Tuesday, October 15, 2024

Regency at Montaine Community Association

Supplemental Analysis

Aspen Reserve Specialties

Funding Summary For Regency at Montaine CA (SUPP ANALYSIS)

NOTE: In this Supplemental Analysis, we show the association what the Reserve Contribution would be, and the supporting information, to not drop below a 15% funded threshold level.

Beginning Assumptions	
Financial Information Source	Research With Client
# of units	500
Fiscal Year End	December 31, 2025
Monthly Dues from 2024 budget	$40,616.67
Monthly Reserve Allocation from 2024 Budget	$7,833.33
Projected Starting Reserve Balance (as of 1/1/2025)	$224,600
Reserve Balance: Average Per Unit	$449
Ideal Starting Reserve Balance (as of 1/1/2025)	$1,054,111
Ideal Reserve Balance: Average Per Unit	$2,108

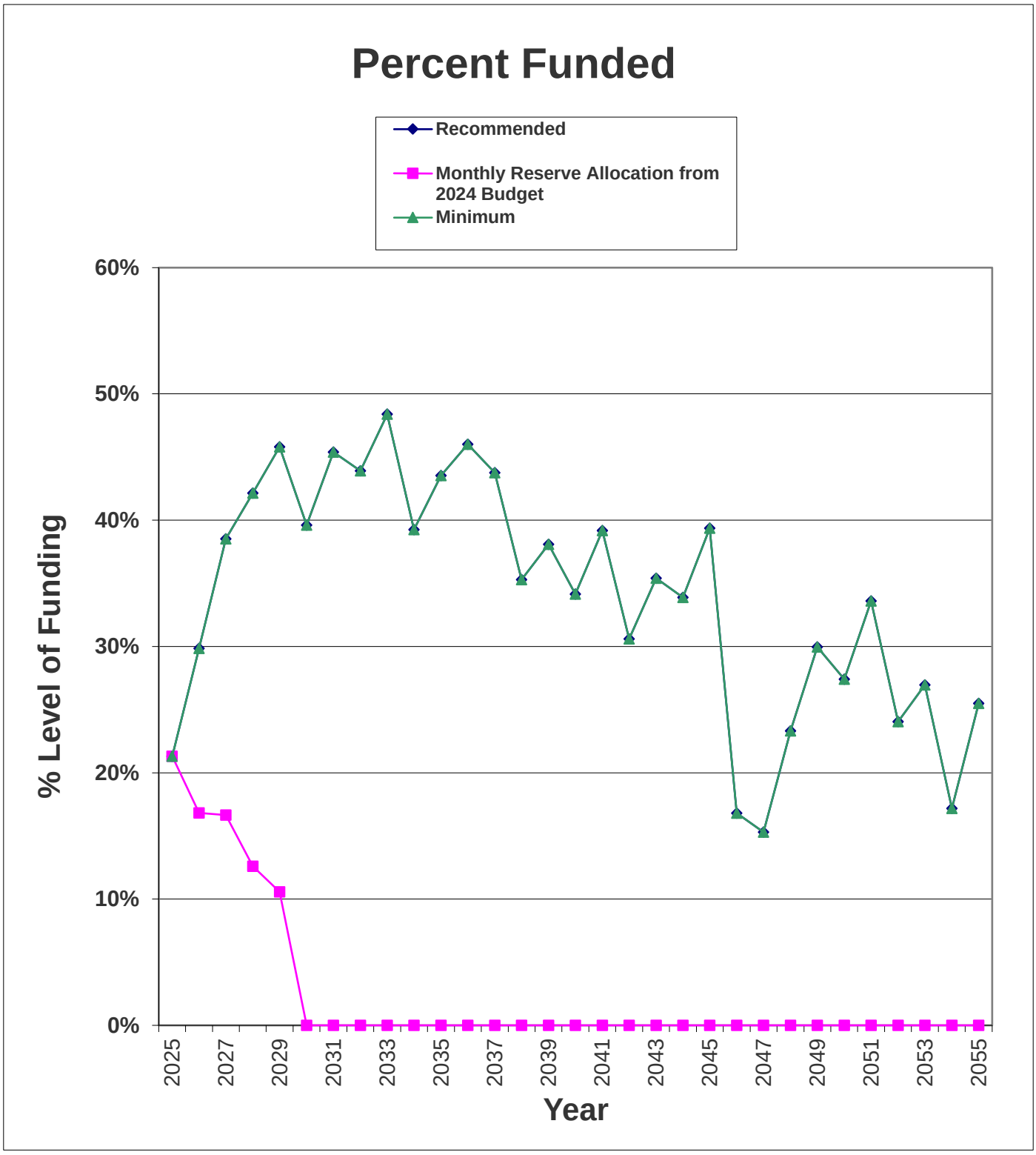
Economic Factors	
Past 20 year Average Inflation Rate (Based on CCI)	5.20%
Current Average Interest Rate	2.10%

Current Reserve Status	
Current Balance as a % of Ideal Balance	21%

Recommendations for 2025 Fiscal Year	
Monthly Reserve Allocation	$21,725
Minimum Monthly Reserve Allocation	$21,725
Primary Annual Increases	5.50%
# of Years	30
Additional Funding Req'd	$0

Changes From Prior Year (2024 to 2025)	
Increase/Decrease to Reserve Allocation	$13,892
as Percentage	177%

Percent Funded Graph For Regency at Montaine CA (SUPP ANALYSIS)



