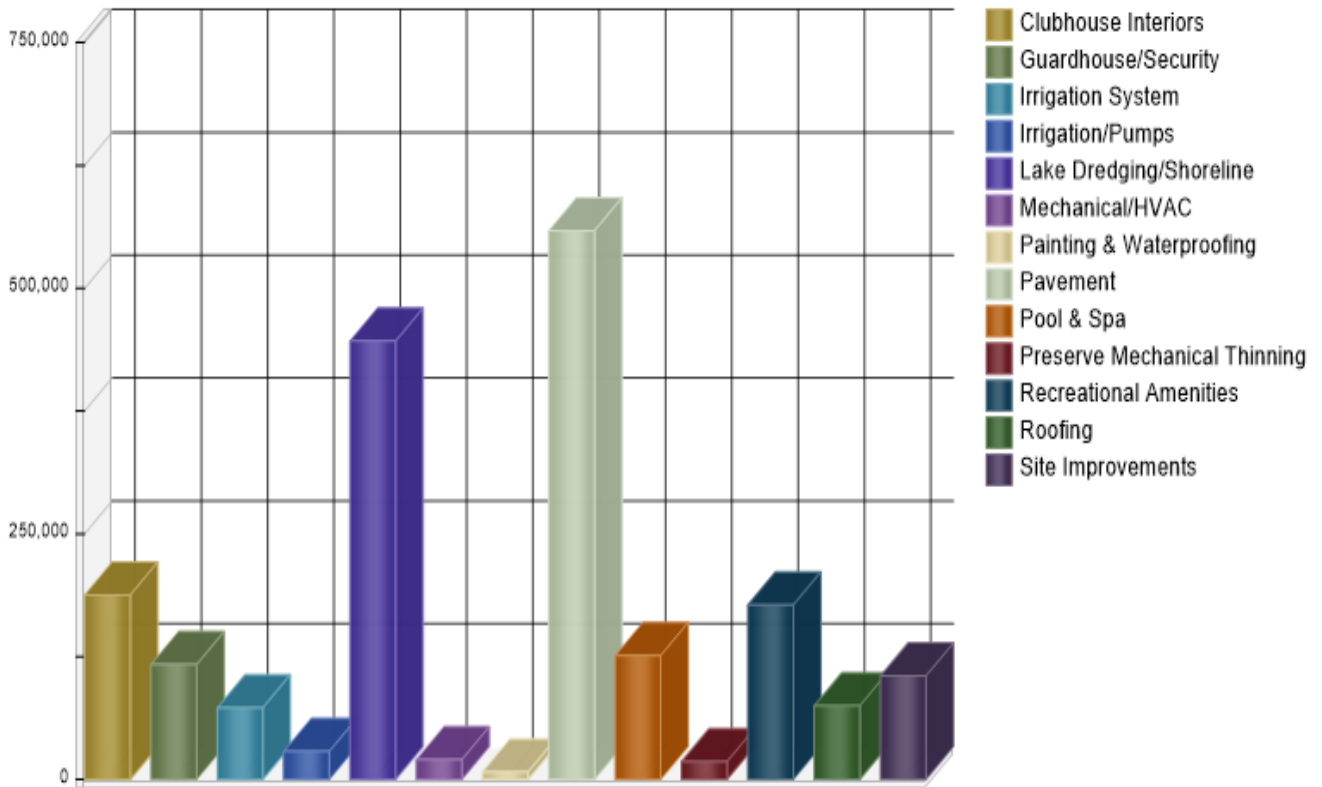
Based on the Cash Flow Analysis methodology, the association can fully fund the reserves as analyzed in this report at \$131,965 in fiscal year 2023. In this analysis we have utilized a 0.11% rate of return on

reserve funds invested over the study period (assuming safe investment in CDs, money market accounts, etc.). The Cash Flow Analysis utilizes a pooling effect with reserve funds by pooling all funds together and distributing these funds to individual components as their replacement comes due. Funds that are pooled together in the cash flow analysis include the beginning balance, contributions to the reserve funds and interest earned on reserve funds. These pooled funds are matched against reserve expenditures throughout the period of the analysis by using our reserve analysis software program to ensure that the available funds are always greater than expenditures.

## **CASH FLOW ANALYSIS**



### Item Parameter - Category - Chart



# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Detail

Items	Reserve Item	Code	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>Clubhouse Interiors</b>										
	Exercise Equipment	910-000-0011		11/01/2020	\$ 69,788.52	1 Lp Sum	\$ 69,788	10:00	7:10	\$ 69,788
	Flooring, Fitness	910-000-0013		10/01/2020	14,250.00	1 Lp Sum	14,250	10:00	7:09	14,250
	Flooring, Tile	910-000-0014		01/01/2017	12.78	1,115 Sq Ft	14,249	10:00	4:00	14,249
	Furnishings, Social Room	910-000-0016		01/01/2017	55.99	740 Sq Ft	41,432	10:00	4:00	41,432
	Furnishings, Veranda/Breezeway	910-000-0017		01/01/2017	6,408.00	1 Lp Sum	6,408	12:00	6:00	6,408
	Interior Wall Finishes	910-000-0022		01/01/2017	8,970.00	1 Lp Sum	8,970	10:00	4:00	8,970
	Renovation, Kitchen	910-000-0066		08/01/2020	109.86	180 Sq Ft	19,774	15:00	12:07	19,774
	Renovation, Restrooms	910-000-0024		01/01/2019	43.15	240 Sq Ft	10,356	15:00	11:00	10,356
	Screen Cage/Frames, Veranda	910-000-0025		01/01/2005	11.77	235 Sq Ft	2,765	25:00	7:00	2,765
							187,995			187,995
<b>Guardhouse/Security</b>										
	Enter-phone Access Control	910-000-0071		05/01/2020	\$ 5,571.00	1 each	\$ 5,571	10:00	7:04	\$ 5,571
	Renovation Allowance, Interior	910-000-0029		01/01/2005	8,029.36	1 Lp Sum.	8,029	20:00	2:00	8,029
	RFID Readers Access Control	910-000-0032		07/01/2020	3,420.00	1 total	3,420	3:00	0:06	3,420
	Security Gate Operators	910-000-0030		01/01/2019	3,595.56	4 Lp Sum	14,382	13:00	9:00	14,382
	Security Gates Replacement (4)	910-000-0031		01/01/2005	7,851.75	4 Each	31,407	26:07	8:07	31,407
	Security Video Surveillance	920-001-0033		01/01/2018	3,010.00	16 Cameras	48,160	10:00	5:00	48,160
	Security Video Surveillance	920-002-0033		01/01/2019	3,010.00	2 Cameras	6,020	10:00	6:00	6,020
							116,989			116,989
<b>Irrigation System</b>										
	Irrigation Pumps	920-001-0060	10 HP	01/01/2019	\$ 36,479.77	1 each	\$ 36,479	15:00	11:00	\$ 36,479
	Irrigation Pumps	920-002-0060	10 HP	06/01/2020	36,479.77	1 each	36,479	15:00	12:05	36,479
							72,959			72,959
<b>Irrigation/Pumps</b>										
	Lake Pumps/Equipment	920-001-0036		01/01/2016	\$ 5,690.00	1 Lp Sum	\$ 5,690	13:00	6:00	\$ 5,690
	Lake Pumps/Equipment	920-002-0036		01/01/2005	5,690.00	1 Lp Sum	5,690	18:00	0:00	5,690
	Lake Pumps/Equipment	920-003-0036		01/01/2005	5,690.00	1 Lp Sum	5,690	18:00	0:00	5,690
	Lake Pumps/Equipment	920-004-0036		01/01/2005	5,690.00	1 Lp Sum	5,690	18:00	0:00	5,690
	Lake Pumps/Equipment	920-005-0036		01/01/2005	5,690.00	1 Lp Sum	5,690	18:00	0:00	5,690
							28,450			28,450

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Detail

Items	Reserve Item	Code	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>Lake Dredging/Shoreline</b>										
	Lake Dredging/Shoreline	910-000-0059		06/01/2003	\$ 446,196.00	1 Lp Sum	\$ 446,196	25:00	5:05	\$ 446,196
							446,196			446,196
<b>Mechanical/HVAC</b>										
	HVAC Split Units (4 ton)	920-001-0021		09/20/2019	\$ 1,820.00	4 tons	\$ 7,280	12:00	8:08	\$ 7,280
	HVAC Split Units (4 ton)	920-002-0021		01/01/2015	1,820.00	4 tons	7,280	12:00	4:00	7,280
	HVAC Split Units, (3-Ton)	910-000-0028	Guardhouse	01/01/2021	1,820.00	3 tons	5,460	12:00	10:00	5,460
							20,020			20,020
<b>Painting &amp; Waterproofing</b>										
	Paint Building Exteriors	910-000-0037	Guardhouse	12/01/2020	\$ 7,780.27	1 Lp Sum	\$ 7,780	10:00	7:11	\$ 7,780
							7,780			7,780
<b>Pavement</b>										
	Asphalt Overlay, Cadiz Lane	910-000-0001		01/01/2005	\$ 13.23	1,470 Sq Yds	\$ 19,448	20:00	2:00	\$ 19,448
	Asphalt Overlay, Delaplata Lane	910-000-0002		01/01/2005	13.23	3,325 Sq Yds	43,989	20:00	2:00	43,989
	Asphalt Overlay, Delarosa Lane	910-000-0003		01/01/2005	13.23	3,615 Sq Yds	47,826	20:00	2:00	47,826
	Asphalt Overlay, Delasol Lane	910-000-0004		01/01/2005	13.23	10,970 Sq Yds	145,133	20:00	2:00	145,133
	Asphalt Overlay, Los Alivos Lane	910-000-0005		01/01/2005	13.23	2,155 Sq Yds	28,510	20:00	2:00	28,510
	Asphalt Overlay, Los Reyes Lane	910-000-0006		01/01/2005	13.23	1,925 Sq Yds	25,467	20:00	2:00	25,467
	Asphalt Overlay, Parque Lane	910-000-0007		01/01/2005	13.23	6,300 Sq Yds	83,349	20:00	2:00	83,349
	Asphalt Overlay, Paseo Lane	910-000-0008		01/01/2005	13.23	1,480 Sq Yds	19,580	20:00	2:00	19,580
	Asphalt Overlay, Vallecas Lane	910-000-0009		01/01/2005	13.23	2,660 Sq Yds	35,191	20:00	2:00	35,191
	Asphalt Sealcoat/Rejuvenation	910-000-0010		12/01/2021	1.52	33,900 sq yd	51,528	8:00	6:11	51,528
	Brick Pavers, Entrance	910-000-0039		01/01/2005	8.20	7,150 Sq Ft	58,630	25:00	7:00	58,630
							558,655			558,655
<b>Pool &amp; Spa</b>										
	Brick Pavers, Pool & Spa	920-001-0040	Pool	01/01/2005	\$ 8.20	4,065 Sq Ft	\$ 33,333	25:00	7:00	\$ 33,333
	Brick Pavers, Pool & Spa	920-002-0040		01/01/2018	8.20	990 Sq Ft	8,118	25:00	20:00	8,118
	Pool & Spa Fencing	910-000-0041		01/01/2017	68.20	235 Ln Ft	16,027	25:00	19:00	16,027
	Pool & Spa Furniture	910-000-0042		01/01/2018	15,162.00	1 total	15,162	10:00	5:00	15,162
	Pool Heaters, Heat Pumps	920-001-0043	1	06/01/2021	5,129.00	1 each	5,129	10:00	8:05	5,129
	Pool Heaters, Heat Pumps	920-002-0043	2	06/01/2011	5,129.00	1 each	5,129	12:00	0:05	5,129
	Pool Interior Resurfacing	910-000-0046		06/01/2018	23.07	1,525 Sq Ft	35,181	12:00	7:05	35,181

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Detail

Items	Reserve Item	Code	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>Pool &amp; Spa</b>										
	Spa Heater	910-000-0045		06/01/2018	\$ 5,129.00	1 Each	\$ 5,129	10:00	5:05	\$ 5,129
	Spa Interior Resurfacing	910-000-0047		01/01/2018	2,978.25	1 Lp Sum	2,978	10:00	5:00	2,978
							126,187			126,187
<b>Preserve Mechanical Thinning</b>										
	Preserve Mechanical Thinning	910-000-0026		01/01/2021	\$ 18,411.00	1 Lp Sum	\$ 18,411	3:00	1:00	\$ 18,411
							18,411			18,411
<b>Recreational Amenities</b>										
	Basketball Court, Lining	910-000-0054		06/01/2020	\$ 1.16	1,000 Lp Sum	\$ 1,160	8:00	5:05	\$ 1,160
	Playground Equipment	910-000-0051		01/01/2019	17,025.84	1 Lp Sum	17,025	15:00	11:00	17,025
	Playground, Fencing	910-000-0062		01/01/2019	63.79	185 Ln ft	11,801	25:00	21:00	11,801
	Playground, PIP Rubber Surface	910-000-0061		06/01/2018	17.50	2,000 sq ft	35,000	5:00	0:05	35,000
	Playground, PIP Sealant	910-000-0064		01/01/2019	2.34	2,000 sq ft	4,680	6:05	2:05	4,680
	Tennis Awnings, Aluminum	910-000-0069	Structure	06/01/2005	28.27	300 sq ft	8,481	25:00	7:05	8,481
	Tennis Awnings, Canvas	910-000-0065		06/01/2020	25.65	300 sq ft	7,695	10:00	7:05	7,695
	Tennis Court Fencing & Gates	910-000-0056		01/01/2005	58.90	700 Ln Ft	41,230	24:00	6:00	41,230
	Tennis Court Lighting	910-000-0057		01/01/2005	3,236.00	8 Each	25,888	24:00	6:00	25,888
	Tennis Court Resurfacing	910-000-0070		06/01/2020	8,300.00	3 courts	24,900	7:00	4:05	24,900
							177,860			177,860
<b>Roofing</b>										
	Roof Replacement, Clubhouse	910-000-0048		10/01/2020	\$ 1,122.00	48.33 Squares	\$ 54,226	25:00	22:09	\$ 54,226
	Roof Replacement, Guardhouse	910-000-0049		10/01/2020	1,122.00	18.5 Squares	20,757	25:00	22:09	20,757
							74,983			74,983
<b>Site Improvements</b>										
	Fencing, Chain Link	910-000-0050		01/01/2013	\$ 23,050.57	1 total	\$ 23,050	25:00	15:00	\$ 23,050
	Perimeter Fencing, Vinyl	910-000-0058		01/01/2011	41,324.03	1 Lp Sum	41,324	20:05	8:05	41,324
	Signage, Entry Marquee	910-000-0052		01/01/2021	28,499.14	1 Lp Sum	28,499	25:00	23:00	28,499
	Signage, Street/Directional Allowance	910-000-0053		01/01/2018	316.24	40 Each	12,649	22:00	17:00	12,649
							105,523			105,523
							1,942,011			1,942,011

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Exercise Equipment

**Item Number** 11  
**Type** Common Area  
**Category** Clubhouse Interiors  
**Measurement Basis** Lp Sum  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 69,788.52  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0011		11/01/2020	11/01/2030	7:10	10:00	1	69,788.52	69,788.52
							69,788.52	69,788.52

### Comments

The typical useful life for fitness equipment depends highly on usage. Given the maintenance the association reportedly completes every year and the history of replacement at the subject property, the useful life of 10 years has been applied, assuming as needed replacements of individual pieces.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Flooring, Fitness

**Item Number** 13  
**Type** Common Area  
**Category** Clubhouse Interiors  
**Measurement Basis** Lp Sum  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 14,250.00  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0013		10/01/2020	10/01/2030	7:09	10:00	1	14,250.00	14,250.00
							14,250.00	14,250.00

### Comments

As reported, the association replaced with rubberized flooring in 2020 at a reported cost of approximately \$12,500. A +/- 10-year life cycle is indicated by the market.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Flooring, Tile

**Item Number** 14  
**Type** Common Area  
**Category** Clubhouse Interiors  
**Measurement Basis** Sq Ft  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 12.78  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0014		01/01/2017	01/01/2027	4:00	10:00	1,115	14,249.70	14,249.70
							14,249.70	14,249.70

### Comments

Replacement of the tile flooring in the clubhouse, including the social/gathering room, kitchen, and the restrooms, can be expected on a 20–25-year life cycle, although some associations choose to replace on a shorter life cycle due to cosmetic dissatisfaction. Replacement should be anticipated in order to maintain a modern appeal. At the direction of the association representative, a 10-year useful life for the tile flooring has been assigned.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Furnishings, Social Room

**Item Number** 16  
**Type** Common Area  
**Category** Clubhouse Interiors  
**Measurement Basis** Sq Ft  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 55.99  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016		01/01/2017	01/01/2027	4:00	10:00	740	41,432.60	41,432.60
							41,432.60	41,432.60

### Comments

Separate line items were included for replacement of the clubhouse's social/gathering room furnishings, banquet/meeting furnishings, and verandah/breezeway furnishings, given the market indicated differences in likely useful lives. While minor inventory replacements will be necessary from time to time, social room furniture/furnishings (tables, chairs, sofas, barstools, lamps/lighting, window treatments, artwork, silk plants, etc.) can be expected on a 10–14-year life cycle, while banquet/meeting furniture may last up to 20 years. The current costs for each area are based on the existing inventories and their observed quality, and our experience with clubhouse furnishings on average \$/piece and average \$/square foot of floor area bases.



# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Furnishings, Veranda/Breezeway

**Item Number** 17  
**Type** Common Area  
**Category** Clubhouse Interiors  
**Measurement Basis** Lp Sum  
**Estimated Useful Life** 12 Years  
**Basis Cost** \$ 6,408.00  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0017		01/01/2017	01/01/2029	6:00	12:00	1	6,408.00	6,408.00
							6,408.00	6,408.00

### Comments

Separate line items were included for replacement of the clubhouse's social/gathering room furnishings, banquet/meeting furnishings, and veranda/breezeway furnishings, given the market indicated differences in likely useful lives. While minor inventory replacements will be necessary from time to time, social room furniture/furnishings (tables, chairs, benches, sofas, barstools, lamps/lighting, window treatments, artwork, silk plants, etc.) can be expected on a 10–14-year life cycle, while banquet/meeting furniture may last up to 20 years. The current costs for each area are based on the existing inventories and their observed quality, and our experience with clubhouse furnishings on average \$/piece and average \$/square foot of floor area bases.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Interior Wall Finishes

**Item Number** 22  
**Type** Common Area  
**Category** Clubhouse Interiors  
**Measurement Basis** Lp Sum  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 8,970.00  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0022		01/01/2017	01/01/2027	4:00	10:00	1	8,970.00	8,970.00
							8,970.00	8,970.00

### Comments

Like furniture/furnishings replacement, major third-party clubhouse interior wall finishes upgrades can be expected on a 10–14-year life cycle. This life cycle assumes routine in house maintenance as a function of ongoing maintenance. The current cost estimate is a rounded estimate based on the approximate painted wall area of 2,600 square feet, wallpaper area of +/- 850 square feet, a total of 21 doors/frames, and includes a 10% contingency for repairs, trim, etc.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Renovation, Kitchen

<b>Item Number</b>	66
<b>Type</b>	Common Area
<b>Category</b>	Clubhouse Interiors
<b>Measurement Basis</b>	Sq Ft
<b>Estimated Useful Life</b>	15 Years
<b>Basis Cost</b>	\$ 109.86
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0066		08/01/2020	08/01/2035	12:07	15:00	180	19,774.80	19,774.80
							19,774.80	19,774.80

### Comments

At some point in the foreseeable future, the association should expect to incur costs for major restoration of the common area kitchen (including, but not necessarily limited to, flooring, wall finishes, cabinetry and counters, plumbing and electrical fixtures, etc.). Life cycles of less than 15 years, to 30+ years, have been observed in properties of similar quality. The association has reportedly completed a partial renovation in 2017 which included the tile flooring, countertops, and paint. Another partial renovation is scheduled to be completed in 2020. This project will be to replace the cabinet doors at an expense of \$9950. Going forward, the funding for a complete renovation has been assigned a useful life of 15 years.

The current cost estimate does not include any unforeseen floor area reconfiguration and/or expansion. This report assumes that as needed replacement of the kitchen appliances will continue to be funded through the association's annual operating budget, as a function of routine maintenance.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Renovation, Restrooms

<b>Item Number</b>	24
<b>Type</b>	Common Area
<b>Category</b>	Clubhouse Interiors
<b>Measurement Basis</b>	Sq Ft
<b>Estimated Useful Life</b>	15 Years
<b>Basis Cost</b>	\$ 43.15
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0024		01/01/2019	01/01/2034	11:00	15:00	240	10,356.00	10,356.00
							10,356.00	10,356.00

### Comments

This fund is designed to provide monies for major interior renovation of the clubhouse restrooms including (but not limited to) tile wall and floor finishes and wall coverings, vanities, mirrors, plumbing and electrical fixtures, etc. A typical useful life for such renovation is in the 15–25-year range based on similar properties. The useful life is based on the history of replacement at the subject property to maintain a modern appeal. The cost for this project was provided.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Screen Cage/Frames, Veranda

**Item Number** 25  
**Type** Common Area  
**Category** Clubhouse Interiors  
**Measurement Basis** Sq Ft  
**Estimated Useful Life** 25 Years  
**Basis Cost** \$ 11.77  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0025		01/01/2005	01/01/2030	7:00	25:00	235	2,765.95	2,765.95
							2,765.95	2,765.95

### Comments

We have included a line item for the replacement of the aluminum screen cage for the clubhouse veranda, which typically have a useful life of +/- 25 years. The projected replacement date is 2030.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Enter-phone Access Control

**Item Number** 71  
**Type** Common Area  
**Category** Guardhouse/Security  
**Measurement Basis** each  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 5,571.00  
**Tracking** Logistical  
**Method** Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0071		05/01/2020	05/01/2030	7:04	10:00	1	5,571.00	5,571.00
							5,571.00	5,571.00

### Comments

Enter-phone access control keypads, like the one in service at the subject property typically enjoy a useful life cycle of +/-10 years, barring unforeseen vehicle or storm damages. The cost estimate is based on actual costs incurred at similar properties and is in keeping with retail pricing indexes. The cost and life may vary depending on the system chosen and association tastes. The actual reported expense of \$5,144 has been assigned and is in keeping with industry standards.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Renovation Allowance, Interior

**Item Number** 29  
**Type** Common Area  
**Category** Guardhouse/Security  
**Measurement Basis** Lump Sum  
**Estimated Useful Life** 20 Years  
**Basis Cost** \$ 8,029.36  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0029		01/01/2005	01/01/2025	2:00	20:00	1	8,029.36	8,029.36
							8,029.36	8,029.36

### Comments

This fund is designed to provide monies for eventual interior renovations at the guardhouse, including flooring, wall finishes, lighting and plumbing fixtures, cabinetry, and countertops, etc. With routine maintenance, a +/- 20-year life should realistically be expected.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### RFID Readers Access Control

Item Number 32  
Type Common Area  
Category Guardhouse/Security  
Measurement Basis total  
Estimated Useful Life 3 Years  
Basis Cost \$ 3,420.00  
Tracking Logistical  
Method Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0032		07/01/2020	07/01/2023	0:06	3:00	1	3,420.00	3,420.00
							3,420.00	3,420.00

### Comments

The RFID reader was reported to have been replaced in July 2020. at an actual expense of \$2,941.11 Prices may vary as like technology may require additional equipment and minor electrical upgrades. The useful life was provided by the association representative.



# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Security Gate Operators

**Item Number** 30  
**Type** Common Area  
**Category** Guardhouse/Security  
**Measurement Basis** Lump Sum  
**Estimated Useful Life** 13 Years  
**Basis Cost** \$ 3,595.56  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0030		01/01/2019	01/01/2032	9:00	13:00	4	14,382.24	14,382.24
							14,382.24	14,382.24

### Comments

The association has two pair of decorative automatic metal gates. Barring any unforeseen vehicular damage, the gates themselves may last 25+ years with routine maintenance. A life cycle of 10-14 years has been observed in the marketplace for automatic gate motors; for the purposes of this analysis, we have forecast replacement of the motors on a recurring 13-year life cycle and replacement of the metal gates on a 26-year life cycle.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Security Gates Replacement (4)

**Item Number** 31  
**Type** Common Area  
**Category** Guardhouse/Security  
**Measurement Basis** Each  
**Estimated Useful Life** 26 Years  
**Basis Cost** \$ 7,851.75  
**Tracking** Logistical  
**Method** Adjusted



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0031		01/01/2005	08/01/2031	8:07	26:07	4	31,407.00	31,407.00
							31,407.00	31,407.00

### Comments

The association has two pair of decorative automatic metal gates. Barring any unforeseen vehicular damage, the gates themselves may last 25+ years with routine maintenance. A life cycle of 10-14 years has been observed in the marketplace for automatic gate motors; for the purposes of this analysis, we have forecast replacement of the motors on a recurring 13-year life cycle and replacement of the metal gates on a 26-year life cycle. Because the motors may require replacement at differing times, separate line items were included for each.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Security Video Surveillance

**Item Number** 33  
**Type** Common Area  
**Category** Guardhouse/Security  
**Measurement Basis** Cameras  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 3,010.00  
**Tracking** Logistical  
**Method** Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0033		01/01/2019	01/01/2029	6:00	10:00	2	6,020.00	6,020.00
920-001-0033		01/01/2018	01/01/2028	5:00	10:00	16	48,160.00	48,160.00
							54,180.00	54,180.00

### Comments

Reserves were also included for major modernization/replacement of the security access systems (transponder, pole, hardware, software, keypad, etc.) and video surveillance equipment that support the community. In our experience, modernization of access systems and video surveillance systems should be expected on a 10-12year life. This life cycle recognizes that miscellaneous component replacements will be necessary on an ongoing basis, as a function of general maintenance. The association representative has advised that 2 additional cameras were installed in 2019.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Irrigation Pumps

Item Number	60
Type	Common Area
Category	Irrigation System
Measurement Basis	each
Estimated Useful Life	15 Years
Basis Cost	\$ 36,479.77
Tracking	Logistical
Method	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0060	10 HP	06/01/2020	06/01/2035	12:05	15:00	1	36,479.77	36,479.77
920-001-0060	10 HP	01/01/2019	01/01/2034	11:00	15:00	1	36,479.77	36,479.77
							72,959.54	72,959.54

### Comments

The common area landscaping is supported by two irrigation pump stations. Both pumps have been reported to be 10 HP. The cost for the most recent replacement was reported to be \$29322.50. The useful life for these pumps is set at 15 years based on the history of replacement at the subject property. The actual cost has been trended with inflation to reflect a current cost estimate.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Lake Pumps/Equipment

<b>Item Number</b>	36
<b>Type</b>	Common Area
<b>Category</b>	Irrigation/Pumps
<b>Measurement Basis</b>	Lp Sum
<b>Estimated Useful Life</b>	13 Years
<b>Basis Cost</b>	\$ 5,690.00
<b>Tracking</b>	Logistical
<b>Method</b>	Adjusted

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-004-0036		01/01/2005	01/01/2023	0:00	18:00	1	5,690.00	5,690.00
920-005-0036		01/01/2005	01/01/2023	0:00	18:00	1	5,690.00	5,690.00
920-003-0036		01/01/2005	01/01/2023	0:00	18:00	1	5,690.00	5,690.00
920-001-0036		01/01/2016	01/01/2029	6:00	13:00	1	5,690.00	5,690.00
920-002-0036		01/01/2005	01/01/2023	0:00	18:00	1	5,690.00	5,690.00
							28,450.00	28,450.00

### Comments

The common areas feature five retention lake pumps/aerators. Like the irrigation pumps, replacement of the pumps and miscellaneous equipment can be expected on a recurring 10–14-year range. Again, the current cost for each pump/system is reflective of our experience with irrigation system equipment in similar properties. No report of the lake pumps being replaced has been reported. As such, four of the pumps have been adjusted to be replaced in 2023.

Excluded from this analysis are the underground irrigation and retention lake lines; a determination of the design quality, installation quality, efficiency, or current condition of these systems, which is beyond the scope of this analysis. It is uncommon for associations to fund for total irrigation line replacement, because total replacement at any one given time is unlikely under normal operating conditions; most properties prefer to fund as needed repairs through their annual operating budgets.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Lake Dredging/Shoreline

**Item Number** 59  
**Type** Common Area  
**Category** Lake Dredging/Shoreline  
**Measurement Basis** Lp Sum  
**Estimated Useful Life** 25 Years  
**Basis Cost** \$ 446,196.00  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0059		06/01/2003	06/01/2028	5:05	25:00	1	446,196.00	446,196.00
							446,196.00	446,196.00

### Comments

A determination of the current physical condition of the retention systems and shoreline is beyond the scope of this analysis. Under normal operating conditions, dredging of retention lakes should not be necessary under normal operating conditions. However, the association has reported plans to complete dredging and shoreline remediation for the 5 retention lakes at a cost of roughly \$412,000 on a future 25-year life cycle. At the sole discretion of the association's representative, we have scheduled this expense for the +/- 10,000 feet of shoreline accordingly.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### HVAC Split Units (4 ton)

<b>Item Number</b>	21
<b>Type</b>	Common Area
<b>Category</b>	Mechanical/HVAC
<b>Measurement Basis</b>	tons
<b>Estimated Useful Life</b>	12 Years
<b>Basis Cost</b>	\$ 1,820.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0021		09/20/2019	09/20/2031	8:08	12:00	4	7,280.00	7,280.00
920-002-0021		01/01/2015	01/01/2027	4:00	12:00	4	7,280.00	7,280.00
							14,560.00	14,560.00

### Comments

For the purposes of this analysis, we have utilized cost estimates based on the size of the condensers and air handlers in tons and our experience with HVAC equipment replacement costs. A useful life of 10-12 years can realistically be expected for the exterior condensers; although the corresponding interior air handlers can last 20-25 years under normal operating conditions, we have utilized the 12-year life cycle for the pair, as the air handlers will typically be replaced simultaneously with the condensers.

It was reported that one of the split units was replaced in September of 2019 at an expense of \$4395. This cost is less than what the comparable data reflects. For the purposes of this study, we have included the actual cost information in the narrative but have used the comparable data per ton costs for the current replacement costs.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### HVAC Split Units, (3-Ton)

<b>Item Number</b>	28
<b>Type</b>	Common Area
<b>Category</b>	Mechanical/HVAC
<b>Measurement Basis</b>	tons
<b>Estimated Useful Life</b>	12 Years
<b>Basis Cost</b>	\$ 1,820.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0028	Guardhouse	01/01/2021	01/01/2033	10:00	12:00	3	5,460.00	5,460.00
							5,460.00	5,460.00

### Comments

For the purposes of this analysis, we have utilized cost estimates based on the size of the condensers and air handlers in tons and our experience with HVAC equipment replacement costs. A useful life of 10-12 years can realistically be expected for the exterior condensers; although the corresponding interior air handlers can last 20-25 years under normal operating conditions, we have utilized the 12-year life cycle for the pair, as the air handlers will typically be replaced simultaneously with the condensers.



# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Paint Building Exteriors

**Item Number** 37  
**Type** Common Area  
**Category** Painting & Waterproofing  
**Measurement Basis** Lump Sum  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 7,780.27  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0037	Guardhouse	12/01/2020	12/01/2030	7:11	10:00	1	7,780.27	7,780.27
							7,780.27	7,780.27

### Comments

The market suggests that a properly installed and maintained exterior painting and waterproofing project should have a useful life of 7-10 years under normal operating conditions, depending on the length of the contractor's warranty. The total current cost estimate, which includes surface preparation, typical minor concrete/stucco repairs, as needed window caulking, and repainting of all exterior surfaces, is based on known costs, as well as and data maintained in our work files for exterior painting projects completed at similar properties.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Asphalt Overlay, Cadiz Lane

**Item Number** 1  
**Type** Common Area  
**Category** Pavement  
**Measurement Basis** Sq Yds  
**Estimated Useful Life** 20 Years  
**Basis Cost** \$ 13.23  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0001		01/01/2005	01/01/2025	2:00	20:00	1,470	19,448.10	19,448.10
							19,448.10	19,448.10

### Comments

Data gleaned from properties of similar quality reflect a range in useful life of 16-25 years for asphalt resurfacing, with the most common life being 18-20 years. This life cycle assumes proper design, installation, and routine maintenance. Therefore, these expenses were forecast in 2025, and on a recurring 20-year useful life thereafter. In each case, the current cost estimate includes as needed milling of the asphalt at its junction with adjacent brick pavers and/or concrete paving, typical minor repairs to the underlying pavement structures and drainage, installation of 1" asphalt overlay, and as needed re-striping and curb stops replacement. The paved areas were rounded to the nearest 5 square yards, and were estimated using a site plan, previously provided by the association representative.

Replacement of common area concrete paving (curbing, sidewalks, parking, etc.) should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or prudent. Typically, associations fund minor upgrades to these paving systems on an as needed basis through their annual operating budgets.

Below is a typical photo of the association's pavement.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Asphalt Overlay, Delaplata Lane

<b>Item Number</b>	2
<b>Type</b>	Common Area
<b>Category</b>	Pavement
<b>Measurement Basis</b>	Sq Yds
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 13.23
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0002		01/01/2005	01/01/2025	2:00	20:00	3,325	43,989.75	43,989.75
							43,989.75	43,989.75

### Comments

Data gleaned from properties of similar quality reflect a range in useful life of 16-25 years for asphalt resurfacing, with the most common life being 18-20 years. This life cycle assumes proper design, installation, and routine maintenance. Therefore, these expenses were forecast in 2025, and on a recurring 20-year useful life thereafter. In each case, the current cost estimate includes as needed milling of the asphalt at its junction with adjacent brick pavers and/or concrete paving, typical minor repairs to the underlying pavement structures and drainage, installation of 1" asphalt overlay, and as needed re-striping and curb stops replacement. The paved areas were rounded to the nearest 5 square yards, and were estimated using a site plan, previously provided by the association representative.

Replacement of common area concrete paving (curbing, sidewalks, parking, etc.) should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or prudent. Typically, associations fund minor upgrades to these paving systems on an as needed basis through their annual operating budgets.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Asphalt Overlay, Delarosa Lane

<b>Item Number</b>	3
<b>Type</b>	Common Area
<b>Category</b>	Pavement
<b>Measurement Basis</b>	Sq Yds
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 13.23
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0003		01/01/2005	01/01/2025	2:00	20:00	3,615	47,826.45	47,826.45
							47,826.45	47,826.45

### Comments

Data gleaned from properties of similar quality reflect a range in useful life of 16-25 years for asphalt resurfacing, with the most common life being 18-20 years. This life cycle assumes proper design, installation, and routine maintenance. Therefore, these expenses were forecast in 2025, and on a recurring 20-year useful life thereafter. In each case, the current cost estimate includes as needed milling of the asphalt at its junction with adjacent brick pavers and/or concrete paving, typical minor repairs to the underlying pavement structures and drainage, installation of 1" asphalt overlay, and as needed re-striping and curb stops replacement. The paved areas were rounded to the nearest 5 square yards, and were estimated using a site plan, previously provided by the association representative.

Replacement of common area concrete paving (curbing, sidewalks, parking, etc.) should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or prudent. Typically, associations fund minor upgrades to these paving systems on an as needed basis through their annual operating budgets.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Asphalt Overlay, Delasol Lane

<b>Item Number</b>	4
<b>Type</b>	Common Area
<b>Category</b>	Pavement
<b>Measurement Basis</b>	Sq Yds
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 13.23
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0004		01/01/2005	01/01/2025	2:00	20:00	10,970	145,133.10	145,133.10
							145,133.10	145,133.10

### Comments

Data gleaned from properties of similar quality reflect a range in useful life of 16-25 years for asphalt resurfacing, with the most common life being 18-20 years. This life cycle assumes proper design, installation, and routine maintenance. Therefore, these expenses were forecast in 2025, and on a recurring 20-year useful life thereafter. In each case, the current cost estimate includes as needed milling of the asphalt at its junction with adjacent brick pavers and/or concrete paving, typical minor repairs to the underlying pavement structures and drainage, installation of 1" asphalt overlay, and as needed re-striping and curb stops replacement. The paved areas were rounded to the nearest 5 square yards, and were estimated using a site plan, previously provided by the association representative.

Replacement of common area concrete paving (curbing, sidewalks, parking, etc.) should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or prudent. Typically, associations fund minor upgrades to these paving systems on an as needed basis through their annual operating budgets.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Asphalt Overlay, Los Alivos Lane

<b>Item Number</b>	5
<b>Type</b>	Common Area
<b>Category</b>	Pavement
<b>Measurement Basis</b>	Sq Yds
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 13.23
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0005		01/01/2005	01/01/2025	2:00	20:00	2,155	28,510.65	28,510.65
							28,510.65	28,510.65

### Comments

Data gleaned from properties of similar quality reflect a range in useful life of 16-25 years for asphalt resurfacing, with the most common life being 18-20 years. This life cycle assumes proper design, installation, and routine maintenance. Therefore, these expenses were forecast in 2025, and on a recurring 20-year useful life thereafter. In each case, the current cost estimate includes as needed milling of the asphalt at its junction with adjacent brick pavers and/or concrete paving, typical minor repairs to the underlying pavement structures and drainage, installation of 1" asphalt overlay, and as needed re-striping and curb stops replacement. The paved areas were rounded to the nearest 5 square yards, and were estimated using a site plan, previously provided by the association representative.

Replacement of common area concrete paving (curbing, sidewalks, parking, etc.) should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or prudent. Typically, associations fund minor upgrades to these paving systems on an as needed basis through their annual operating budgets.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Asphalt Overlay, Los Reyes Lane

<b>Item Number</b>	6
<b>Type</b>	Common Area
<b>Category</b>	Pavement
<b>Measurement Basis</b>	Sq Yds
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 13.23
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006		01/01/2005	01/01/2025	2:00	20:00	1,925	25,467.75	25,467.75
							25,467.75	25,467.75

### Comments

Data gleaned from properties of similar quality reflect a range in useful life of 16-25 years for asphalt resurfacing, with the most common life being 18-20 years. This life cycle assumes proper design, installation, and routine maintenance. Therefore, these expenses were forecast in 2025, and on a recurring 20-year useful life thereafter. In each case, the current cost estimate includes as needed milling of the asphalt at its junction with adjacent brick pavers and/or concrete paving, typical minor repairs to the underlying pavement structures and drainage, installation of 1" asphalt overlay, and as needed re-striping and curb stops replacement. The paved areas were rounded to the nearest 5 square yards, and were estimated using a site plan, previously provided by the association representative.

Replacement of common area concrete paving (curbing, sidewalks, parking, etc.) should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or prudent. Typically, associations fund minor upgrades to these paving systems on an as needed basis through their annual operating budgets.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Asphalt Overlay, Parque Lane

<b>Item Number</b>	7
<b>Type</b>	Common Area
<b>Category</b>	Pavement
<b>Measurement Basis</b>	Sq Yds
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 13.23
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0007		01/01/2005	01/01/2025	2:00	20:00	6,300	83,349.00	83,349.00
							83,349.00	83,349.00

### Comments

Data gleaned from properties of similar quality reflect a range in useful life of 16-25 years for asphalt resurfacing, with the most common life being 18-20 years. This life cycle assumes proper design, installation, and routine maintenance. Therefore, these expenses were forecast in 2025, and on a recurring 20-year useful life thereafter. In each case, the current cost estimate includes as needed milling of the asphalt at its junction with adjacent brick pavers and/or concrete paving, typical minor repairs to the underlying pavement structures and drainage, installation of 1" asphalt overlay, and as needed re-striping and curb stops replacement. The paved areas were rounded to the nearest 5 square yards, and were estimated using a site plan, previously provided by the association representative.

Replacement of common area concrete paving (curbing, sidewalks, parking, etc.) should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or prudent. Typically, associations fund minor upgrades to these paving systems on an as needed basis through their annual operating budgets.



# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Asphalt Overlay, Paseo Lane

<b>Item Number</b>	8
<b>Type</b>	Common Area
<b>Category</b>	Pavement
<b>Measurement Basis</b>	Sq Yds
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 13.23
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0008		01/01/2005	01/01/2025	2:00	20:00	1,480	19,580.40	19,580.40
							19,580.40	19,580.40

### Comments

Data gleaned from properties of similar quality reflect a range in useful life of 16-25 years for asphalt resurfacing, with the most common life being 18-20 years. This life cycle assumes proper design, installation, and routine maintenance. Therefore, these expenses were forecast in 2025, and on a recurring 20-year useful life thereafter. In each case, the current cost estimate includes as needed milling of the asphalt at its junction with adjacent brick pavers and/or concrete paving, typical minor repairs to the underlying pavement structures and drainage, installation of 1" asphalt overlay, and as needed re-striping and curb stops replacement. The paved areas were rounded to the nearest 5 square yards, and were estimated using a site plan, previously provided by the association representative.

Replacement of common area concrete paving (curbing, sidewalks, parking, etc.) should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or prudent. Typically, associations fund minor upgrades to these paving systems on an as needed basis through their annual operating budgets.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Asphalt Overlay, Vallecas Lane

<b>Item Number</b>	9
<b>Type</b>	Common Area
<b>Category</b>	Pavement
<b>Measurement Basis</b>	Sq Yds
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 13.23
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0009		01/01/2005	01/01/2025	2:00	20:00	2,660	35,191.80	35,191.80
							35,191.80	35,191.80

### Comments

Data gleaned from properties of similar quality reflect a range in useful life of 16-25 years for asphalt resurfacing, with the most common life being 18-20 years. This life cycle assumes proper design, installation, and routine maintenance. Therefore, these expenses were forecast in 2025, and on a recurring 20-year useful life thereafter. In each case, the current cost estimate includes as needed milling of the asphalt at its junction with adjacent brick pavers and/or concrete paving, typical minor repairs to the underlying pavement structures and drainage, installation of 1" asphalt overlay, and as needed re-striping and curb stops replacement. The paved areas were rounded to the nearest 5 square yards, and were estimated using a site plan, previously provided by the association representative.

Replacement of common area concrete paving (curbing, sidewalks, parking, etc.) should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or prudent. Typically, associations fund minor upgrades to these paving systems on an as needed basis through their annual operating budgets.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Asphalt Sealcoat/Rejuvenation

**Item Number** 10  
**Type** Common Area  
**Category** Pavement  
**Measurement Basis** sq yd  
**Estimated Useful Life** 4 Years  
**Basis Cost** \$ 1.52  
**Tracking** Logistical  
**Method** Adjusted



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010		12/01/2021	12/01/2029	6:11	8:00	33,900	51,528.00	51,528.00
							51,528.00	51,528.00

### Comments

Sealcoating/rejuvenation of asphalt paving serves as not only a cosmetic upgrade, but it also insures minimal moisture intrusion into the underlying pavement structure. Without a proper moisture barrier, premature deterioration in the form of potholes, etc. can occur, causing the need for more frequent (and costly) asphalt overlays. The current cost estimate, which was provided for the +/- 33,900 sq. yds. of asphalt paving, includes typical minor structural upgrades and as needed restriping. This upgrade should be expected on a 4–5-year useful life and has been scheduled accordingly. We have adjusted the useful life based on the asphalt overlay being scheduled for 2025.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Brick Pavers, Entrance

**Item Number** 39  
**Type** Common Area  
**Category** Pavement  
**Measurement Basis** Sq Ft  
**Estimated Useful Life** 25 Years  
**Basis Cost** \$ 8.20  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0039		01/01/2005	01/01/2030	7:00	25:00	7,150	58,630.00	58,630.00
							58,630.00	58,630.00

### Comments

The main entry and guardhouse are finished with decorative brick pavers. Some associations are of the opinion that this type of paving is effectively permanent and prefer to fund as needed repairs through their annual operating budgets; it is our opinion that reserving for total replacement is prudent. Most associations choosing to fund for eventual total replacement, do so typically on a 25–30-year life cycle. Therefore, we forecast that with routine maintenance, which includes periodic pressure washing/cleaning and minor area replacements, total replacement should be necessary at or near 2030.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Brick Pavers, Pool & Spa

**Item Number** 40  
**Type** Common Area  
**Category** Pool & Spa  
**Measurement Basis** Sq Ft  
**Estimated Useful Life** 25 Years  
**Basis Cost** \$ 8.20  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0040		01/01/2018	01/01/2043	20:00	25:00	990	8,118.00	8,118.00
920-001-0040	Pool	01/01/2005	01/01/2030	7:00	25:00	4,065	33,333.00	33,333.00
							41,451.00	41,451.00

### Comments

The pool and spa, as well as the adjacent clubhouse breezeway, veranda and sidewalk are also finished with decorative brick paver decking.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Pool & Spa Fencing

**Item Number** 41  
**Type** Common Area  
**Category** Pool & Spa  
**Measurement Basis** Ln Ft  
**Estimated Useful Life** 25 Years  
**Basis Cost** \$ 68.20  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0041		01/01/2017	01/01/2042	19:00	25:00	235	16,027.00	16,027.00
							16,027.00	16,027.00

### Comments

A reserve component has also been included for eventual replacement of the metal fencing and gates supporting the clubhouse pool and spa deck, which should not be necessary for 20-25 years under normal operating conditions. This expense has been forecast in 2042. The current cost estimate includes removal and disposal of the existing fencing and gates and replacement with like quality.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Pool & Spa Furniture

**Item Number** 42  
**Type** Common Area  
**Category** Pool & Spa  
**Measurement Basis** total  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 15,162.00  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0042		01/01/2018	01/01/2028	5:00	10:00	1	15,162.00	15,162.00
							15,162.00	15,162.00

### Comments

Although miscellaneous replacements can be expected from time to time, a useful life of 8-10 years has been observed for total inventory replacement in better quality properties like the subject. This useful life is reflective of routine maintenance that often includes frame refinishing and re-strapping as a function of ongoing maintenance. The actual costs may vary slightly due to association cosmetic tastes.



# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Pool Heaters, Heat Pumps

**Item Number** 43  
**Type** Common Area  
**Category** Pool & Spa  
**Measurement Basis** each  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 5,129.00  
**Tracking** Logistical  
**Method** Adjusted



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0043	2	06/01/2011	06/01/2023	0:05	12:00	1	5,129.00	5,129.00
920-001-0043	1	06/01/2021	06/01/2031	8:05	10:00	1	5,129.00	5,129.00
							10,258.00	10,258.00

### Comments

The pool and spa are supported by three electric heat pumps, typical of the marketplace. The market suggests a useful life of 9-14 years for this type of heater. These expenses were scheduled on recurring 10-year life cycles, based on their respective placed in-service dates.

Excluded from this analysis is the remaining inventory of pool & spa equipment (pumps, filters, chlorination systems, timers, valves, etc.). Many, if not most, properties we have encountered prefer to fund as needed pool equipment costs through their annual operating budgets. Total inventory replacement is not likely at one time under normal operating conditions.



# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Pool Interior Resurfacing

**Item Number** 46  
**Type** Common Area  
**Category** Pool & Spa  
**Measurement Basis** Sq Ft  
**Estimated Useful Life** 12 Years  
**Basis Cost** \$ 23.07  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0046		06/01/2018	06/01/2030	7:05	12:00	1,525	35,181.75	35,181.75
							35,181.75	35,181.75

### Comments

Assuming proper installation, routine maintenance and chemical balancing, the typical aggregate pool interior surface will have a useful life of 10-15 years, with the most common life falling on the lower end of that range. The current cost includes typical minor tank/structural repairs, tile upgrades/replacements, and installation of new aggregate surface materials (i.e., "diamond brite", "pebble crete", etc.).

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Spa Heater

**Item Number** 45  
**Type** Common Area  
**Category** Pool & Spa  
**Measurement Basis** Each  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 5,129.00  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0045		06/01/2018	06/01/2028	5:05	10:00	1	5,129.00	5,129.00
							5,129.00	5,129.00

### Comments

The pool and spa are supported by three electric heat pumps, typical of the marketplace. The market suggests a useful life of 9-14 years for this type of heater. These expenses were scheduled on recurring 10-year life cycles, based on their respective placed in-service dates. The spas heater is scheduled to be replaced in 2028.

Excluded from this analysis is the remaining inventory of pool & spa equipment (pumps, filters, chlorination systems, timers, valves, etc.). Many, if not most, properties we have encountered prefer to fund as needed pool equipment costs through their annual operating budgets. Total inventory replacement is not likely at one time under normal operating conditions.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Spa Interior Resurfacing

**Item Number** 47  
**Type** Common Area  
**Category** Pool & Spa  
**Measurement Basis** Lump Sum  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 2,978.25  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0047		01/01/2018	01/01/2028	5:00	10:00	1	2,978.25	2,978.25
							2,978.25	2,978.25

### Comments

Due to the much higher temperature and chemical concentrations, spa interior resurfacing is often completed on a shorter life cycle than pool interior resurfacing, say 8-10 years. This expense is reflective of known interior resurfacing/renovation in similar sized spas.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Preserve Mechanical Thinning

**Item Number** 26  
**Type** Common Area  
**Category** Preserve Mechanical Thinning  
**Measurement Basis** Lump Sum  
**Estimated Useful Life** 3 Years  
**Basis Cost** \$ 18,411.00  
**Tracking** Logistical  
**Method** Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0026		01/01/2021	01/01/2024	1:00	3:00	1	18,411.00	18,411.00
							18,411.00	18,411.00

### Comments

At the sole discretion of the association's representative, we have provided a line item identified as "Preserve Mechanical Thinning", which is reportedly to remove foliage blocking the preserve habitat. The current cost estimate and recurring 3-year life cycle are included at the request of the association's representative. This line item has been trended with inflation to reflect a current cost.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Basketball Court, Lining

**Item Number** 54  
**Type** Common Area  
**Category** Recreational Amenities  
**Measurement Basis** Lp Sum  
**Estimated Useful Life** 8 Years  
**Basis Cost** \$ 1.16  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0054		06/01/2020	06/01/2028	5:05	8:00	1,000	1,160.00	1,160.00
							1,160.00	1,160.00

### Comments

Industry standards suggest a maximum useful life of 6 - 8 years for re-lining of the basketball court. The projected cost estimate was provided by the association representative.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Playground Equipment

<b>Item Number</b>	51
<b>Type</b>	Common Area
<b>Category</b>	Recreational Amenities
<b>Measurement Basis</b>	Lump Sum
<b>Estimated Useful Life</b>	15 Years
<b>Basis Cost</b>	\$ 17,025.84
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0051		01/01/2019	01/01/2034	11:00	15:00	1	17,025.84	17,025.84
							17,025.84	17,025.84

### Comments

The association should expect to incur costs associated with replacement of the playground equipment on a 10–15-year schedule. Lives can vary, primarily due to cosmetics, but this range of life should minimize the appearance of outdated equipment. The current cost estimate is based on the type and quality of equipment in place. The actual costs may vary slightly due to the type and complexity of equipment chosen in the future. The actual expense in 2019 was provided at \$12,000 and has been trended with inflation and includes the cost for the new park benches.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Playground, Fencing

<b>Item Number</b>	62
<b>Type</b>	Common Area
<b>Category</b>	Recreational Amenities
<b>Measurement Basis</b>	In ft
<b>Estimated Useful Life</b>	25 Years
<b>Basis Cost</b>	\$ 63.79
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0062		01/01/2019	01/01/2044	21:00	25:00	185	11,801.15	11,801.15
							11,801.15	11,801.15

### Comments

The association should expect to incur costs associated with replacement of the painted aluminum fencing surrounding the property on a 20–25-year life cycle. The current replacement cost estimate is based on our experience with similar replacements and includes removal of the existing fencing and replacement with like quality.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Playground, PIP Rubber Surface

<b>Item Number</b>	61
<b>Type</b>	Common Area
<b>Category</b>	Recreational Amenities
<b>Measurement Basis</b>	sq ft
<b>Estimated Useful Life</b>	10 Years
<b>Basis Cost</b>	\$ 17.50
<b>Tracking</b>	Logistical
<b>Method</b>	Adjusted

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0061		06/01/2018	06/01/2023	0:05	5:00	2,000	35,000.00	35,000.00
							35,000.00	35,000.00

### Comments

The poured in place shaded rubber surface in the tot lot area should enjoy a +/- 10-year useful life cycle based on the manufacture's information. A sealant can help to extend the life of the surface. The useful life has been adjusted to 10 years. The actual cost for replacement in 2023 was provided and applied.

It is assumed that the association will perform the proper maintenance of this line item. A clear topcoat to seal the surface is recommended every 2 years and is approximately \$2.34 per sq ft. A separate line item has been included within the study for this maintenance for the Board's consideration.



# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Playground, PIP Sealant

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Item Number	64
Type	Common Area
Category	Recreational Amenities
Measurement Basis	sq ft
Estimated Useful Life	2 Years
Basis Cost	\$ 2.34
Tracking	Logistical
Method	Adjusted

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Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0064		01/01/2019	06/01/2025	2:05	6:05	2,000	4,680.00	4,680.00
							<u>4,680.00</u>	<u>4,680.00</u>

### Comments

Some PIP installations require a clear topcoat to seal the surface every 2 years in an effort to try and extend the life of the product. Shading the ground cover is recommended to limit the heat exposure and ultraviolet light.

At the direction of the association representative, the useful life has been changed to every 5 years.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Tennis Awnings, Aluminum

<b>Item Number</b>	69
<b>Type</b>	Common Area
<b>Category</b>	Recreational Amenities
<b>Measurement Basis</b>	sq ft
<b>Estimated Useful Life</b>	25 Years
<b>Basis Cost</b>	\$ 28.27
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0069	Structure	06/01/2005	06/01/2030	7:05	25:00	300	8,481.00	8,481.00
							8,481.00	8,481.00

### Comments

The two aluminum shade structures with canvas covers located at the tennis courts should have a +/- 24-year life cycle, assuming proper installation and maintenance. The replacement cost estimate is based on our knowledge of aluminum structure replacement on a per square foot basis. The replacement of the structure has been scheduled to coincide with the next canvas replacement in 2030.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Tennis Awnings, Canvas

**Item Number** 65  
**Type** Common Area  
**Category** Recreational Amenities  
**Measurement Basis** sq ft  
**Estimated Useful Life** 10 Years  
**Basis Cost** \$ 25.65  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0065		06/01/2020	06/01/2030	7:05	10:00	300	7,695.00	7,695.00
							7,695.00	7,695.00

### Comments

It is foreseeable that the shade structure fabric or canvas will need to be replaced once in the shade structure's life. The typical useful life for canopy canvas is in the life cycle of 10-12 years.

When the subject property is in close proximity to the saltwater climates, a useful life range of 10 years is applied. The quality and cost of fabric/canvas can vary widely. Costs for replacement has been provided by the association representative.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Tennis Court Fencing & Gates

**Item Number** 56  
**Type** Common Area  
**Category** Recreational Amenities  
**Measurement Basis** Ln Ft  
**Estimated Useful Life** 24 Years  
**Basis Cost** \$ 58.90  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0056		01/01/2005	01/01/2029	6:00	24:00	700	41,230.00	41,230.00
							41,230.00	41,230.00

### Comments

Separate line items have been included for eventual replacement of the tennis court fencing and gates (+/- 650 linear feet of 10' high, +/- 50 linear feet of 3' high) and the 8 light poles that support the tennis courts. Barring any unforeseen storm damage, replacement should be necessary on a 20–25-year life cycle. For the purposes of this analysis, these expenses have been forecast in fiscal year 2029.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Tennis Court Lighting

**Item Number** 57  
**Type** Common Area  
**Category** Recreational Amenities  
**Measurement Basis** Each  
**Estimated Useful Life** 24 Years  
**Basis Cost** \$ 3,236.00  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0057		01/01/2005	01/01/2029	6:00	24:00	8	25,888.00	25,888.00
							25,888.00	25,888.00

### Comments

Replacement of the tennis court lighting systems (8 poles, 24 shoebox fixtures) can be expected on a similar life cycle as the fencing and gates. Applying a 24-year life estimate to the placed in-service date of 2004/2005 indicates this expense at or near 2029. The per pole cost is an average and includes removal and disposal of the existing poles and fixtures.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Tennis Court Resurfacing

<b>Item Number</b>	70
<b>Type</b>	Common Area
<b>Category</b>	Recreational Amenities
<b>Measurement Basis</b>	courts
<b>Estimated Useful Life</b>	7 Years
<b>Basis Cost</b>	\$ 8,300.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0070		06/01/2020	06/01/2027	4:05	7:00	3	24,900.00	24,900.00
							24,900.00	24,900.00

### Comments

Industry standards similarly suggest a maximum useful life of 6 - 8 years for the typical concrete/rubberized tennis court surface in better quality properties like the subject, to insure proper protection for the underlying court surfaces and a high cosmetic appeal. The current cost is based upon cost data gleaned from the subject's market area, which reflects a range in cost in the range of 7,500 to \$8,500 per court, depending on the scope of repairs necessary to the underlying court structures. It was reported that tree roots were damaging the courts. As such an additional \$6,835 was spent in repairs. This amount does not meet statutory requirements and is assumed to have been funded through the operating account.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Roof Replacement, Clubhouse

**Item Number** 48  
**Type** Common Area  
**Category** Roofing  
**Measurement Basis** Squares  
**Estimated Useful Life** 25 Years  
**Basis Cost** \$ 1,122.00  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0048		10/01/2020	10/01/2045	22:09	25:00	48.33	54,226.26	54,226.26
							54,226.26	54,226.26

### Comments

Line items were included to provide monies for eventual replacement of the clubhouse and guardhouse pitched tile roof covers, which industry standards indicate should have a useful life of 20-25+ years under normal operating conditions. No recent professional roof studies were provided that would suggest that roof replacements will be necessary prior to a full useful life. The current costs include removal and disposal of the existing roof covers, typical nominal repairs to the underlying roof structures, fascia, soffits, roofing consultant fees, gutters & downspouts replacement, and replacement with similar types/qualities of roofing.

one square = 100 square feet

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Roof Replacement, Guardhouse

**Item Number** 49  
**Type** Common Area  
**Category** Roofing  
**Measurement Basis** Squares  
**Estimated Useful Life** 25 Years  
**Basis Cost** \$ 1,122.00  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0049		10/01/2020	10/01/2045	22:09	25:00	18.5	20,757.00	20,757.00
							20,757.00	20,757.00

### Comments

Line items were included to provide monies for eventual replacement of the clubhouse and guardhouse pitched tile roof covers, which industry standards indicate should have a useful life of 20-25+ years under normal operating conditions. No recent professional roof studies were provided that would suggest that roof replacements will be necessary prior to a full useful life. Based on the placed in-service dates, the clubhouse and guardhouse tile roofs have been scheduled for replacement in fiscal year 2045. The current costs include removal and disposal of the existing roof covers, typical nominal repairs to the underlying roof structures, fascia, soffits, roofing consultant fees, gutters & downspouts replacement, and replacement with similar types/qualities of roofing.

one square = 100 square feet



# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Fencing, Chain Link

Item Number 50  
Type Common Area  
Category Site Improvements  
Measurement Basis total  
Estimated Useful Life 25 Years  
Basis Cost \$ 23,050.57  
Tracking Logistical  
Method Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0050		01/01/2013	01/01/2038	15:00	25:00	1	23,050.57	23,050.57
							<u>23,050.57</u>	<u>23,050.57</u>

### Comments

The site improvements include chain link perimeter fencing. Given a market supported life cycle of 20-25 years, this expense can be expected at or near 2038. The total replacement cost, which was provided, includes removal and disposal of the existing fencing and replacement with like quality.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Perimeter Fencing, Vinyl

<b>Item Number</b>	58
<b>Type</b>	Common Area
<b>Category</b>	Site Improvements
<b>Measurement Basis</b>	Lump Sum
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 41,324.03
<b>Tracking</b>	Logistical
<b>Method</b>	Adjusted

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0058		01/01/2011	06/01/2031	8:05	20:05	1	41,324.03	41,324.03
							41,324.03	41,324.03

### Comments

As reported, in early 2011, the association installed a +/- 1,310 ln ft vinyl fence along the north boundary of the property. The actual cost was reportedly roughly \$33,000. We have scheduled this expense on a future 20-year life cycle. The actual cost has been trended with inflation to reflect a current cost estimate.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Signage, Entry Marquee

**Item Number** 52  
**Type** Common Area  
**Category** Site Improvements  
**Measurement Basis** Lump Sum  
**Estimated Useful Life** 25 Years  
**Basis Cost** \$ 28,499.14  
**Tracking** Logistical  
**Method** Fixed



Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0052		01/01/2021	01/01/2046	23:00	25:00	1	28,499.14	28,499.14
							28,499.14	28,499.14

### Comments

Separate line items have been included for periodic restoration of the decorative main entry marquee signage, as well as eventual replacement of the inventory of street/directional signs. Since total replacement of the marquee should not be necessary in the foreseeable future, short any cosmetic dissatisfaction, we have not included reserves for total replacement. In our experience, major cosmetic upgrades (lettering, façade finishes, lighting, etc.) will be necessary on a +/- 12-year life cycle.

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Item Parameters - Full Detail

### Signage, Street/Directional Allowance

<b>Item Number</b>	53
<b>Type</b>	Common Area
<b>Category</b>	Site Improvements
<b>Measurement Basis</b>	Each
<b>Estimated Useful Life</b>	22 Years
<b>Basis Cost</b>	\$ 316.24
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0053		01/01/2018	01/01/2040	17:00	22:00	40	12,649.60	12,649.60
							12,649.60	12,649.60

### Comments

Replacement of the standard metal street signs should not be necessary for 20+ years. This expense has been forecast in 2027. Street signs were replaced at an expense of \$2890.95. The extent of the replacement is unknown.