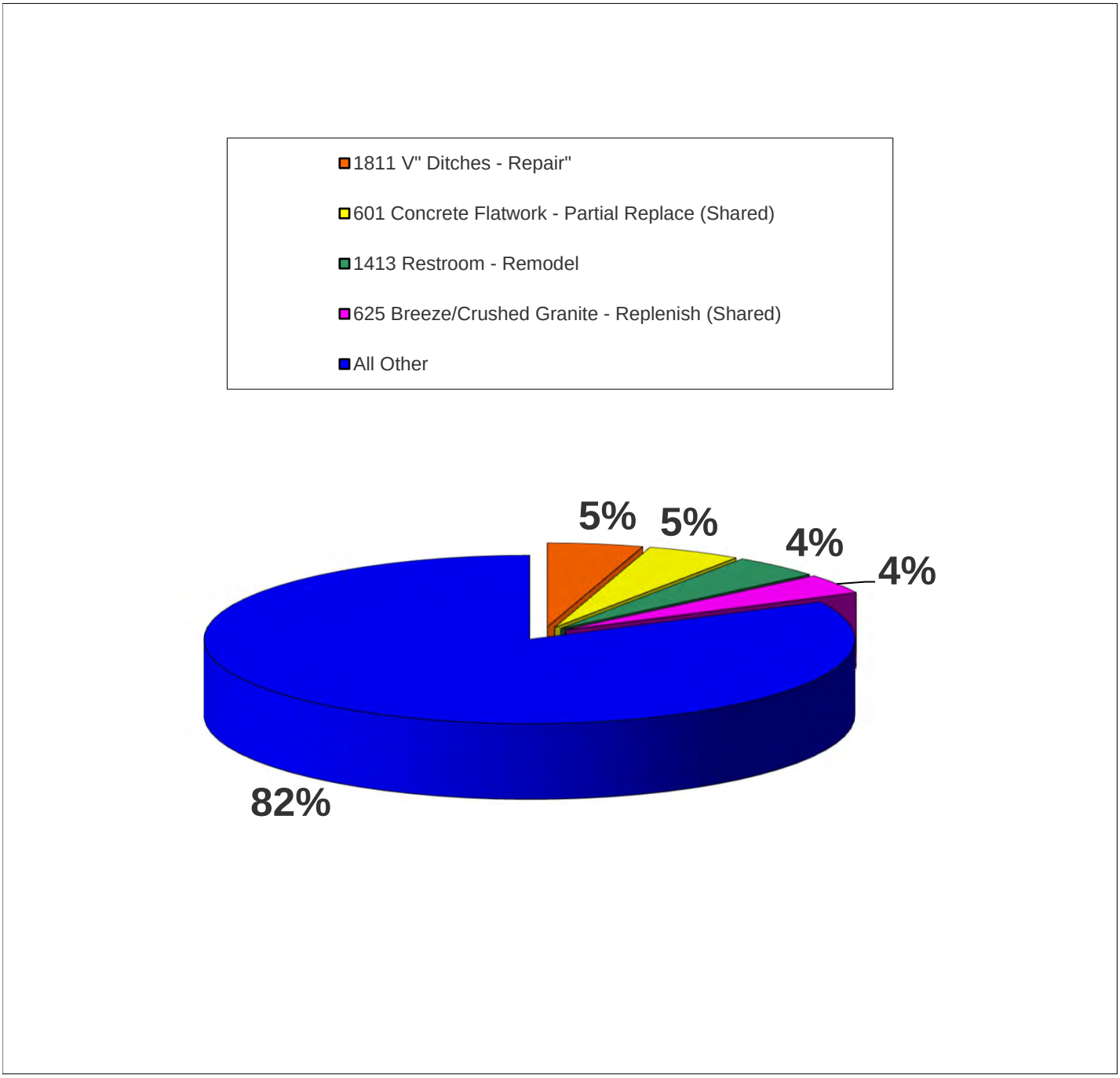
Significant Components For Regency at Montaine CA (SUPP ANALYSIS)

ID	Asset Name	UL	RUL	Ave Curr Cost	Significance: (Curr Cost/UL) As $	As %
104	Vinyl/TPO Flat Roof - Replace	20	16	$36,575	$1,829	0.6504%
108	Metal Roof - Replace	45	41	$185,925	$4,132	1.4694%
110	Flat Roof - Coating	15	11	$18,525	$1,235	0.4392%
120	Gutters/Downspouts - Replace	30	26	$10,105	$337	0.1198%
204	Wood - Re-Stain	4	0	$24,100	$6,025	2.1427%
207	Metal Surfaces - Repaint	4	4	$7,330	$1,833	0.6517%
215	Building Ext Surfaces - Repaint (Fiber Cement/Trim)	8	4	$37,500	$4,688	1.6671%
216	Interior Surfaces - Repaint	8	4	$31,060	$3,883	1.3808%
301	Siding - Replace	8	4	$7,000	$875	0.3112%
303	Wood Siding - Major Repairs	12	8	$16,250	$1,354	0.4816%
401	Asphalt - Major Overlay	28	24	$71,993	$2,571	0.9144%
402	Asphalt - Surface Application	4	0	$7,545	$1,886	0.6708%
403	Curb/Gutters/Drain Pans - Partial Replace	4	4	$8,488	$2,122	0.7546%
501	Doors - Replace	35	31	$97,625	$2,789	0.9920%
501	Utility Doors - Replace	28	24	$7,500	$268	0.0953%
505	Barn Doors - Replace	18	14	$10,800	$600	0.2134%
506	Windows - Replace	35	31	$144,300	$4,123	1.4662%
508	Large Glass Swing Doors - Replace	40	36	$45,000	$1,125	0.4001%
508	Sliding Door Wall - Replace	25	21	$58,500	$2,340	0.8322%
601	Concrete Flatwork - Partial Replace	4	0	$39,040	$9,760	3.4710%
601	Concrete Flatwork - Partial Replace (Shared)	4	2	$52,690	$13,173	4.6846%
602	Dyed Concrete - Repair	8	4	$36,550	$4,569	1.6248%
602	Stamped Concrete - Repair (Shared)	25	23	$24,975	$999	0.3553%
613	Exposed Aggregate Concrete Flatwork - Partial Replace	20	16	$32,900	$1,645	0.5850%
625	Breeze/Crushed Granite - Replenish	3	0	$2,928	$976	0.3470%
625	Breeze/Crushed Granite - Replenish (Shared)	3	0	$31,958	$10,653	3.7884%
703	Water Heater - Replace	15	11	$22,000	$1,467	0.5216%
705	HVAC RTU's - Replace	22	18	$187,500	$8,523	3.0310%
707	Elevator - Rebuild/Upgrade	25	21	$162,500	$6,500	2.3116%
709	Elevator Cab - Remodel	17	13	$32,500	$1,912	0.6799%
801	Monument - Rebuild	40	36	$150,000	$3,750	1.3336%
801	Monument - Rebuild (Shared)	40	36	$84,000	$2,100	0.7468%
803	Mailboxes - Replace	30	27	$116,000	$3,867	1.3751%
804	Shade Sails - Replace	12	8	$5,500	$458	0.1630%
901	Fire Protection System - Replace	17	13	$7,750	$456	0.1621%
903	Security System - Replace	8	4	$22,500	$2,813	1.0002%
910	Key Fob System - Replace	12	8	$13,500	$1,125	0.4001%
920	Defibrillators - Replace	7	3	$3,550	$507	0.1804%
1002	Metal Fencing/Handrails - Replace	32	28	$34,450	$1,077	0.3829%
1011	Stone/Rock Retaining Walls - Major Repairs	10	7	$10,625	$1,063	0.3779%
1101	Pool - Resurface	12	8	$53,690	$4,474	1.5912%
1102	Spa - Replaster	6	2	$6,375	$1,063	0.3779%
1104	Coping Stone/Tile - Replace	24	20	$97,125	$4,047	1.4392%
1105	Pool Heater - Replace	15	11	$37,500	$2,500	0.8891%
1106	Spa Heater - Replace	12	8	$27,500	$2,292	0.8150%
1108	Pool/Spa Filters - Replace	18	14	$15,750	$875	0.3112%
1111	Pool/Spa Pumps - Replace	6	2	$7,750	$1,292	0.4594%
1113	Pool Cover - Replace	12	8	$9,625	$802	0.2853%
1117	Misc. Pool Equipment - Replace	7	3	$5,250	$750	0.2667%
1121	Pool Furniture - Replace	10	6	$87,500	$8,750	3.1118%
1123	ADA Lift - Replace	10	6	$9,250	$925	0.3290%
1124	Filter Media - Replace	5	1	$4,313	$863	0.3067%
1126	Skimmers - Replace	24	20	$23,625	$984	0.3501%

Significant Components For Regency at Montaine CA (SUPP ANALYSIS)