# Delasol Homeowner's Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Expenditures

Reserve Item	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Asphalt Overlay, Cadiz Lane			19,448							
Asphalt Overlay, Delaplata Lane			43,989							
Asphalt Overlay, Delarosa Lane			47,826							
Asphalt Overlay, Delasol Lane			145,133							
Asphalt Overlay, Los Alivos Lane			28,510							
Asphalt Overlay, Los Reyes Lane			25,467							
Asphalt Overlay, Parque Lane			83,349							
Asphalt Overlay, Paseo Lane			19,580							
Asphalt Overlay, Vallecas Lane			35,191							
Asphalt Sealcoat/Rejuvenation							51,528			
Basketball Court, Lining						1,160				
Brick Pavers, Entrance								58,630		
Brick Pavers, Pool & Spa								33,333		
Enter-phone Access Control								5,571		
Exercise Equipment								69,788		
Fencing, Chain Link										
Flooring, Fitness								14,250		
Flooring, Tile					14,249					
Furnishings, Social Room					41,432					
Furnishings, Veranda/Breezeway							6,408			
HVAC Split Units (4 ton)					7,280				7,280	
HVAC Split Units, (3-Ton)										
Interior Wall Finishes					8,970					
Irrigation Pumps										
Lake Dredging/Shoreline						446,196				
Lake Pumps/Equipment	22,760						5,690			
Paint Building Exteriors								7,780		
Perimeter Fencing, Vinyl									41,324	
Playground Equipment										

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Expenditures

Reserve Item	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Playground, Fencing										
Playground, PIP Rubber Surface	35,000									
Playground, PIP Sealant			4,680		4,680		4,680		4,680	
Pool & Spa Fencing										
Pool & Spa Furniture						15,162				
Pool Heaters, Heat Pumps	5,129								5,129	
Pool Interior Resurfacing								35,181		
Preserve Mechanical Thinning		18,411			18,411			18,411		
Renovation Allowance, Interior			8,029							
Renovation, Kitchen										
Renovation, Restrooms										
RFID Readers Access Control	3,420			3,420			3,420			3,420
Roof Replacement, Clubhouse										
Roof Replacement, Guardhouse										
Screen Cage/Frames, Veranda								2,765		
Security Gate Operators										14,382
Security Gates Replacement (4)									31,407	
Security Video Surveillance						48,160	6,020			
Signage, Entry Marquee										
Signage, Street/Directional Allowance										
Spa Heater						5,129				
Spa Interior Resurfacing						2,978				
Tennis Awnings, Aluminum								8,481		
Tennis Awnings, Canvas								7,695		
Tennis Court Fencing & Gates							41,230			
Tennis Court Lighting							25,888			
Tennis Court Resurfacing					24,900					
	66,309	18,411	461,206	3,420	119,923	518,785	144,864	261,887	89,820	17,802

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Expenditures

Reserve Item	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Asphalt Overlay, Cadiz Lane										
Asphalt Overlay, Delaplata Lane										
Asphalt Overlay, Delarosa Lane										
Asphalt Overlay, Delasol Lane										
Asphalt Overlay, Los Alivos Lane										
Asphalt Overlay, Los Reyes Lane										
Asphalt Overlay, Parque Lane										
Asphalt Overlay, Paseo Lane										
Asphalt Overlay, Vallecas Lane										
Asphalt Sealcoat/Rejuvenation	51,528				51,528				51,528	
Basketball Court, Lining				1,160						
Brick Pavers, Entrance										
Brick Pavers, Pool & Spa										
Enter-phone Access Control								5,571		
Exercise Equipment								69,788		
Fencing, Chain Link						23,050				
Flooring, Fitness								14,250		
Flooring, Tile					14,249					
Furnishings, Social Room					41,432					
Furnishings, Veranda/Breezeway									6,408	
HVAC Split Units (4 ton)							7,280			
HVAC Split Units, (3-Ton)	5,460									
Interior Wall Finishes					8,970					
Irrigation Pumps		36,479	36,479							
Lake Dredging/Shoreline										
Lake Pumps/Equipment				22,760						5,690
Paint Building Exteriors								7,780		
Perimeter Fencing, Vinyl										
Playground Equipment		17,025								

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Expenditures

Reserve Item	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Playground, Fencing										
Playground, PIP Rubber Surface	35,000									
Playground, PIP Sealant	4,680		4,680		4,680		4,680		4,680	
Pool & Spa Fencing										16,027
Pool & Spa Furniture						15,162				
Pool Heaters, Heat Pumps	5,129								5,129	
Pool Interior Resurfacing										35,181
Preserve Mechanical Thinning	18,411			18,411			18,411			18,411
Renovation Allowance, Interior										
Renovation, Kitchen			19,774							
Renovation, Restrooms		10,356								
RFID Readers Access Control			3,420			3,420			3,420	
Roof Replacement, Clubhouse										
Roof Replacement, Guardhouse										
Screen Cage/Frames, Veranda										
Security Gate Operators										
Security Gates Replacement (4)										
Security Video Surveillance						48,160	6,020			
Signage, Entry Marquee										
Signage, Street/Directional Allowance								12,649		
Spa Heater						5,129				
Spa Interior Resurfacing						2,978				
Tennis Awnings, Aluminum										
Tennis Awnings, Canvas								7,695		
Tennis Court Fencing & Gates										
Tennis Court Lighting										
Tennis Court Resurfacing		24,900							24,900	
	120,208	88,761	64,354	42,331	120,860	97,899	36,391	117,734	96,065	75,309



# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Expenditures

Reserve Item	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Asphalt Overlay, Cadiz Lane			19,448							
Asphalt Overlay, Delaplata Lane			43,989							
Asphalt Overlay, Delarosa Lane			47,826							
Asphalt Overlay, Delasol Lane			145,133							
Asphalt Overlay, Los Alivos Lane			28,510							
Asphalt Overlay, Los Reyes Lane			25,467							
Asphalt Overlay, Parque Lane			83,349							
Asphalt Overlay, Paseo Lane			19,580							
Asphalt Overlay, Vallecas Lane			35,191							
Asphalt Sealcoat/Rejuvenation			51,528				51,528			
Basketball Court, Lining		1,160								1,160
Brick Pavers, Entrance										
Brick Pavers, Pool & Spa	8,118									
Enter-phone Access Control								5,571		
Exercise Equipment								69,788		
Fencing, Chain Link										
Flooring, Fitness								14,250		
Flooring, Tile					14,249					
Furnishings, Social Room					41,432					
Furnishings, Veranda/Breezeway										
HVAC Split Units (4 ton)	7,280								7,280	
HVAC Split Units, (3-Ton)			5,460							
Interior Wall Finishes					8,970					
Irrigation Pumps							36,479	36,479		
Lake Dredging/Shoreline										
Lake Pumps/Equipment							22,760			
Paint Building Exteriors								7,780		
Perimeter Fencing, Vinyl									41,324	
Playground Equipment							17,025			

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Expenditures

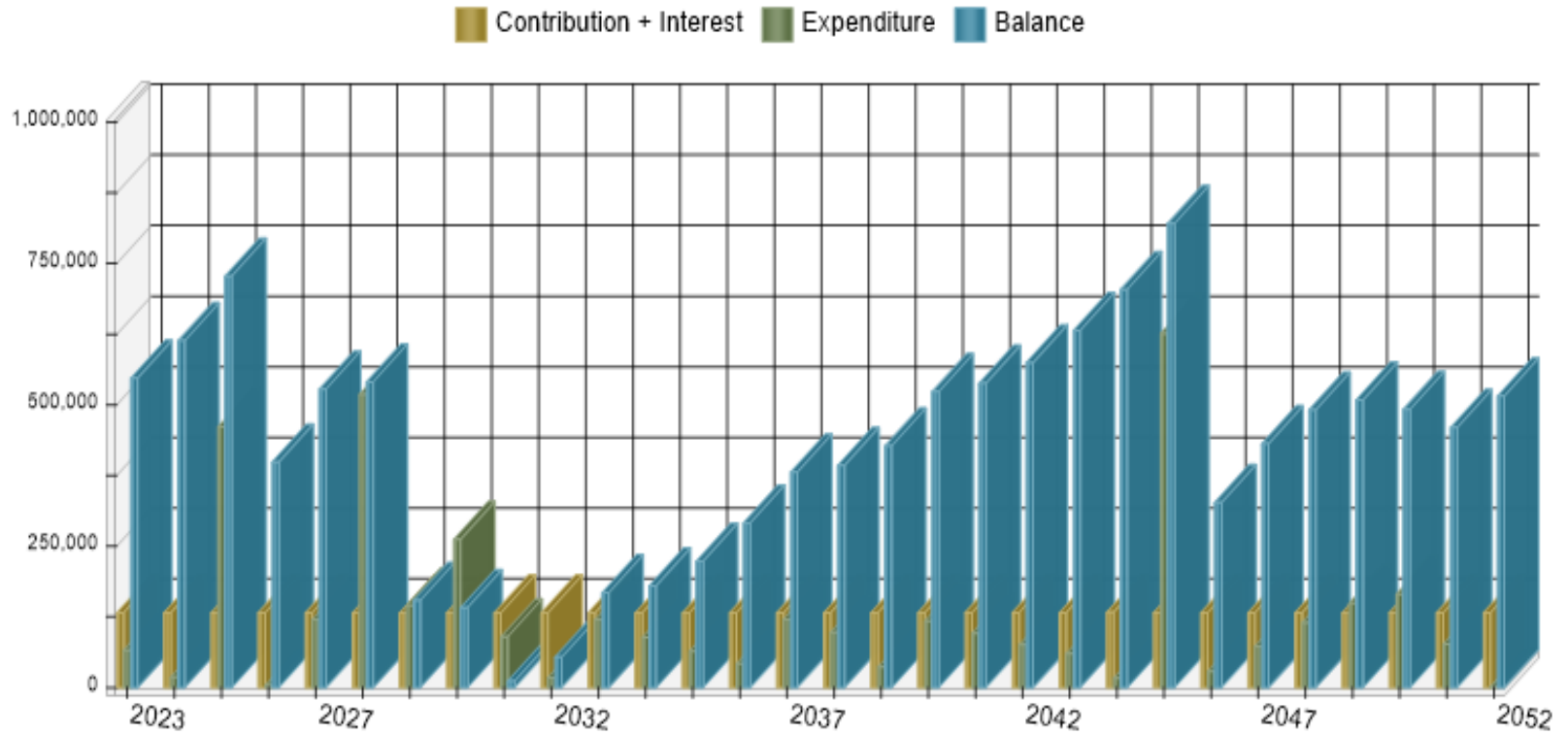
Reserve Item	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Playground, Fencing		11,801								
Playground, PIP Rubber Surface	35,000									
Playground, PIP Sealant	4,680		4,680		4,680		4,680		4,680	
Pool & Spa Fencing										
Pool & Spa Furniture						15,162				
Pool Heaters, Heat Pumps	5,129								5,129	
Pool Interior Resurfacing										
Preserve Mechanical Thinning			18,411			18,411			18,411	
Renovation Allowance, Interior			8,029							
Renovation, Kitchen								19,774		
Renovation, Restrooms							10,356			
RFID Readers Access Control		3,420			3,420				3,420	
Roof Replacement, Clubhouse			54,226							
Roof Replacement, Guardhouse			20,757							
Screen Cage/Frames, Veranda										
Security Gate Operators			14,382							
Security Gates Replacement (4)										
Security Video Surveillance						48,160	6,020			
Signage, Entry Marquee				28,499						
Signage, Street/Directional Allowance										
Spa Heater						5,129				
Spa Interior Resurfacing						2,978				
Tennis Awnings, Aluminum										
Tennis Awnings, Canvas								7,695		
Tennis Court Fencing & Gates										
Tennis Court Lighting										
Tennis Court Resurfacing						24,900				
	60,207	16,381	625,970	28,499	72,752	114,740	148,849	164,759	76,824	1,160

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Cash Flow - Chart



# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/23 - 12/23	\$ 547,122.19	\$ 131,965.20	\$ 625.09	\$ 66,309.00	\$ 613,403.48
01/24 - 12/24	613,403.48	131,965.20	728.27	18,411.00	727,685.95
01/25 - 12/25	727,685.95	131,965.20	389.17	461,206.36	398,833.96
01/26 - 12/26	398,833.96	131,965.20	509.82	3,420.00	527,888.98
01/27 - 12/27	527,888.98	131,965.20	540.66	119,923.30	540,471.54
01/28 - 12/28	540,471.54	131,965.20	327.81	518,785.25	153,979.30
01/29 - 12/29	153,979.30	131,965.20	145.28	144,864.00	141,225.78
01/30 - 12/30	141,225.78	131,965.20	61.04	261,887.49	11,364.53
01/31 - 12/31	11,364.53	131,965.20	39.34	89,820.03	53,549.04
01/32 - 12/32	53,549.04	131,965.20	114.64	17,802.24	167,826.64
	<u>547,122.19</u>	<u>1,319,652.00</u>	<u>3,481.12</u>	<u>1,702,428.67</u>	<u>167,826.64</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/33 - 12/33	\$ 167,826.64	\$ 131,965.20	\$ 203.07	\$ 120,208.00	\$ 179,786.91
01/34 - 12/34	179,786.91	131,965.20	188.27	88,761.61	223,178.77
01/35 - 12/35	223,178.77	131,965.20	283.79	64,354.57	291,073.19
01/36 - 12/36	291,073.19	131,965.20	348.82	42,331.00	381,056.21
01/37 - 12/37	381,056.21	131,965.20	418.65	120,860.30	392,579.76
01/38 - 12/38	392,579.76	131,965.20	405.64	97,899.82	427,050.78
01/39 - 12/39	427,050.78	131,965.20	506.38	36,391.00	523,131.36
01/40 - 12/40	523,131.36	131,965.20	613.35	117,734.39	537,975.52
01/41 - 12/41	537,975.52	131,965.20	633.14	96,065.00	574,508.86
01/42 - 12/42	574,508.86	131,965.20	641.59	75,309.75	631,805.90
	<u>167,826.64</u>	<u>1,319,652.00</u>	<u>4,242.70</u>	<u>859,915.44</u>	<u>631,805.90</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/43 - 12/43	\$ 631,805.90	\$ 131,965.20	\$ 730.34	\$ 60,207.00	\$ 704,294.44
01/44 - 12/44	704,294.44	131,965.20	832.85	16,381.15	820,711.34
01/45 - 12/45	820,711.34	131,965.20	431.66	625,970.86	327,137.34
01/46 - 12/46	327,137.34	131,965.20	402.58	28,499.14	431,005.98
01/47 - 12/47	431,005.98	131,965.20	474.25	72,752.30	490,693.13
01/48 - 12/48	490,693.13	131,965.20	505.40	114,740.25	508,423.48
01/49 - 12/49	508,423.48	131,965.20	529.28	148,849.61	492,068.35
01/50 - 12/50	492,068.35	131,965.20	560.88	164,759.36	459,835.07
01/51 - 12/51	459,835.07	131,965.20	521.12	76,824.03	515,497.36
01/52 - 12/52	515,497.36	131,965.20	639.25	1,160.00	646,941.81
	<u>631,805.90</u>	<u>1,319,652.00</u>	<u>5,627.61</u>	<u>1,310,143.70</u>	<u>646,941.81</u>

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Cash Flow - Monthly

<b>2023</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 547,122.19	\$ 10,997.10	\$ 49.61	\$ 22,760.00	\$ 535,408.90
February	535,408.90	10,997.10	49.58	0.00	546,455.58
March	546,455.58	10,997.10	50.60	0.00	557,503.28
April	557,503.28	10,997.10	51.61	0.00	568,551.99
May	568,551.99	10,997.10	52.62	0.00	579,601.71
June	579,601.71	10,997.10	51.79	40,129.00	550,521.60
July	550,521.60	10,997.10	50.81	3,420.00	558,149.51
August	558,149.51	10,997.10	51.67	0.00	569,198.28
September	569,198.28	10,997.10	52.68	0.00	580,248.06
October	580,248.06	10,997.10	53.69	0.00	591,298.85
November	591,298.85	10,997.10	54.71	0.00	602,350.66
December	602,350.66	10,997.10	55.72	0.00	613,403.48
	<u>547,122.19</u>	<u>131,965.20</u>	<u>625.09</u>	<u>66,309.00</u>	<u>613,403.48</u>