ID	Asset Name	UL	RUL	Ave Curr Cost	Significance: (Curr Cost/UL) As $	As %
1127	Pool Lights - Replace	8	4	$16,750	$2,094	0.7446%
1201	Post Tension Tennis/Pickle Ball Court - Replace	42	38	$220,000	$5,238	1.8629%
1202	Tennis/Pickle Ball Court - Recoat/Paint	7	3	$20,250	$2,893	1.0288%
1304	Drinking Fountain - Replace	12	8	$36,000	$3,000	1.0669%
1305	Barbecues - Replace	7	3	$9,500	$1,357	0.4827%
1305	Patio Furniture - Replace	6	2	$32,500	$5,417	1.9264%
1306	Picnic Tables - Replace	15	11	$7,400	$493	0.1754%
1307	Benches - Replace	12	8	$16,650	$1,388	0.4934%
1308	Trash Receptacles - Replace	12	8	$14,300	$1,192	0.4238%
1314	Cabanas - Replace	15	11	$67,500	$4,500	1.6004%
1314	Shade Structure - Replace	30	26	$10,250	$342	0.1215%
1320	Wood Trellis - Replace	28	24	$97,500	$3,482	1.2384%
1321	Exterior Counter Tops/Cabinets - Replace	20	16	$13,063	$653	0.2323%
1402	Appliances - Replace	15	11	$27,500	$1,833	0.6520%
1403	Cabinets/Countertops -Replace	20	16	$62,500	$3,125	1.1114%
1405	Furnishings - Replace	8	4	$55,000	$6,875	2.4450%
1406	Cardio Equipment - Replace	8	4	$82,500	$10,313	3.6675%
1406	Strength Equipment - Replace	16	12	$68,250	$4,266	1.5170%
1407	Wallpaper - Replace	15	11	$15,200	$1,013	0.3604%
1408	Window Coverings - Replace	15	11	$45,225	$3,015	1.0722%
1413	Restroom - Remodel	18	14	$225,000	$12,500	4.4455%
1418	Electronic/Music System Equipment - Replace	6	2	$13,500	$2,250	0.8002%
1418	Music System - Replace	6	2	$5,375	$896	0.3186%
1419	Lockers - Replace	30	26	$8,600	$287	0.1019%
1421	Televisions/Soundbars - Replace	8	4	$32,900	$4,113	1.4626%
1431	Tile Wall - Replace	15	11	$19,673	$1,312	0.4664%
1433	Fireplace - Replace	20	16	$4,750	$238	0.0845%
1501	Carpeting - Replace	10	6	$19,800	$1,980	0.7042%
1503	Ceramic Tile - Replace	20	16	$34,770	$1,739	0.6183%
1506	Artificial Turf - Replace	12	8	$43,740	$3,645	1.2963%
1508	Laminate - Replace	16	12	$32,560	$2,035	0.7237%
1510	Luxury Vinyl Plank - Replace	20	16	$44,100	$2,205	0.7842%
1601	Interior Hallway - Replace	20	16	$57,350	$2,868	1.0198%
1605	Bollard Lights - Replace	17	13	$45,375	$2,669	0.9492%
1609	Street/Parking Lot Lights - Replace	17	13	$6,875	$404	0.1438%
1610	LED Tube Lights - Replace	20	16	$1,613	$81	0.0287%
1701	Irrigation System - Major Repairs	5	1	$22,500	$4,500	1.6004%
1703	Irrigation Controllers - Replace	15	11	$12,750	$850	0.3023%
1801	Groundcover - Replenish	4	1	$17,250	$4,313	1.5337%
1804	Tree - Replacement/Major Maintenance	5	3	$14,000	$2,800	0.9958%
1811	V" Ditches - Repair"	12	8	$160,170	$13,348	4.7469%
2005	Charging Stations	10	6	$26,500	$2,650	0.9424%

Significant Components Graph For Regency at Montaine CA (SUPP ANALYSIS)

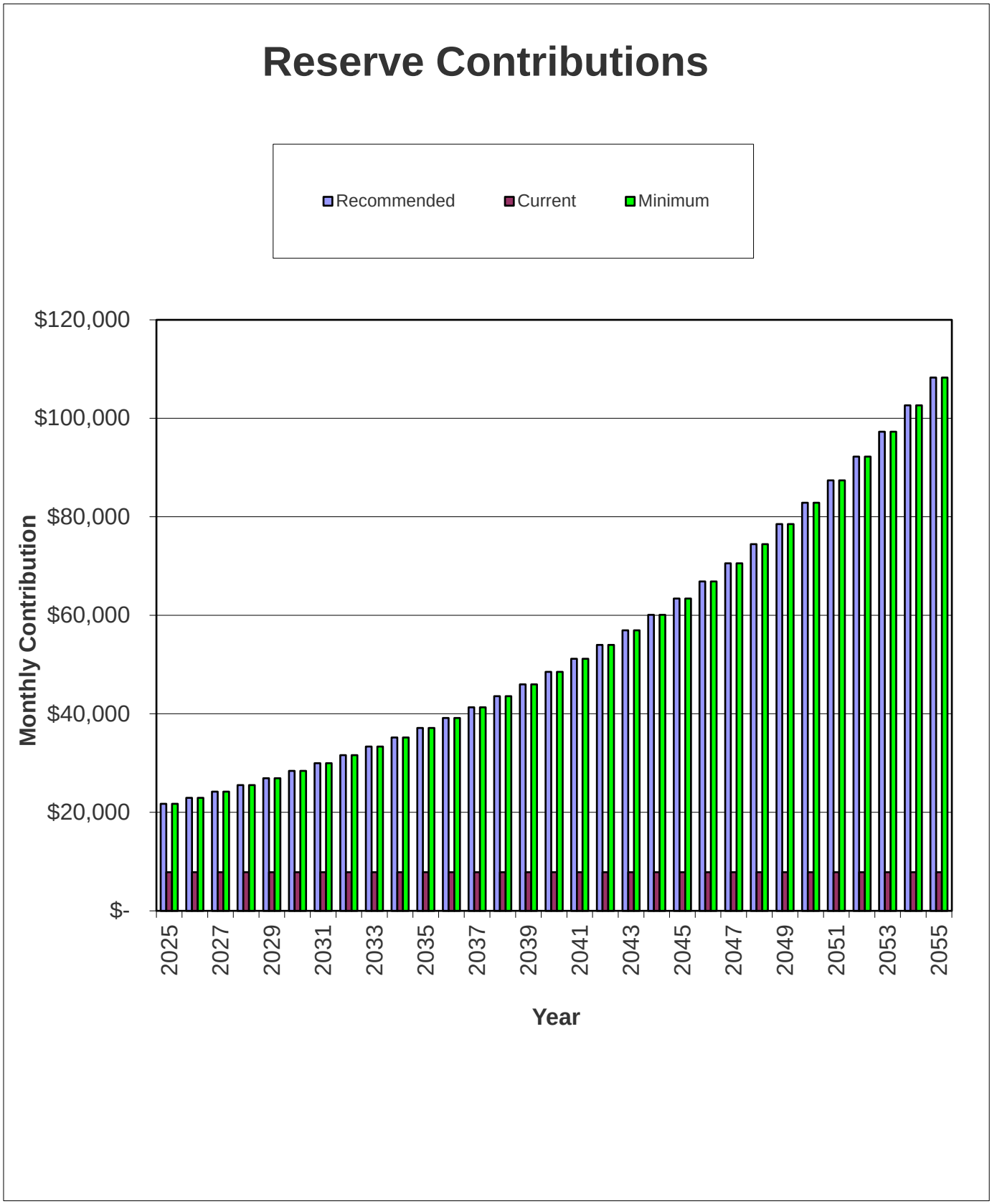


Asset ID	Asset Name	UL	RUL	Average Curr. Cost	Significance: (Curr Cost/UL) As $	As %
1811	V" Ditches - Repair"	12	8	$160,170	$13,348	5%
601	Concrete Flatwork - Partial Replace (Sh	4	2	$52,690	$13,173	5%
1413	Restroom - Remodel	18	14	$225,000	$12,500	4%
625	Breeze/Crushed Granite - Replenish (S	3	0	$31,958	$10,653	4%
All Other	See Expanded Table on Page 4 For Additional Breakdown				$231,513	82%