<b>2024</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 613,403.48	\$ 10,997.10	\$ 55.89	\$ 18,411.00	\$ 606,045.47
February	606,045.47	10,997.10	56.06	0.00	617,098.63
March	617,098.63	10,997.10	57.07	0.00	628,152.80
April	628,152.80	10,997.10	58.08	0.00	639,207.98
May	639,207.98	10,997.10	59.10	0.00	650,264.18
June	650,264.18	10,997.10	60.11	0.00	661,321.39
July	661,321.39	10,997.10	61.13	0.00	672,379.62
August	672,379.62	10,997.10	62.14	0.00	683,438.86
September	683,438.86	10,997.10	63.15	0.00	694,499.11
October	694,499.11	10,997.10	64.17	0.00	705,560.38
November	705,560.38	10,997.10	65.18	0.00	716,622.66
December	716,622.66	10,997.10	66.19	0.00	727,685.95
	<u>613,403.48</u>	<u>131,965.20</u>	<u>728.27</u>	<u>18,411.00</u>	<u>727,685.95</u>

<b>2025</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 727,685.95	\$ 10,997.10	\$ 46.28	\$ 456,526.36	\$ 282,202.97
February	282,202.97	10,997.10	26.37	0.00	293,226.44
March	293,226.44	10,997.10	27.38	0.00	304,250.92
April	304,250.92	10,997.10	28.39	0.00	315,276.41
May	315,276.41	10,997.10	29.40	0.00	326,302.91
June	326,302.91	10,997.10	30.20	4,680.00	332,650.21
July	332,650.21	10,997.10	31.00	0.00	343,678.31
August	343,678.31	10,997.10	32.01	0.00	354,707.42
September	354,707.42	10,997.10	33.02	0.00	365,737.54
October	365,737.54	10,997.10	34.03	0.00	376,768.67
November	376,768.67	10,997.10	35.04	0.00	387,800.81
December	387,800.81	10,997.10	36.05	0.00	398,833.96
	<u>727,685.95</u>	<u>131,965.20</u>	<u>389.17</u>	<u>461,206.36</u>	<u>398,833.96</u>

# Delasol Homeowner's Association, Inc.

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Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Cash Flow - Monthly

<b>2026</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 398,833.96	\$ 10,997.10	\$ 37.06	\$ 0.00	\$ 409,868.12
February	409,868.12	10,997.10	38.08	0.00	420,903.30
March	420,903.30	10,997.10	39.09	0.00	431,939.49
April	431,939.49	10,997.10	40.10	0.00	442,976.69
May	442,976.69	10,997.10	41.11	0.00	454,014.90
June	454,014.90	10,997.10	42.12	0.00	465,054.12
July	465,054.12	10,997.10	42.98	3,420.00	472,674.20
August	472,674.20	10,997.10	43.83	0.00	483,715.13
September	483,715.13	10,997.10	44.84	0.00	494,757.07
October	494,757.07	10,997.10	45.86	0.00	505,800.03
November	505,800.03	10,997.10	46.87	0.00	516,844.00
December	516,844.00	10,997.10	47.88	0.00	527,888.98
	<u>398,833.96</u>	<u>131,965.20</u>	<u>509.82</u>	<u>3,420.00</u>	<u>527,888.98</u>

<b>2027</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 527,888.98	\$ 10,997.10	\$ 44.75	\$ 90,343.30	\$ 448,587.53
February	448,587.53	10,997.10	41.62	0.00	459,626.25
March	459,626.25	10,997.10	42.64	0.00	470,665.99
April	470,665.99	10,997.10	43.65	0.00	481,706.74
May	481,706.74	10,997.10	44.66	0.00	492,748.50
June	492,748.50	10,997.10	44.32	29,580.00	474,209.92
July	474,209.92	10,997.10	43.97	0.00	485,250.99
August	485,250.99	10,997.10	44.99	0.00	496,293.08
September	496,293.08	10,997.10	46.00	0.00	507,336.18
October	507,336.18	10,997.10	47.01	0.00	518,380.29
November	518,380.29	10,997.10	48.02	0.00	529,425.41
December	529,425.41	10,997.10	49.03	0.00	540,471.54
	<u>527,888.98</u>	<u>131,965.20</u>	<u>540.66</u>	<u>119,923.30</u>	<u>540,471.54</u>

<b>2028</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 540,471.54	\$ 10,997.10	\$ 47.01	\$ 66,300.25	\$ 485,215.40
February	485,215.40	10,997.10	44.98	0.00	496,257.48
March	496,257.48	10,997.10	45.99	0.00	507,300.57
April	507,300.57	10,997.10	47.01	0.00	518,344.68
May	518,344.68	10,997.10	48.02	0.00	529,389.80
June	529,389.80	10,997.10	28.29	452,485.00	87,930.19
July	87,930.19	10,997.10	8.56	0.00	98,935.85
August	98,935.85	10,997.10	9.57	0.00	109,942.52
September	109,942.52	10,997.10	10.58	0.00	120,950.20
October	120,950.20	10,997.10	11.59	0.00	131,958.89
November	131,958.89	10,997.10	12.60	0.00	142,968.59
December	142,968.59	10,997.10	13.61	0.00	153,979.30
	<u>540,471.54</u>	<u>131,965.20</u>	<u>327.81</u>	<u>518,785.25</u>	<u>153,979.30</u>

# Delasol Homeowner's Association, Inc.

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## Cash Flow - Monthly

<b>2029</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 153,979.30	\$ 10,997.10	\$ 10.71	\$ 85,236.00	\$ 79,751.11
February	79,751.11	10,997.10	7.81	0.00	90,756.02
March	90,756.02	10,997.10	8.82	0.00	101,761.94
April	101,761.94	10,997.10	9.83	0.00	112,768.87
May	112,768.87	10,997.10	10.84	0.00	123,776.81
June	123,776.81	10,997.10	11.64	4,680.00	130,105.55
July	130,105.55	10,997.10	12.27	3,420.00	137,694.92
August	137,694.92	10,997.10	13.13	0.00	148,705.15
September	148,705.15	10,997.10	14.14	0.00	159,716.39
October	159,716.39	10,997.10	15.14	0.00	170,728.63
November	170,728.63	10,997.10	16.15	0.00	181,741.88
December	181,741.88	10,997.10	14.80	51,528.00	141,225.78
	<u>153,979.30</u>	<u>131,965.20</u>	<u>145.28</u>	<u>144,864.00</u>	<u>141,225.78</u>

<b>2030</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 141,225.78	\$ 10,997.10	\$ 8.26	\$ 113,139.95	\$ 39,091.19
February	39,091.19	10,997.10	4.09	0.00	50,092.38
March	50,092.38	10,997.10	5.10	0.00	61,094.58
April	61,094.58	10,997.10	6.10	0.00	72,097.78
May	72,097.78	10,997.10	6.86	5,571.00	77,530.74
June	77,530.74	10,997.10	5.26	51,357.75	37,175.35
July	37,175.35	10,997.10	3.91	0.00	48,176.36
August	48,176.36	10,997.10	4.92	0.00	59,178.38
September	59,178.38	10,997.10	5.93	0.00	70,181.41
October	70,181.41	10,997.10	6.28	14,250.00	66,934.79
November	66,934.79	10,997.10	3.44	69,788.52	8,146.81
December	8,146.81	10,997.10	0.89	7,780.27	11,364.53
	<u>141,225.78</u>	<u>131,965.20</u>	<u>61.04</u>	<u>261,887.49</u>	<u>11,364.53</u>

<b>2031</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 11,364.53	\$ 10,997.10	\$ 1.55	\$ 0.00	\$ 22,363.18
February	22,363.18	10,997.10	2.55	0.00	33,362.83
March	33,362.83	10,997.10	3.56	0.00	44,363.49
April	44,363.49	10,997.10	4.57	0.00	55,365.16
May	55,365.16	10,997.10	5.58	0.00	66,367.84
June	66,367.84	10,997.10	4.24	51,133.03	26,236.15
July	26,236.15	10,997.10	2.91	0.00	37,236.16
August	37,236.16	10,997.10	2.48	31,407.00	16,828.74
September	16,828.74	10,997.10	1.71	7,280.00	20,547.55
October	20,547.55	10,997.10	2.39	0.00	31,547.04
November	31,547.04	10,997.10	3.40	0.00	42,547.54
December	42,547.54	10,997.10	4.40	0.00	53,549.04
	<u>11,364.53</u>	<u>131,965.20</u>	<u>39.34</u>	<u>89,820.03</u>	<u>53,549.04</u>

# Delasol Homeowner's Association, Inc.

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## Cash Flow - Monthly

<b>2032</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 53,549.04	\$ 10,997.10	\$ 4.75	\$ 14,382.24	\$ 50,168.65
February	50,168.65	10,997.10	5.10	0.00	61,170.85
March	61,170.85	10,997.10	6.11	0.00	72,174.06
April	72,174.06	10,997.10	7.12	0.00	83,178.28
May	83,178.28	10,997.10	8.13	0.00	94,183.51
June	94,183.51	10,997.10	9.14	0.00	105,189.75
July	105,189.75	10,997.10	9.99	3,420.00	112,776.84
August	112,776.84	10,997.10	10.84	0.00	123,784.78
September	123,784.78	10,997.10	11.85	0.00	134,793.73
October	134,793.73	10,997.10	12.86	0.00	145,803.69
November	145,803.69	10,997.10	13.87	0.00	156,814.66
December	156,814.66	10,997.10	14.88	0.00	167,826.64
	<u>53,549.04</u>	<u>131,965.20</u>	<u>114.64</u>	<u>17,802.24</u>	<u>167,826.64</u>

<b>2033</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 167,826.64	\$ 10,997.10	\$ 14.79	\$ 23,871.00	\$ 154,967.53
February	154,967.53	10,997.10	14.71	0.00	165,979.34
March	165,979.34	10,997.10	15.72	0.00	176,992.16
April	176,992.16	10,997.10	16.73	0.00	188,005.99
May	188,005.99	10,997.10	17.74	0.00	199,020.83
June	199,020.83	10,997.10	16.69	44,809.00	165,225.62
July	165,225.62	10,997.10	15.65	0.00	176,238.37
August	176,238.37	10,997.10	16.66	0.00	187,252.13
September	187,252.13	10,997.10	17.67	0.00	198,266.90
October	198,266.90	10,997.10	18.68	0.00	209,282.68
November	209,282.68	10,997.10	19.69	0.00	220,299.47
December	220,299.47	10,997.10	18.34	51,528.00	179,786.91
	<u>167,826.64</u>	<u>131,965.20</u>	<u>203.07</u>	<u>120,208.00</u>	<u>179,786.91</u>

<b>2034</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 179,786.91	\$ 10,997.10	\$ 14.06	\$ 63,861.61	\$ 126,936.46
February	126,936.46	10,997.10	12.14	0.00	137,945.70
March	137,945.70	10,997.10	13.15	0.00	148,955.95
April	148,955.95	10,997.10	14.16	0.00	159,967.21
May	159,967.21	10,997.10	15.17	0.00	170,979.48
June	170,979.48	10,997.10	15.04	24,900.00	157,091.62
July	157,091.62	10,997.10	14.90	0.00	168,103.62
August	168,103.62	10,997.10	15.91	0.00	179,116.63
September	179,116.63	10,997.10	16.92	0.00	190,130.65
October	190,130.65	10,997.10	17.93	0.00	201,145.68
November	201,145.68	10,997.10	18.94	0.00	212,161.72
December	212,161.72	10,997.10	19.95	0.00	223,178.77
	<u>179,786.91</u>	<u>131,965.20</u>	<u>188.27</u>	<u>88,761.61</u>	<u>223,178.77</u>



# Delasol Homeowner's Association, Inc.

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## Cash Flow - Monthly

<b>2035</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 223,178.77	\$ 10,997.10	\$ 20.96	\$ 0.00	\$ 234,196.83
February	234,196.83	10,997.10	21.97	0.00	245,215.90
March	245,215.90	10,997.10	22.98	0.00	256,235.98
April	256,235.98	10,997.10	23.99	0.00	267,257.07
May	267,257.07	10,997.10	25.00	0.00	278,279.17
June	278,279.17	10,997.10	24.13	41,159.77	248,140.63
July	248,140.63	10,997.10	23.09	3,420.00	255,740.82
August	255,740.82	10,997.10	23.04	19,774.80	246,986.16
September	246,986.16	10,997.10	23.14	0.00	258,006.40
October	258,006.40	10,997.10	24.15	0.00	269,027.65
November	269,027.65	10,997.10	25.16	0.00	280,049.91
December	280,049.91	10,997.10	26.18	0.00	291,073.19
	<u>223,178.77</u>	<u>131,965.20</u>	<u>283.79</u>	<u>64,354.57</u>	<u>291,073.19</u>

<b>2036</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 291,073.19	\$ 10,997.10	\$ 25.30	\$ 41,171.00	\$ 260,924.59
February	260,924.59	10,997.10	24.42	0.00	271,946.11
March	271,946.11	10,997.10	25.43	0.00	282,968.64
April	282,968.64	10,997.10	26.44	0.00	293,992.18
May	293,992.18	10,997.10	27.45	0.00	305,016.73
June	305,016.73	10,997.10	28.41	1,160.00	314,882.24
July	314,882.24	10,997.10	29.37	0.00	325,908.71
August	325,908.71	10,997.10	30.38	0.00	336,936.19
September	336,936.19	10,997.10	31.39	0.00	347,964.68
October	347,964.68	10,997.10	32.40	0.00	358,994.18
November	358,994.18	10,997.10	33.41	0.00	370,024.69
December	370,024.69	10,997.10	34.42	0.00	381,056.21
	<u>291,073.19</u>	<u>131,965.20</u>	<u>348.82</u>	<u>42,331.00</u>	<u>381,056.21</u>

<b>2037</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 381,056.21	\$ 10,997.10	\$ 32.47	\$ 64,652.30	\$ 327,433.48
February	327,433.48	10,997.10	30.52	0.00	338,461.10
March	338,461.10	10,997.10	31.53	0.00	349,489.73
April	349,489.73	10,997.10	32.54	0.00	360,519.37
May	360,519.37	10,997.10	33.55	0.00	371,550.02
June	371,550.02	10,997.10	34.35	4,680.00	377,901.47
July	377,901.47	10,997.10	35.15	0.00	388,933.72
August	388,933.72	10,997.10	36.16	0.00	399,966.98
September	399,966.98	10,997.10	37.17	0.00	411,001.25
October	411,001.25	10,997.10	38.18	0.00	422,036.53
November	422,036.53	10,997.10	39.19	0.00	433,072.82
December	433,072.82	10,997.10	37.84	51,528.00	392,579.76
	<u>381,056.21</u>	<u>131,965.20</u>	<u>418.65</u>	<u>120,860.30</u>	<u>392,579.76</u>

# Delasol Homeowner's Association, Inc.

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## Cash Flow - Monthly

<b>2038</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 392,579.76	\$ 10,997.10	\$ 32.40	\$ 89,350.82	\$ 314,258.44
February	314,258.44	10,997.10	29.31	0.00	325,284.85
March	325,284.85	10,997.10	30.32	0.00	336,312.27
April	336,312.27	10,997.10	31.33	0.00	347,340.70
May	347,340.70	10,997.10	32.34	0.00	358,370.14
June	358,370.14	10,997.10	33.12	5,129.00	364,271.36
July	364,271.36	10,997.10	33.74	3,420.00	371,882.20
August	371,882.20	10,997.10	34.59	0.00	382,913.89
September	382,913.89	10,997.10	35.60	0.00	393,946.59
October	393,946.59	10,997.10	36.62	0.00	404,980.31
November	404,980.31	10,997.10	37.63	0.00	416,015.04
December	416,015.04	10,997.10	38.64	0.00	427,050.78
	<u>392,579.76</u>	<u>131,965.20</u>	<u>405.64</u>	<u>97,899.82</u>	<u>427,050.78</u>