Yearly Summary For Regency at Montaine CA (SUPP ANALYSIS)

Fiscal Year Start	Fully Funded Balance	Starting Reserve Balance	Percent Funded	Annual Reserve Contribs	Additional Funding Req'd	Interest Income	Reserve Expenses
2025	$1,054,111	$224,600	21%	$260,700	$0	$6,407	$105,570
2026	$1,293,672	$386,137	30%	$275,039	$0	$10,612	$46,354
2027	$1,623,367	$625,433	39%	$290,166	$0	$14,951	$130,801
2028	$1,897,550	$799,749	42%	$306,125	$0	$19,124	$101,796
2029	$2,233,527	$1,023,200	46%	$322,962	$0	$19,818	$500,037
2030	$2,185,933	$865,943	40%	$340,724	$0	$21,737	$22,226
2031	$2,657,362	$1,206,178	45%	$359,464	$0	$25,686	$348,952
2032	$2,829,408	$1,242,376	44%	$379,235	$0	$30,202	$15,151
2033	$3,382,410	$1,636,663	48%	$400,093	$0	$29,992	$844,459
2034	$3,113,671	$1,222,289	39%	$422,098	$0	$29,519	$82,276
2035	$3,655,848	$1,591,630	44%	$445,313	$0	$36,863	$151,476
2036	$4,177,695	$1,922,331	46%	$469,805	$0	$40,184	$524,104
2037	$4,360,210	$1,908,216	44%	$495,645	$0	$35,120	$999,433
2038	$4,079,034	$1,439,547	35%	$522,905	$0	$33,531	$239,194
2039	$4,611,271	$1,756,790	38%	$551,665	$0	$35,128	$751,825
2040	$4,661,627	$1,591,757	34%	$582,007	$0	$39,130	$74,623
2041	$5,458,296	$2,138,270	39%	$614,017	$0	$38,870	$1,224,162
2042	$5,119,981	$1,566,996	31%	$647,788	$0	$38,426	$157,253
2043	$5,921,077	$2,095,956	35%	$683,416	$0	$44,054	$719,936
2044	$6,208,302	$2,103,491	34%	$721,004	$0	$52,245	$0
2045	$7,306,143	$2,876,740	39%	$760,659	$0	$40,090	$2,732,626
2046	$5,626,651	$944,864	17%	$802,496	$0	$19,322	$869,713
2047	$5,862,006	$896,968	15%	$846,633	$0	$26,290	$160,722
2048	$6,900,059	$1,609,170	23%	$893,198	$0	$42,263	$125,069
2049	$8,076,517	$2,419,562	30%	$942,324	$0	$49,234	$1,137,411
2050	$8,298,527	$2,273,709	27%	$994,151	$0	$58,100	$61,261
2051	$9,716,118	$3,264,700	34%	$1,048,830	$0	$56,962	$2,205,298
2052	$9,006,523	$2,165,194	24%	$1,106,515	$0	$50,910	$634,782
2053	$9,969,680	$2,687,838	27%	$1,167,374	$0	$44,929	$2,305,171
2054	$9,286,127	$1,594,969	17%	$1,231,579	$0	$46,080	$75,032

Reserve Contributions For Regency at Montaine CA (SUPP ANALYSIS)



Component Funding Information For Regency at Montaine CA (SUPP ANALYSIS)

ID	Component Name	Ave Current Cost	Ideal Balance	Current Fund Balance	Monthly
104	Vinyl/TPO Flat Roof - Replace	$36,575	$7,315	$0	$141.29
108	Metal Roof - Replace	$185,925	$16,527	$0	$319.22
110	Flat Roof - Coating	$18,525	$4,940	$0	$95.42
120	Gutters/Downspouts - Replace	$10,105	$1,347	$0	$26.02
204	Wood - Re-Stain	$24,100	$24,100	$24,100	$465.50
207	Metal Surfaces - Repaint	$7,330	$0	$0	$0.00
215	Building Ext Surfaces - Repaint (Fiber Cement/Trim)	$37,500	$18,750	$0	$362.17
216	Interior Surfaces - Repaint	$31,060	$15,530	$0	$299.97
301	Siding - Replace	$7,000	$3,500	$0	$67.60
303	Wood Siding - Major Repairs	$16,250	$5,417	$0	$104.63
401	Asphalt - Major Overlay	$71,993	$10,285	$0	$198.65
402	Asphalt - Surface Application	$7,545	$7,545	$7,545	$145.74
403	Curb/Gutters/Drain Pans - Partial Replace	$8,488	$0	$0	$0.00
501	Doors - Replace	$97,625	$11,157	$0	$215.51
501	Utility Doors - Replace	$7,500	$1,071	$0	$20.70
505	Barn Doors - Replace	$10,800	$2,400	$0	$46.36
506	Windows - Replace	$144,300	$16,491	$0	$318.54
508	Large Glass Swing Doors - Replace	$45,000	$4,500	$0	$86.92
508	Sliding Door Wall - Replace	$58,500	$9,360	$0	$180.79
601	Concrete Flatwork - Partial Replace	$39,040	$39,040	$39,040	$754.08
601	Concrete Flatwork - Partial Replace (Shared)	$52,690	$26,345	$26,345	$1,017.74
602	Dyed Concrete - Repair	$36,550	$18,275	$0	$352.99
602	Stamped Concrete - Repair (Shared)	$24,975	$1,998	$0	$77.18
613	Exposed Aggregate Concrete Flatwork - Partial Replace	$32,900	$6,580	$0	$127.10
625	Breeze/Crushed Granite - Replenish	$2,928	$2,928	$2,928	$75.40
625	Breeze/Crushed Granite - Replenish (Shared)	$31,958	$31,958	$31,958	$823.04
703	Water Heater - Replace	$22,000	$5,867	$0	$113.32
705	HVAC RTU's - Replace	$187,500	$34,091	$0	$658.48
707	Elevator - Rebuild/Upgrade	$162,500	$26,000	$0	$502.20
709	Elevator Cab - Remodel	$32,500	$7,647	$0	$147.71
801	Monument - Rebuild	$150,000	$15,000	$0	$289.73
801	Monument - Rebuild (Shared)	$84,000	$8,400	$0	$162.25
803	Mailboxes - Replace	$116,000	$11,600	$0	$298.75
804	Shade Sails - Replace	$5,500	$1,833	$0	$35.41
901	Fire Protection System - Replace	$7,750	$1,824	$0	$35.22
903	Security System - Replace	$22,500	$11,250	$0	$217.30
910	Key Fob System - Replace	$13,500	$4,500	$0	$86.92
920	Defibrillators - Replace	$3,550	$2,029	$2,029	$39.18
1002	Metal Fencing/Handrails - Replace	$34,450	$4,306	$0	$83.18
1011	Stone/Rock Retaining Walls - Major Repairs	$10,625	$3,188	$0	$82.09
1101	Pool - Resurface	$53,690	$17,897	$0	$345.68
1102	Spa - Replaster	$6,375	$4,250	$4,250	$82.09
1104	Coping Stone/Tile - Replace	$97,125	$16,188	$0	$312.67
1105	Pool Heater - Replace	$37,500	$10,000	$0	$193.16
1106	Spa Heater - Replace	$27,500	$9,167	$0	$177.06
1108	Pool/Spa Filters - Replace	$15,750	$3,500	$0	$67.60
1111	Pool/Spa Pumps - Replace	$7,750	$5,167	$5,167	$99.80
1113	Pool Cover - Replace	$9,625	$3,208	$0	$61.97
1117	Misc. Pool Equipment - Replace	$5,250	$3,000	$3,000	$57.95
1121	Pool Furniture - Replace	$87,500	$35,000	$0	$676.04
1123	ADA Lift - Replace	$9,250	$3,700	$0	$71.47

ID	Component Name	Ave Current Cost	Ideal Balance	Current Fund Balance	Monthly
1124	Filter Media - Replace	4312.5	$3,450	$3,450	$66.64
1126	Skimmers - Replace	23625	$3,938	$0	$76.06
1127	Pool Lights - Replace	16750	$8,375	$0	$161.77
1201	Post Tension Tennis/Pickle Ball Court - Replace	220000	$20,952	$0	$404.71
1202	Tennis/Pickle Ball Court - Recoat/Paint	20250	$11,571	$9,602	$223.51
1304	Drinking Fountain - Replace	36000	$12,000	$0	$231.79
1305	Barbecues - Replace	9500	$5,429	$0	$104.86
1305	Patio Furniture - Replace	32500	$21,667	$21,667	$418.50
1306	Picnic Tables - Replace	7400	$1,973	$0	$38.12
1307	Benches - Replace	16650	$5,550	$0	$107.20
1308	Trash Receptacles - Replace	14300	$4,767	$0	$92.07
1314	Cabanas - Replace	67500	$18,000	$0	$347.68
1314	Shade Structure - Replace	10250	$1,367	$0	$26.40
1320	Wood Trellis - Replace	97500	$13,929	$0	$269.04
1321	Exterior Counter Tops/Cabinets - Replace	13062.5	$2,613	$0	$50.46
1402	Appliances - Replace	27500	$7,333	$0	$141.65
1403	Cabinets/Countertops -Replace	62500	$12,500	$0	$241.44
1405	Furnishings - Replace	55000	$27,500	$0	$531.18
1406	Cardio Equipment - Replace	82500	$41,250	$0	$796.77
1406	Strength Equipment - Replace	68250	$17,063	$0	$329.57
1407	Wallpaper - Replace	15200	$4,053	$0	$78.29
1408	Window Coverings - Replace	45225	$12,060	$0	$232.95
1413	Restroom - Remodel	225000	$50,000	$0	$965.78
1418	Electronic/Music System Equipment - Replace	13500	$9,000	$9,000	$173.84
1418	Music System - Replace	5375	$3,583	$3,583	$69.21
1419	Lockers - Replace	8600	$1,147	$0	$22.15
1421	Televisions/Soundbars - Replace	32900	$16,450	$0	$317.74
1431	Tile Wall - Replace	19672.5	$5,246	$0	$101.33
1433	Fireplace - Replace	4750	$950	$0	$18.35
1501	Carpeting - Replace	19800	$7,920	$0	$152.98
1503	Ceramic Tile - Replace	34770	$6,954	$0	$134.32
1506	Artificial Turf - Replace	43740	$14,580	$0	$281.62
1508	Laminate - Replace	32560	$8,140	$0	$157.23
1510	Luxury Vinyl Plank - Replace	44100	$8,820	$0	$170.36
1601	Interior Hallway - Replace	57350	$11,470	$0	$221.55
1605	Bollard Lights - Replace	45375	$10,676	$0	$206.22
1609	Street/Parking Lot Lights - Replace	6875	$1,618	$0	$31.25
1610	LED Tube Lights - Replace	1612.5	$323	$0	$6.23
1701	Irrigation System - Major Repairs	22500	$18,000	$18,000	$347.68
1703	Irrigation Controllers - Replace	12750	$3,400	$0	$65.67
1801	Groundcover - Replenish	17250	$12,938	$12,938	$333.19
1804	Tree - Replacement/Major Maintenance	14000	$5,600	$0	$216.33
1811	V" Ditches - Repair"	160170	$53,390	$0	$1,031.26
2005	Charging Stations	26500	$10,600	$0	$204.74

Yearly Cash Flow For Regency at Montaine CA (SUPP ANALYSIS)

Year	2025	2026	2027	2028	2029
Starting Balance	$224,600	$386,137	$625,433	$799,749	$1,023,200
Reserve Income	$260,700	$275,039	$290,166	$306,125	$322,962
Interest Earnings	$6,407	$10,612	$14,951	$19,124	$19,818
Additional Funding Req'd	$0	$0	$0	$0	$0
Funds Available	$491,707	$671,787	$930,550	$1,124,997	$1,365,980
Reserve Expenditures	$105,570	$46,354	$130,801	$101,796	$500,037
Ending Balance	$386,137	$625,433	$799,749	$1,023,200	$865,943

Year	2030	2031	2032	2033	2034
Starting Balance	$865,943	$1,206,178	$1,242,376	$1,636,663	$1,222,289
Reserve Income	$340,724	$359,464	$379,235	$400,093	$422,098
Interest Earnings	$21,737	$25,686	$30,202	$29,992	$29,519
Additional Funding Req'd	$0	$0	$0	$0	$0
Funds Available	$1,228,404	$1,591,329	$1,651,814	$2,066,747	$1,673,906
Reserve Expenditures	$22,226	$348,952	$15,151	$844,459	$82,276
Ending Balance	$1,206,178	$1,242,376	$1,636,663	$1,222,289	$1,591,630