<b>2039</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 427,050.78	\$ 10,997.10	\$ 38.20	\$ 31,711.00	\$ 406,375.08
February	406,375.08	10,997.10	37.76	0.00	417,409.94
March	417,409.94	10,997.10	38.77	0.00	428,445.81
April	428,445.81	10,997.10	39.78	0.00	439,482.69
May	439,482.69	10,997.10	40.79	0.00	450,520.58
June	450,520.58	10,997.10	41.59	4,680.00	456,879.27
July	456,879.27	10,997.10	42.38	0.00	467,918.75
August	467,918.75	10,997.10	43.40	0.00	478,959.25
September	478,959.25	10,997.10	44.41	0.00	490,000.76
October	490,000.76	10,997.10	45.42	0.00	501,043.28
November	501,043.28	10,997.10	46.43	0.00	512,086.81
December	512,086.81	10,997.10	47.45	0.00	523,131.36
	<u>427,050.78</u>	<u>131,965.20</u>	<u>506.38</u>	<u>36,391.00</u>	<u>523,131.36</u>

<b>2040</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 523,131.36	\$ 10,997.10	\$ 47.88	\$ 12,649.60	\$ 521,526.74
February	521,526.74	10,997.10	48.31	0.00	532,572.15
March	532,572.15	10,997.10	49.32	0.00	543,618.57
April	543,618.57	10,997.10	50.34	0.00	554,666.01
May	554,666.01	10,997.10	51.09	5,571.00	560,143.20
June	560,143.20	10,997.10	51.50	7,695.00	563,496.80
July	563,496.80	10,997.10	52.16	0.00	574,546.06
August	574,546.06	10,997.10	53.17	0.00	585,596.33
September	585,596.33	10,997.10	54.18	0.00	596,647.61
October	596,647.61	10,997.10	54.54	14,250.00	593,449.25
November	593,449.25	10,997.10	51.70	69,788.52	534,709.53
December	534,709.53	10,997.10	49.16	7,780.27	537,975.52
	<u>523,131.36</u>	<u>131,965.20</u>	<u>613.35</u>	<u>117,734.39</u>	<u>537,975.52</u>

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Cash Flow - Monthly

<b>2041</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 537,975.52	\$ 10,997.10	\$ 49.52	\$ 6,408.00	\$ 542,614.14
February	542,614.14	10,997.10	50.24	0.00	553,661.48
March	553,661.48	10,997.10	51.26	0.00	564,709.84
April	564,709.84	10,997.10	52.27	0.00	575,759.21
May	575,759.21	10,997.10	53.28	0.00	586,809.59
June	586,809.59	10,997.10	52.70	34,709.00	563,150.39
July	563,150.39	10,997.10	51.97	3,420.00	570,779.46
August	570,779.46	10,997.10	52.83	0.00	581,829.39
September	581,829.39	10,997.10	53.84	0.00	592,880.33
October	592,880.33	10,997.10	54.85	0.00	603,932.28
November	603,932.28	10,997.10	55.86	0.00	614,985.24
December	614,985.24	10,997.10	54.52	51,528.00	574,508.86
	<u>537,975.52</u>	<u>131,965.20</u>	<u>633.14</u>	<u>96,065.00</u>	<u>574,508.86</u>

<b>2042</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 574,508.86	\$ 10,997.10	\$ 51.33	\$ 40,128.00	\$ 545,429.29
February	545,429.29	10,997.10	50.50	0.00	556,476.89
March	556,476.89	10,997.10	51.51	0.00	567,525.50
April	567,525.50	10,997.10	52.53	0.00	578,575.13
May	578,575.13	10,997.10	53.54	0.00	589,625.77
June	589,625.77	10,997.10	52.94	35,181.75	565,494.06
July	565,494.06	10,997.10	52.34	0.00	576,543.50
August	576,543.50	10,997.10	53.35	0.00	587,593.95
September	587,593.95	10,997.10	54.37	0.00	598,645.42
October	598,645.42	10,997.10	55.38	0.00	609,697.90
November	609,697.90	10,997.10	56.39	0.00	620,751.39
December	620,751.39	10,997.10	57.41	0.00	631,805.90
	<u>574,508.86</u>	<u>131,965.20</u>	<u>641.59</u>	<u>75,309.75</u>	<u>631,805.90</u>

<b>2043</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 631,805.90	\$ 10,997.10	\$ 58.05	\$ 8,118.00	\$ 634,743.05
February	634,743.05	10,997.10	58.69	0.00	645,798.84
March	645,798.84	10,997.10	59.70	0.00	656,855.64
April	656,855.64	10,997.10	60.72	0.00	667,913.46
May	667,913.46	10,997.10	61.73	0.00	678,972.29
June	678,972.29	10,997.10	60.69	44,809.00	645,221.08
July	645,221.08	10,997.10	59.65	0.00	656,277.83
August	656,277.83	10,997.10	60.66	0.00	667,335.59
September	667,335.59	10,997.10	61.34	7,280.00	671,114.03
October	671,114.03	10,997.10	62.02	0.00	682,173.15
November	682,173.15	10,997.10	63.04	0.00	693,233.29
December	693,233.29	10,997.10	64.05	0.00	704,294.44
	<u>631,805.90</u>	<u>131,965.20</u>	<u>730.34</u>	<u>60,207.00</u>	<u>704,294.44</u>

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Cash Flow - Monthly

<b>2044</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 704,294.44	\$ 10,997.10	\$ 64.52	\$ 11,801.15	\$ 703,554.91
February	703,554.91	10,997.10	65.00	0.00	714,617.01
March	714,617.01	10,997.10	66.01	0.00	725,680.12
April	725,680.12	10,997.10	67.02	0.00	736,744.24
May	736,744.24	10,997.10	68.04	0.00	747,809.38
June	747,809.38	10,997.10	69.00	1,160.00	757,715.48
July	757,715.48	10,997.10	69.80	3,420.00	765,362.38
August	765,362.38	10,997.10	70.66	0.00	776,430.14
September	776,430.14	10,997.10	71.68	0.00	787,498.92
October	787,498.92	10,997.10	72.69	0.00	798,568.71
November	798,568.71	10,997.10	73.71	0.00	809,639.52
December	809,639.52	10,997.10	74.72	0.00	820,711.34
	<u>704,294.44</u>	<u>131,965.20</u>	<u>832.85</u>	<u>16,381.15</u>	<u>820,711.34</u>

<b>2045</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 820,711.34	\$ 10,997.10	\$ 53.06	\$ 494,779.60	\$ 336,981.90
February	336,981.90	10,997.10	31.39	0.00	348,010.39
March	348,010.39	10,997.10	32.40	0.00	359,039.89
April	359,039.89	10,997.10	33.42	0.00	370,070.41
May	370,070.41	10,997.10	34.43	0.00	381,101.94
June	381,101.94	10,997.10	35.22	4,680.00	387,454.26
July	387,454.26	10,997.10	36.02	0.00	398,487.38
August	398,487.38	10,997.10	37.03	0.00	409,521.51
September	409,521.51	10,997.10	38.04	0.00	420,556.65
October	420,556.65	10,997.10	35.62	74,983.26	356,606.11
November	356,606.11	10,997.10	33.19	0.00	367,636.40
December	367,636.40	10,997.10	31.84	51,528.00	327,137.34
	<u>820,711.34</u>	<u>131,965.20</u>	<u>431.66</u>	<u>625,970.86</u>	<u>327,137.34</u>

<b>2046</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 327,137.34	\$ 10,997.10	\$ 29.19	\$ 28,499.14	\$ 309,664.49
February	309,664.49	10,997.10	28.89	0.00	320,690.48
March	320,690.48	10,997.10	29.90	0.00	331,717.48
April	331,717.48	10,997.10	30.91	0.00	342,745.49
May	342,745.49	10,997.10	31.92	0.00	353,774.51
June	353,774.51	10,997.10	32.93	0.00	364,804.54
July	364,804.54	10,997.10	33.94	0.00	375,835.58
August	375,835.58	10,997.10	34.96	0.00	386,867.64
September	386,867.64	10,997.10	35.97	0.00	397,900.71
October	397,900.71	10,997.10	36.98	0.00	408,934.79
November	408,934.79	10,997.10	37.99	0.00	419,969.88
December	419,969.88	10,997.10	39.00	0.00	431,005.98
	<u>327,137.34</u>	<u>131,965.20</u>	<u>402.58</u>	<u>28,499.14</u>	<u>431,005.98</u>

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Cash Flow - Monthly

<b>2047</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 431,005.98	\$ 10,997.10	\$ 37.05	\$ 64,652.30	\$ 377,387.83
February	377,387.83	10,997.10	35.10	0.00	388,420.03
March	388,420.03	10,997.10	36.11	0.00	399,453.24
April	399,453.24	10,997.10	37.12	0.00	410,487.46
May	410,487.46	10,997.10	38.13	0.00	421,522.69
June	421,522.69	10,997.10	38.93	4,680.00	427,878.72
July	427,878.72	10,997.10	39.57	3,420.00	435,495.39
August	435,495.39	10,997.10	40.42	0.00	446,532.91
September	446,532.91	10,997.10	41.44	0.00	457,571.45
October	457,571.45	10,997.10	42.45	0.00	468,611.00
November	468,611.00	10,997.10	43.46	0.00	479,651.56
December	479,651.56	10,997.10	44.47	0.00	490,693.13
	<u>431,005.98</u>	<u>131,965.20</u>	<u>474.25</u>	<u>72,752.30</u>	<u>490,693.13</u>

<b>2048</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 490,693.13	\$ 10,997.10	\$ 41.60	\$ 84,711.25	\$ 417,020.58
February	417,020.58	10,997.10	38.73	0.00	428,056.41
March	428,056.41	10,997.10	39.74	0.00	439,093.25
April	439,093.25	10,997.10	40.75	0.00	450,131.10
May	450,131.10	10,997.10	41.77	0.00	461,169.97
June	461,169.97	10,997.10	41.40	30,029.00	442,179.47
July	442,179.47	10,997.10	41.04	0.00	453,217.61
August	453,217.61	10,997.10	42.05	0.00	464,256.76
September	464,256.76	10,997.10	43.06	0.00	475,296.92
October	475,296.92	10,997.10	44.07	0.00	486,338.09
November	486,338.09	10,997.10	45.09	0.00	497,380.28
December	497,380.28	10,997.10	46.10	0.00	508,423.48
	<u>490,693.13</u>	<u>131,965.20</u>	<u>505.40</u>	<u>114,740.25</u>	<u>508,423.48</u>

<b>2049</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 508,423.48	\$ 10,997.10	\$ 42.86	\$ 92,641.61	\$ 426,821.83
February	426,821.83	10,997.10	39.63	0.00	437,858.56
March	437,858.56	10,997.10	40.64	0.00	448,896.30
April	448,896.30	10,997.10	41.65	0.00	459,935.05
May	459,935.05	10,997.10	42.66	0.00	470,974.81
June	470,974.81	10,997.10	43.46	4,680.00	477,335.37
July	477,335.37	10,997.10	44.26	0.00	488,376.73
August	488,376.73	10,997.10	45.27	0.00	499,419.10
September	499,419.10	10,997.10	46.28	0.00	510,462.48
October	510,462.48	10,997.10	47.30	0.00	521,506.88
November	521,506.88	10,997.10	48.31	0.00	532,552.29
December	532,552.29	10,997.10	46.96	51,528.00	492,068.35
	<u>508,423.48</u>	<u>131,965.20</u>	<u>529.28</u>	<u>148,849.61</u>	<u>492,068.35</u>

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.11% Contribution Factor:0.00% Calc:Current

## Cash Flow - Monthly

<b>2050</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 492,068.35	\$ 10,997.10	\$ 45.61	\$ 0.00	\$ 503,111.06
February	503,111.06	10,997.10	46.62	0.00	514,154.78
March	514,154.78	10,997.10	47.63	0.00	525,199.51
April	525,199.51	10,997.10	48.65	0.00	536,245.26
May	536,245.26	10,997.10	49.40	5,571.00	541,720.76
June	541,720.76	10,997.10	48.14	44,174.77	508,591.23
July	508,591.23	10,997.10	46.97	3,420.00	516,215.30
August	516,215.30	10,997.10	46.92	19,774.80	507,484.52
September	507,484.52	10,997.10	47.02	0.00	518,528.64
October	518,528.64	10,997.10	47.38	14,250.00	515,323.12
November	515,323.12	10,997.10	44.54	69,788.52	456,576.24
December	456,576.24	10,997.10	42.00	7,780.27	459,835.07
	<u>492,068.35</u>	<u>131,965.20</u>	<u>560.88</u>	<u>164,759.36</u>	<u>459,835.07</u>

<b>2051</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 459,835.07	\$ 10,997.10	\$ 41.48	\$ 25,691.00	\$ 445,182.65
February	445,182.65	10,997.10	41.31	0.00	456,221.06
March	456,221.06	10,997.10	42.32	0.00	467,260.48
April	467,260.48	10,997.10	43.34	0.00	478,300.92
May	478,300.92	10,997.10	44.35	0.00	489,342.37
June	489,342.37	10,997.10	43.02	51,133.03	449,249.46
July	449,249.46	10,997.10	41.69	0.00	460,288.25
August	460,288.25	10,997.10	42.70	0.00	471,328.05
September	471,328.05	10,997.10	43.71	0.00	482,368.86
October	482,368.86	10,997.10	44.72	0.00	493,410.68
November	493,410.68	10,997.10	45.73	0.00	504,453.51
December	504,453.51	10,997.10	46.75	0.00	515,497.36
	<u>459,835.07</u>	<u>131,965.20</u>	<u>521.12</u>	<u>76,824.03</u>	<u>515,497.36</u>

<b>2052</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 515,497.36	\$ 10,997.10	\$ 47.76	\$ 0.00	\$ 526,542.22
February	526,542.22	10,997.10	48.77	0.00	537,588.09
March	537,588.09	10,997.10	49.78	0.00	548,634.97
April	548,634.97	10,997.10	50.80	0.00	559,682.87
May	559,682.87	10,997.10	51.81	0.00	570,731.78
June	570,731.78	10,997.10	52.77	1,160.00	580,621.65
July	580,621.65	10,997.10	53.73	0.00	591,672.48
August	591,672.48	10,997.10	54.74	0.00	602,724.32
September	602,724.32	10,997.10	55.75	0.00	613,777.17
October	613,777.17	10,997.10	56.77	0.00	624,831.04
November	624,831.04	10,997.10	57.78	0.00	635,885.92
December	635,885.92	10,997.10	58.79	0.00	646,941.81
	<u>515,497.36</u>	<u>131,965.20</u>	<u>639.25</u>	<u>1,160.00</u>	<u>646,941.81</u>

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

## Supplementary Information

### on Future Major Repairs and Replacements

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2023 Funding Requirement	Components of Fund Balance at 12/31/2022
<b>Clubhouse Interiors</b>				
Exercise Equipment	7:10	\$ 69,789	\$ 7,389	\$ 6,370
Flooring, Fitness	7:09	14,250	1,509	1,351
Flooring, Tile	4:00	14,250	1,509	3,602
Furnishings, Social Room	4:00	41,433	4,387	10,473
Furnishings, Veranda/Breezeway	6:00	6,408	565	1,350
Interior Wall Finishes	4:00	8,970	950	2,267
Renovation, Kitchen	12:07	19,775	1,396	1,342
Renovation, Restrooms	11:00	10,356	731	1,163
Screen Cage/Frames, Veranda	7:00	2,766	117	839
		187,997	18,553	28,757
<b>Guardhouse/Security</b>				
Enter-phone Access Control	7:04	\$ 5,571	\$ 590	\$ 626
Renovation Allowance, Interior	2:00	8,029	425	3,044
RFID Readers Access Control	0:06	3,420	1,207	2,850
Security Gate Operators	9:00	14,382	1,171	1,864
Security Gates Replacement (4)	8:07	31,407	1,251	8,959
Security Video Surveillance	5:00 - 6:00	54,180	5,737	11,159
		116,989	10,381	28,502

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

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## Supplementary Information