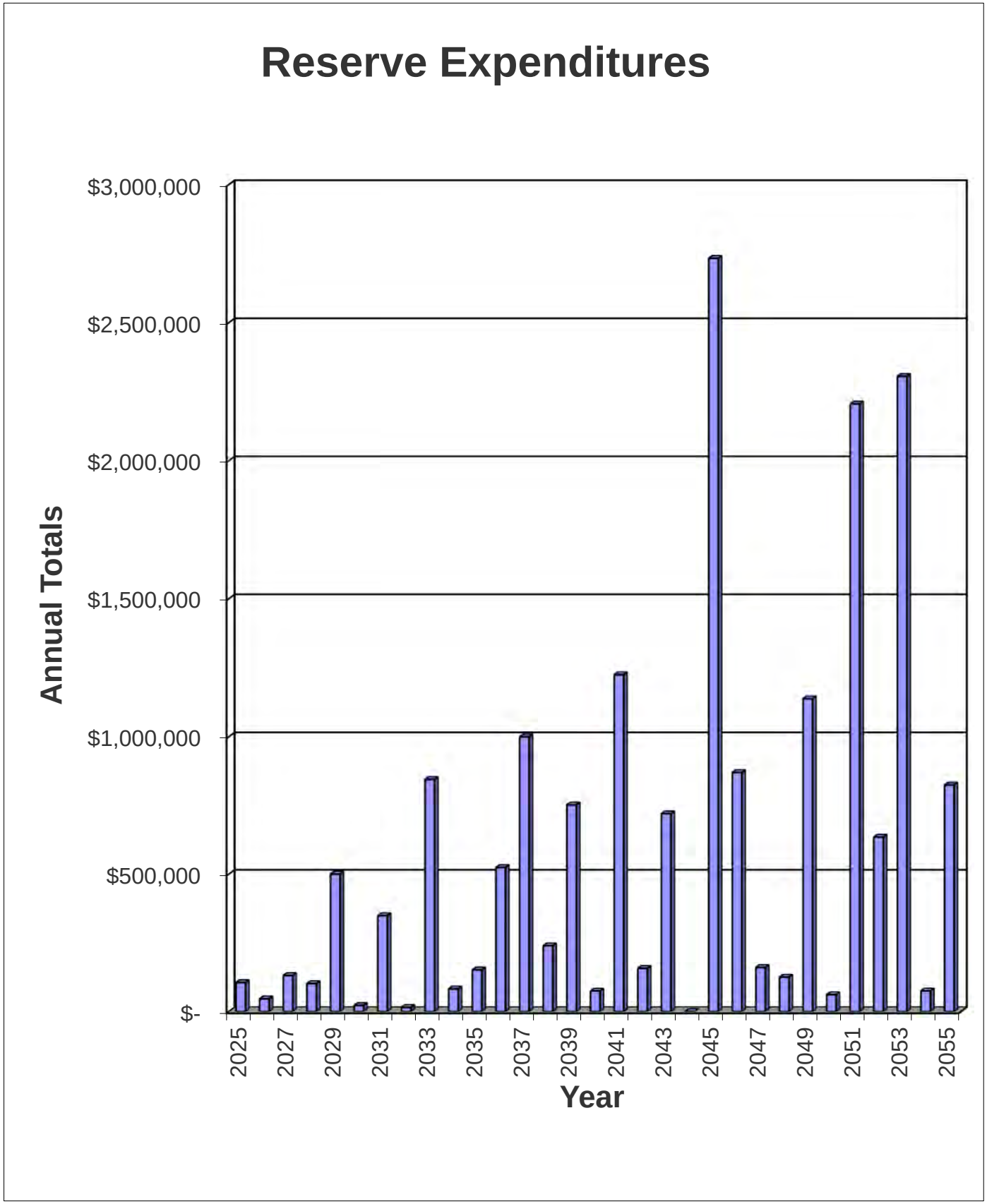
Year	2035	2036	2037	2038	2039
Starting Balance	$1,591,630	$1,922,331	$1,908,216	$1,439,547	$1,756,790
Reserve Income	$445,313	$469,805	$495,645	$522,905	$551,665
Interest Earnings	$36,863	$40,184	$35,120	$33,531	$35,128
Additional Funding Req'd	$0	$0	$0	$0	$0
Funds Available	$2,073,806	$2,432,320	$2,438,981	$1,995,983	$2,343,583
Reserve Expenditures	$151,476	$524,104	$999,433	$239,194	$751,825
Ending Balance	$1,922,331	$1,908,216	$1,439,547	$1,756,790	$1,591,757

Year	2040	2041	2042	2043	2044
Starting Balance	$1,591,757	$2,138,270	$1,566,996	$2,095,956	$2,103,491
Reserve Income	$582,007	$614,017	$647,788	$683,416	$721,004
Interest Earnings	$39,130	$38,870	$38,426	$44,054	$52,245
Additional Funding Req'd	$0	$0	$0	$0	$0
Funds Available	$2,212,894	$2,791,157	$2,253,209	$2,823,427	$2,876,740
Reserve Expenditures	$74,623	$1,224,162	$157,253	$719,936	$0
Ending Balance	$2,138,270	$1,566,996	$2,095,956	$2,103,491	$2,876,740

Year	2045	2046	2047	2048	2049
Starting Balance	$2,876,740	$944,864	$896,968	$1,609,170	$2,419,562
Reserve Income	$760,659	$802,496	$846,633	$893,198	$942,324
Interest Earnings	$40,090	$19,322	$26,290	$42,263	$49,234
Additional Funding Req'd	$0	$0	$0	$0	$0
Funds Available	$3,677,489	$1,766,681	$1,769,892	$2,544,631	$3,411,120
Reserve Expenditures	$2,732,626	$869,713	$160,722	$125,069	$1,137,411
Ending Balance	$944,864	$896,968	$1,609,170	$2,419,562	$2,273,709

Year	2050	2051	2052	2053	2054
Starting Balance	$2,273,709	$3,264,700	$2,165,194	$2,687,838	$1,594,969
Reserve Income	$994,151	$1,048,830	$1,106,515	$1,167,374	$1,231,579
Interest Earnings	$58,100	$56,962	$50,910	$44,929	$46,080
Additional Funding Req'd	$0	$0	$0	$0	$0
Funds Available	$3,325,961	$4,370,492	$3,322,620	$3,900,140	$2,872,629
Reserve Expenditures	$61,261	$2,205,298	$634,782	$2,305,171	$75,032
Ending Balance	$3,264,700	$2,165,194	$2,687,838	$1,594,969	$2,797,597

Yearly Expenditures Graph For Regency at Montaine CA (SUPP ANALYSIS)



Projected Reserve Expenditures For Regency at Montaine CA (SUPP ANALYSIS)