### on Future Major Repairs and Replacements

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2023 Funding Requirement	Components of Fund Balance at 12/31/2022
<b>Irrigation System</b>				
Irrigation Pumps	11:00 -12:05	\$ 72,960	\$ 5,150	\$ 6,745
		72,960	5,150	6,745
<b>Irrigation/Pumps</b>				
Lake Pumps/Equipment	0:00 - 6:00	\$ 28,450	\$ 1,802	\$ 24,051
		28,450	1,802	24,051
<b>Lake Dredging/Shoreline</b>				
Lake Dredging/Shoreline	5:05	\$ 446,196	\$ 18,897	\$ 147,245
		446,196	18,897	147,245
<b>Mechanical/HVAC</b>				
HVAC Split Units (4 ton)	4:00 - 8:08	\$ 14,560	\$ 1,285	\$ 2,897
HVAC Split Units, (3-Ton)	10:00	5,460	482	383
		20,020	1,767	3,280
<b>Painting &amp; Waterproofing</b>				
Paint Building Exteriors	7:11	\$ 7,780	\$ 824	\$ 683
		7,780	824	683
<b>Pavement</b>				
Asphalt Overlay, Cadiz Lane	2:00	\$ 19,448	\$ 1,030	\$ 7,374
Asphalt Overlay, Delaplata Lane	2:00	43,990	2,329	16,679
Asphalt Overlay, Delarosa Lane	2:00	47,826	2,532	18,133
Asphalt Overlay, Delasol Lane	2:00	145,133	7,683	55,027



# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

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## Supplementary Information

### on Future Major Repairs and Replacements

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2023 Funding Requirement	Components of Fund Balance at 12/31/2022
Asphalt Overlay, Los Alivos Lane	2:00	\$ 28,511	\$ 1,509	\$ 10,810
Asphalt Overlay, Los Reyes Lane	2:00	25,468	1,348	9,656
Asphalt Overlay, Parque Lane	2:00	83,349	4,412	31,602
Asphalt Overlay, Paseo Lane	2:00	19,580	1,037	7,424
Asphalt Overlay, Vallecas Lane	2:00	35,192	1,863	13,343
Asphalt Sealcoat/Rejuvenation	6:11	51,528	6,820	2,940
Brick Pavers, Entrance	7:00	58,630	2,483	17,784
		558,655	33,046	190,772
<b>Pool &amp; Spa</b>				
Brick Pavers, Pool & Spa	7:00 -20:00	\$ 41,451	\$ 1,756	\$ 10,795
Pool & Spa Fencing	19:00	16,027	679	1,620
Pool & Spa Furniture	5:00	15,162	1,605	3,194
Pool Heaters, Heat Pumps	0:05 - 8:05	10,258	996	5,293
Pool Interior Resurfacing	7:05	35,182	3,104	5,661
Spa Heater	5:05	5,129	543	990
Spa Interior Resurfacing	5:00	2,978	315	627
		126,187	8,998	28,180
<b>Preserve Mechanical Thinning</b>				
Preserve Mechanical Thinning	1:00	\$ 18,411	\$ 6,498	\$ 5,171
		18,411	6,498	5,171

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

## Supplementary Information

### on Future Major Repairs and Replacements

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2023 Funding Requirement	Components of Fund Balance at 12/31/2022
<b>Recreational Amenities</b>				
Basketball Court, Lining	5:05	\$ 1,160	\$ 154	\$ 158
Playground Equipment	11:00	17,026	1,202	1,913
Playground, Fencing	21:00	11,801	500	795
Playground, PIP Rubber Surface	0:05	35,000	7,412	32,083
Playground, PIP Sealant	2:05	4,680	772	1,229
Tennis Awnings, Aluminum	7:05	8,481	359	2,513
Tennis Awnings, Canvas	7:05	7,695	815	837
Tennis Court Fencing & Gates	6:00	41,230	1,819	13,027
Tennis Court Lighting	6:00	25,888	1,142	8,180
Tennis Court Resurfacing	4:05	24,900	3,766	3,871
		177,861	17,941	64,606
<b>Roofing</b>				
Roof Replacement, Clubhouse	22:09	\$ 54,226	\$ 2,297	\$ 2,056
Roof Replacement, Guardhouse	22:09	20,757	879	787
		74,983	3,176	2,843
<b>Site Improvements</b>				
Fencing, Chain Link	15:00	\$ 23,051	\$ 976	\$ 3,884
Perimeter Fencing, Vinyl	8:05	41,324	2,143	10,232
Signage, Entry Marquee	23:00	28,499	1,207	960
Signage, Street/Directional Allowance	17:00	12,650	609	1,211
		105,524	4,935	16,287

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

## Supplementary Information

### on Future Major Repairs and Replacements

<b>Estimated Remaining Useful Lives Life YY:MM</b>	<b>Estimated Current Replacement Cost</b>	<b>2023 Funding Requirement</b>	<b>Components of Fund Balance at 12/31/2022</b>
	1,942,013	131,968	547,122

# Delasol Homeowner's Association, Inc.

Analysis Date - January 1, 2023

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

## Reserve Disclosures

Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	2023 Funding Required	Reserve Allocation 12/31/2023
Clubhouse Interiors	\$ 187,996	10:00 -25:00	4:00 -12:07	\$ 28,757	\$ 159,239	\$ 18,553	\$ 86,279
Guardhouse/Security	116,990	3:00 -26:07	0:06 - 9:00	28,502	88,488	10,381	48,164
Irrigation System	72,960	15:00	11:00 -12:05	6,745	66,215	5,150	23,898
Irrigation/Pumps	28,450	13:00 -18:00	0:00 - 6:00	24,051	4,399	1,802	8,395
Lake Dredging/Shoreline	446,196	25:00	5:05	147,245	298,951	18,897	87,749
Mechanical/HVAC	20,020	12:00	4:00 -10:00	3,280	16,740	1,767	8,211
Painting & Waterproofing	7,780	10:00	7:11	683	7,097	824	3,860
Pavement	558,655	8:00 -25:00	2:00 - 7:00	190,772	367,883	33,046	153,439
Pool & Spa	126,187	10:00 -25:00	0:05 -20:00	28,180	98,007	8,998	41,730
Preserve Mechanical Thinning	18,411	3:00	1:00	5,171	13,240	6,498	30,148
Recreational Amenities	177,861	5:00 -25:00	0:05 -21:00	64,606	113,255	17,941	83,215
Roofing	74,983	25:00	22:09	2,843	72,140	3,176	14,767
Site Improvements	105,523	20:05 -25:00	8:05 -23:00	16,287	89,236	4,935	22,979
	<u>1,942,012</u>			<u>547,122</u>	<u>1,394,890</u>	<u>131,968</u>	<u>612,839</u>

## **ADDENDUM**

## Chapter 720 Florida Statutes

### **720.303 - Association powers and duties; meetings of board; official records; budgets; financial reporting; association funds; recalls.--**

#### **(6) BUDGETS.--**

(a) The association shall prepare an annual budget that sets out the annual operating expenses. The budget must reflect the estimated revenues and expenses for that year and the estimated surplus or deficit as of the end of the current year. The budget must set out separately all fees or charges paid for by the association for recreational amenities, whether owned by the association, the developer, or another person. The association shall provide each member with a copy of the annual budget or a written notice that a copy of the budget is available upon request at no charge to the member. The copy must be provided to the member within the time limits set forth in subsection (5).

(b) In addition to annual operating expenses, the budget may include reserve accounts for capital expenditures and deferred maintenance for which the association is responsible. If reserve accounts are not established pursuant to paragraph (d), funding of such reserves is limited to the extent that the governing documents limit increases in assessments, including reserves. If the budget of the association includes reserve accounts established pursuant to paragraph (d), such reserves shall be determined, maintained, and waived in the manner provided in this subsection. Once an association provides for reserve accounts pursuant to paragraph (d) 2612 the association shall thereafter determine, maintain, and waive reserves in compliance with this subsection. This section does not preclude the termination of a reserve account established pursuant to this paragraph upon approval of a majority of the total voting interests of the association. Upon such approval, the terminating reserve account shall be removed from the budget.

(c)

1. If the budget of the association does not provide for reserve accounts pursuant to paragraph (d) and the association is responsible for the repair and maintenance of capital improvements that may result in a special assessment if reserves are not provided, each financial report for the preceding fiscal year required by subsection (7) must contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

2. If the budget of the association does provide for funding accounts for deferred expenditures, including, but not limited to, funds for capital expenditures and deferred maintenance, but such accounts are not created or established pursuant to paragraph (d), each financial report for the preceding fiscal year required under subsection (7) must also contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

(d) An association is deemed to have provided for reserve accounts if when reserve accounts have been initially established by the developer or if the membership of the association affirmatively elects to provide for reserves. If reserve accounts are not initially provided by the developer, the membership of the association may elect to do so upon the affirmative approval of a majority of the total voting interests of the association. Such approval may be obtained by vote of the members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the board of directors shall include provide for the required reserve accounts in the budget in the next fiscal year following the approval and, in each year, thereafter. Once established as provided in this subsection, the reserve accounts must be funded or maintained or have their funding waived in the manner provided in paragraph (f).

(e) The amount to be reserved in any account established shall be computed by means of a formula that is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates of cost or useful life of a reserve item.

(f) After one or more reserve accounts are established, the membership of the association, upon a majority vote at a meeting at which a quorum is present, may provide for no reserves or less reserves than required by this section. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and such result is not achieved or a quorum is not present, the reserves as included in the budget go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves. Any vote taken pursuant to this subsection to waive or reduce reserves is applicable only to one budget year.

(g) Funding formulas for reserves authorized by this section must be based on a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.

1. If the association maintains separate reserve accounts for each of the required assets, the amount of the contribution to each reserve account is the sum of the following two calculations:

The total amount necessary, if any, to bring a negative

a. component balance to zero.

b. The total estimated deferred maintenance expense or estimated replacement cost of the reserve component less the estimated balance of the reserve component as of the beginning of the period the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the component. The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may include factors such as inflation and earnings on invested funds.

2. If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget may not be less than that required to ensure that the balance on hand at the beginning of the period the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful life of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal and accounts receivable minus the allowance for doubtful accounts. The reserve funding formula may not include any type of balloon payments.

(h) Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a meeting at which a quorum is present. Prior to turnover of control of an association by a developer to parcel owners, the developer-controlled association shall not vote to use reserves for purposes other

than those for which they were intended without the approval of a majority of all nondeveloper voting interests voting in person or by limited proxy at a duly called meeting of the association.

### **Amended Rule Text**

Amends 720.303(6) to provide clarification of reserve requirements to distinguish between "statutory" and "non-statutory/voluntary" reserves (called "limited voluntary deferred expenditure accounts"). Under the amended language, the Association, if the proper disclaimer is provided in the financial report for the prior fiscal year, may collect these limited voluntary deferred expenditure accounts which would not be subject to the use restrictions present for statutory reserves. A statutory reserve account may also be terminated by a vote of a majority of the total voting interests.



## TERMS AND DEFINITIONS

**ACCRUED FUND BALANCE (AFB):** Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association tool. Two formulae can be utilized, depending on the provider’s sensitivity to interest and inflation effects. Note: both yield identical results when interest and inflation are equivalent.

$$\text{AFB} = \text{Current Cost} \times \text{Effective Age/Useful Life}$$

**or**

$$\text{AFB} = (\text{Current Cost} \times \text{Effective Age/Useful Life}) + [(\text{Current Cost} \times \text{Effective Age/Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - [(\text{Current Cost} \times \text{Effective Age/Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

**CASH FLOW METHOD:** A method of calculating Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved. “Because we use the cash flow method, we compute individual line-item contributions after the total contribution rate has been established.” See “Component Method.”

**CAPITAL EXPENDITURES:** A capital expenditure means any expenditure of funds for: (1) the purchase or replacement of an asset whose useful life is greater than one year, or (2) the addition to an asset that extends the useful life of the previously existing asset for a period greater than one year.

**COMPONENT:** The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, and 4) above a minimum threshold cost, and 5) as required by local codes. “We have 17 components in our reserve Study.”

**COMPONENT ASSESSMENT AND VALUATION:** The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components. This task is accomplished either with or without an on-site inspection, based on Level or Service selected by the client.

**COMPONENT FULL FUNDING:** When the actual (or projected) cumulative Reserve balance for all components is equal to the Fully Funded Balance.

**COMPONENT INVENTORY:** The task of selecting and quantifying Reserve Components. This task is accomplished through an on-site inspection, review of association design and organizational documents, and a review of established association precedents, and discussion with appropriate association representative(s).

**COMPONENT METHOD:** A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. “Since we calculate a Reserve contribution rate for each component and then sum them all together, we are using the component method to calculate our Reserve contributions.” See “Cash Flow Method.”

**CONDITION ASSESSMENT:** The task of evaluating the current condition of the component based on observed and reported characteristics.

**CURRENT REPLACEMENT COST:** See “Replacement Cost.”

**DEFERRED MAINTENANCE:** Deferred maintenance means any maintenance or repair that: (1) will be performed less frequently than yearly, and (2) will result in maintaining the useful life of an asset.

**DEFICIT:** An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

**EFFECTIVE AGE:** The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

**FINANCIAL ANALYSIS:** The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

**FULLY FUNDED:** When the budget is provided to the owners, it will show the amount of money that must be deposited that year for each reserve item to ensure that, when the time comes, sufficient funds will be available for deferred maintenance or a capital expenditure. (Definition published in “Budgets & Reserve Schedules Made Easy” training manual by the State of Florida Department of Business and Professional Regulations in January 1997).

**FUND STATUS:** The status of the reserve fund as compared to an established benchmark such as percent funding.

**FUNDING PLAN:** An association’s plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

**FUNDING PRINCIPLES:**

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

**FUNDING GOALS:** Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

- **Baseline Funding** – Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.
- **Component Full Funding** – Setting a Reserve funding goal of attaining and maintaining cumulative Reserves at or near 100%.

- **Statutory Funding** – Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves of component required by local statutes.
- **Threshold Funding** – Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than “Component Full Funding.”

**LIFE AND VALUATION ESTIMATES:** The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve Components.

**PERCENT FUNDED:** The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual* (or *projected*) Reserve Balance to the accrued *Fund Balance*, expressed as a percentage. “With \$76,000 in Reserves, and since our 100% Funded Balance is \$100,000, our association is 76% Funded”.

Editor’s Note: since funds can typically be allocated from one component to another with ease, this parameter has no real meaning on an individual Component basis. The purpose of this parameter is to identify the relative strength or weakness of the entire Reserve fund as of a particular point in time. The value of this parameter is in providing a more stable measure of Reserve Fund strength since cash in Reserves may mean very different things to different associations.

**PHYSICAL ANALYSIS:** The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

**REMAINING USEFUL LIFE (RUL):** Also referred to as “Remaining Life” (RL). The estimated time, in years, that a reserve component can be expected to *continue* to serve its intended function. Projects anticipated to occur in the initial year have “zero” Remaining Useful Life.

**REPLACEMENT COST:** The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

**RESERVE BALANCE:** Actual or projected funds as of a particular point in time that the association has identified for use to defray to the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. Based on information provided and not audited

**RESERVE PROVIDER:** An individual that prepares Reserve Studies.

**RESERVE STUDY:** A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.” The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. “Our budget and finance committee are soliciting proposals to update our Reserve Study for the next year’s budget.”

**RESPONSIBLE CHARGE:** A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals’ performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain

such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve duty of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project:
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate.
3. The rendering of a limited, cursory, or perfunctory review of plans or projects in lieu of an appropriate detailed review.
4. The failure to personally be available on a reasonable basis or with adequate advanced notice for consultation and inspection where circumstances require personal availability.

**SPECIAL ASSESSMENT:** An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by Governing Documents or local statutes. “Since we need a new roof and there wasn’t enough money in the Reserve fund, we had to pass a special assessment.”

**SURPLUS:** An actual (or projected) Reserve Balance greater than the Fully Funded Balances. See Deficit.”

**USEFUL LIFE (UL):** Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.