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
2025	204	Wood - Re-Stain	$24,100	
	402	Asphalt - Surface Application	$7,545	
	601	Concrete Flatwork - Partial Replace	$39,040	
	625	Breeze/Crushed Granite - Replenish	$2,928	
	625	Breeze/Crushed Granite - Replenish (Shared)	$31,958	$105,570
2026	1124	Filter Media - Replace	$4,537	
	1701	Irrigation System - Major Repairs	$23,670	
	1801	Groundcover - Replenish	$18,147	$46,354
2027	601	Concrete Flatwork - Partial Replace (Shared)	$58,312	
	1102	Spa - Replaster	$7,055	
	1111	Pool/Spa Pumps - Replace	$8,577	
	1305	Patio Furniture - Replace	$35,968	
	1418	Electronic/Music System Equipment - Replace	$14,941	
	1418	Music System - Replace	$5,949	$130,801
2028	625	Breeze/Crushed Granite - Replenish	$3,408	
	625	Breeze/Crushed Granite - Replenish (Shared)	$37,207	
	920	Defibrillators - Replace	$4,133	
	1117	Misc. Pool Equipment - Replace	$6,112	
	1202	Tennis/Pickle Ball Court - Recoat/Paint	$23,576	
	1305	Barbecues - Replace	$11,060	
	1804	Tree - Replacement/Major Maintenance	$16,300	$101,796
2029	204	Wood - Re-Stain	$29,518	
	207	Metal Surfaces - Repaint	$8,978	
	215	Building Ext Surfaces - Repaint (Fiber Cement/Trim)	$45,930	
	216	Interior Surfaces - Repaint	$38,042	
	301	Siding - Replace	$8,574	
	402	Asphalt - Surface Application	$9,241	
	403	Curb/Gutters/Drain Pans - Partial Replace	$10,395	
	601	Concrete Flatwork - Partial Replace	$47,816	
	602	Dyed Concrete - Repair	$44,766	
	903	Security System - Replace	$27,558	
	1127	Pool Lights - Replace	$20,515	
	1405	Furnishings - Replace	$67,364	
	1406	Cardio Equipment - Replace	$101,045	
	1421	Televisions/Soundbars - Replace	$40,296	$500,037
2030	1801	Groundcover - Replenish	$22,226	$22,226
2031	601	Concrete Flatwork - Partial Replace (Shared)	$71,420	
	625	Breeze/Crushed Granite - Replenish	$3,968	
	625	Breeze/Crushed Granite - Replenish (Shared)	$43,318	
	1121	Pool Furniture - Replace	$118,605	
	1123	ADA Lift - Replace	$12,538	
	1124	Filter Media - Replace	$5,846	
	1501	Carpeting - Replace	$26,839	
	1701	Irrigation System - Major Repairs	$30,498	
	2005	Charging Stations	$35,920	$348,952
2032	1011	Stone/Rock Retaining Walls - Major Repairs	$15,151	$15,151
2033	204	Wood - Re-Stain	$36,153	
	207	Metal Surfaces - Repaint	$10,996	
	303	Wood Siding - Major Repairs	$24,377	
	402	Asphalt - Surface Application	$11,318	
	403	Curb/Gutters/Drain Pans - Partial Replace	$12,732	
	601	Concrete Flatwork - Partial Replace	$58,565	
	804	Shade Sails - Replace	$8,251	

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
	910	Key Fob System - Replace	$20,252	
	1101	Pool - Resurface	$80,541	
	1102	Spa - Replaster	$9,563	
	1106	Spa Heater - Replace	$41,253	
	1111	Pool/Spa Pumps - Replace	$11,626	
	1113	Pool Cover - Replace	$14,439	
	1304	Drinking Fountain - Replace	$54,004	
	1305	Patio Furniture - Replace	$48,754	
	1307	Benches - Replace	$24,977	
	1308	Trash Receptacles - Replace	$21,452	
	1418	Electronic/Music System Equipment - Replace	$20,252	
	1418	Music System - Replace	$8,063	
	1506	Artificial Turf - Replace	$65,615	
	1804	Tree - Replacement/Major Maintenance	$21,002	
	1811	V" Ditches - Repair"	$240,274	$844,459
2034	625	Breeze/Crushed Granite - Replenish	$4,620	
	625	Breeze/Crushed Granite - Replenish (Shared)	$50,433	
	1801	Groundcover - Replenish	$27,223	$82,276
2035	601	Concrete Flatwork - Partial Replace (Shared)	$87,475	
	920	Defibrillators - Replace	$5,894	
	1117	Misc. Pool Equipment - Replace	$8,716	
	1202	Tennis/Pickle Ball Court - Recoat/Paint	$33,619	
	1305	Barbecues - Replace	$15,772	$151,476
2036	110	Flat Roof - Coating	$32,354	
	703	Water Heater - Replace	$38,423	
	1105	Pool Heater - Replace	$65,494	
	1124	Filter Media - Replace	$7,532	
	1306	Picnic Tables - Replace	$12,924	
	1314	Cabanas - Replace	$117,890	
	1402	Appliances - Replace	$48,029	
	1407	Wallpaper - Replace	$26,547	
	1408	Window Coverings - Replace	$78,986	
	1431	Tile Wall - Replace	$34,358	
	1701	Irrigation System - Major Repairs	$39,297	
	1703	Irrigation Controllers - Replace	$22,268	$524,104
2037	204	Wood - Re-Stain	$44,280	
	207	Metal Surfaces - Repaint	$13,468	
	215	Building Ext Surfaces - Repaint (Fiber Cement/Trim)	$68,900	
	216	Interior Surfaces - Repaint	$57,068	
	301	Siding - Replace	$12,861	
	402	Asphalt - Surface Application	$13,863	
	403	Curb/Gutters/Drain Pans - Partial Replace	$15,594	
	601	Concrete Flatwork - Partial Replace	$71,730	
	602	Dyed Concrete - Repair	$67,155	
	625	Breeze/Crushed Granite - Replenish	$5,379	
	625	Breeze/Crushed Granite - Replenish (Shared)	$58,717	
	903	Security System - Replace	$41,340	
	1127	Pool Lights - Replace	$30,775	
	1405	Furnishings - Replace	$101,054	
	1406	Cardio Equipment - Replace	$151,580	
	1406	Strength Equipment - Replace	$125,398	
	1421	Televisions/Soundbars - Replace	$60,448	
	1508	Laminate - Replace	$59,824	$999,433
2038	709	Elevator Cab - Remodel	$62,819	
	901	Fire Protection System - Replace	$14,980	

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
	1605	Bollard Lights - Replace	$87,704	
	1609	Street/Parking Lot Lights - Replace	$13,289	
	1801	Groundcover - Replenish	$33,342	
	1804	Tree - Replacement/Major Maintenance	$27,060	$239,194
2039	505	Barn Doors - Replace	$21,961	
	601	Concrete Flatwork - Partial Replace (Shared)	$107,139	
	1102	Spa - Replaster	$12,963	
	1108	Pool/Spa Filters - Replace	$32,026	
	1111	Pool/Spa Pumps - Replace	$15,759	
	1305	Patio Furniture - Replace	$66,085	
	1413	Restroom - Remodel	$457,512	
	1418	Electronic/Music System Equipment - Replace	$27,451	
	1418	Music System - Replace	$10,929	$751,825
2040	625	Breeze/Crushed Granite - Replenish	$6,262	
	625	Breeze/Crushed Granite - Replenish (Shared)	$68,361	$74,623
2041	104	Vinyl/TPO Flat Roof - Replace	$82,307	
	204	Wood - Re-Stain	$54,234	
	207	Metal Surfaces - Repaint	$16,495	
	402	Asphalt - Surface Application	$16,979	
	403	Curb/Gutters/Drain Pans - Partial Replace	$19,100	
	601	Concrete Flatwork - Partial Replace	$87,854	
	613	Exposed Aggregate Concrete Flatwork - Partial Replace	$74,037	
	1121	Pool Furniture - Replace	$196,906	
	1123	ADA Lift - Replace	$20,816	
	1124	Filter Media - Replace	$9,705	
	1321	Exterior Counter Tops/Cabinets - Replace	$29,395	
	1403	Cabinets/Countertops -Replace	$140,647	
	1433	Fireplace - Replace	$10,689	
	1501	Carpeting - Replace	$44,557	
	1503	Ceramic Tile - Replace	$78,245	
	1510	Luxury Vinyl Plank - Replace	$99,241	
	1601	Interior Hallway - Replace	$129,058	
	1610	LED Tube Lights - Replace	$3,629	
	1701	Irrigation System - Major Repairs	$50,633	
	2005	Charging Stations	$59,635	$1,224,162
2042	920	Defibrillators - Replace	$8,404	
	1011	Stone/Rock Retaining Walls - Major Repairs	$25,153	
	1117	Misc. Pool Equipment - Replace	$12,429	
	1202	Tennis/Pickle Ball Court - Recoat/Paint	$47,939	
	1305	Barbecues - Replace	$22,490	
	1801	Groundcover - Replenish	$40,837	$157,253
2043	601	Concrete Flatwork - Partial Replace (Shared)	$131,223	
	625	Breeze/Crushed Granite - Replenish	$7,291	
	625	Breeze/Crushed Granite - Replenish (Shared)	$79,590	
	705	HVAC RTU's - Replace	$466,965	
	1804	Tree - Replacement/Major Maintenance	$34,867	$719,936
2044		No Expenditures Projected		$0
2045	204	Wood - Re-Stain	$66,425	
	207	Metal Surfaces - Repaint	$20,203	
	215	Building Ext Surfaces - Repaint (Fiber Cement/Trim)	$103,358	
	216	Interior Surfaces - Repaint	$85,608	
	301	Siding - Replace	$19,294	
	303	Wood Siding - Major Repairs	$44,789	
	402	Asphalt - Surface Application	$20,796	
	403	Curb/Gutters/Drain Pans - Partial Replace	$23,393	

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
	601	Concrete Flatwork - Partial Replace	$107,603	
	602	Dyed Concrete - Repair	$100,740	
	804	Shade Sails - Replace	$15,159	
	903	Security System - Replace	$62,015	
	910	Key Fob System - Replace	$37,209	
	1101	Pool - Resurface	$147,982	
	1102	Spa - Replaster	$17,571	
	1104	Coping Stone/Tile - Replace	$267,698	
	1106	Spa Heater - Replace	$75,796	
	1111	Pool/Spa Pumps - Replace	$21,361	
	1113	Pool Cover - Replace	$26,529	
	1126	Skimmers - Replace	$65,116	
	1127	Pool Lights - Replace	$46,167	
	1304	Drinking Fountain - Replace	$99,224	
	1305	Patio Furniture - Replace	$89,577	
	1307	Benches - Replace	$45,891	
	1308	Trash Receptacles - Replace	$39,414	
	1405	Furnishings - Replace	$151,592	
	1406	Cardio Equipment - Replace	$227,389	
	1418	Electronic/Music System Equipment - Replace	$37,209	
	1418	Music System - Replace	$14,815	
	1421	Televisions/Soundbars - Replace	$90,680	
	1506	Artificial Turf - Replace	$120,557	
	1811	V" Ditches - Repair"	$441,465	$2,732,626
2046	508	Sliding Door Wall - Replace	$169,624	
	625	Breeze/Crushed Granite - Replenish	$8,488	
	625	Breeze/Crushed Granite - Replenish (Shared)	$92,662	
	707	Elevator - Rebuild/Upgrade	$471,177	
	1124	Filter Media - Replace	$12,504	
	1701	Irrigation System - Major Repairs	$65,240	
	1801	Groundcover - Replenish	$50,017	$869,713
2047	601	Concrete Flatwork - Partial Replace (Shared)	$160,722	$160,722
2048	602	Stamped Concrete - Repair (Shared)	$80,143	
	1804	Tree - Replacement/Major Maintenance	$44,925	$125,069
2049	204	Wood - Re-Stain	$81,357	
	207	Metal Surfaces - Repaint	$24,745	
	401	Asphalt - Major Overlay	$243,033	
	402	Asphalt - Surface Application	$25,470	
	403	Curb/Gutters/Drain Pans - Partial Replace	$28,652	
	501	Utility Doors - Replace	$25,319	
	601	Concrete Flatwork - Partial Replace	$131,792	
	625	Breeze/Crushed Granite - Replenish	$9,883	
	625	Breeze/Crushed Granite - Replenish (Shared)	$107,882	
	920	Defibrillators - Replace	$11,984	
	1117	Misc. Pool Equipment - Replace	$17,723	
	1202	Tennis/Pickle Ball Court - Recoat/Paint	$68,360	
	1305	Barbecues - Replace	$32,070	
	1320	Wood Trellis - Replace	$329,141	$1,137,411
2050	1801	Groundcover - Replenish	$61,261	$61,261
2051	110	Flat Roof - Coating	$69,210	
	120	Gutters/Downspouts - Replace	$37,752	
	601	Concrete Flatwork - Partial Replace (Shared)	$196,851	
	703	Water Heater - Replace	$82,192	
	1102	Spa - Replaster	$23,817	
	1105	Pool Heater - Replace	$140,101	

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
	1111	Pool/Spa Pumps - Replace	$28,954	
	1121	Pool Furniture - Replace	$326,902	
	1123	ADA Lift - Replace	$34,558	
	1124	Filter Media - Replace	$16,112	
	1305	Patio Furniture - Replace	$121,421	
	1306	Picnic Tables - Replace	$27,647	
	1314	Cabanas - Replace	$252,181	
	1314	Shade Structure - Replace	$38,294	
	1402	Appliances - Replace	$102,741	
	1407	Wallpaper - Replace	$56,788	
	1408	Window Coverings - Replace	$168,962	
	1418	Electronic/Music System Equipment - Replace	$50,436	
	1418	Music System - Replace	$20,081	
	1419	Lockers - Replace	$32,130	
	1431	Tile Wall - Replace	$73,497	
	1501	Carpeting - Replace	$73,973	
	1701	Irrigation System - Major Repairs	$84,060	
	1703	Irrigation Controllers - Replace	$47,634	
	2005	Charging Stations	$99,005	$2,205,298
2052	625	Breeze/Crushed Granite - Replenish	$11,506	
	625	Breeze/Crushed Granite - Replenish (Shared)	$125,602	
	803	Mailboxes - Replace	$455,914	
	1011	Stone/Rock Retaining Walls - Major Repairs	$41,759	$634,782
2053	204	Wood - Re-Stain	$99,646	
	207	Metal Surfaces - Repaint	$30,307	
	215	Building Ext Surfaces - Repaint (Fiber Cement/Trim)	$155,050	
	216	Interior Surfaces - Repaint	$128,423	
	301	Siding - Replace	$28,943	
	402	Asphalt - Surface Application	$31,196	
	403	Curb/Gutters/Drain Pans - Partial Replace	$35,093	
	601	Concrete Flatwork - Partial Replace	$161,417	
	602	Dyed Concrete - Repair	$151,122	
	903	Security System - Replace	$93,030	
	1002	Metal Fencing/Handrails - Replace	$142,439	
	1127	Pool Lights - Replace	$69,256	
	1405	Furnishings - Replace	$227,407	
	1406	Cardio Equipment - Replace	$341,110	
	1406	Strength Equipment - Replace	$282,191	
	1421	Televisions/Soundbars - Replace	$136,031	
	1508	Laminate - Replace	$134,625	
	1804	Tree - Replacement/Major Maintenance	$57,885	$2,305,171
2054	1801	Groundcover - Replenish	$75,032	$75,032
2055	601	Concrete Flatwork - Partial Replace (Shared)	$241,102	
	625	Breeze/Crushed Granite - Replenish	$13,396	
	625	Breeze/Crushed Granite - Replenish (Shared)	$146,233	
	709	Elevator Cab - Remodel	$148,715	
	901	Fire Protection System - Replace	$35,463	
	1605	Bollard Lights - Replace	$207,629	
	1609	Street/Parking Lot Lights - Replace	$31,459	$823,997