

VM5/5A Reserve Fund 10 Year Analysis 2021 Base Year												
ITEM	YEAR											
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Line Item (life in yrs.)												
Pool Pump (10) 2014	\$1,400	\$1,600	\$1,800	\$2,000	\$240	\$480	\$720	\$960	\$1,200	\$1,440	\$1,680	
Pool Filter (15) 2012	\$1,500	\$1,666	\$1,833	\$2,000	\$2,166	\$2,333	\$2,500	\$200	\$400	\$600	\$800	
Pool Heater (11) 2017	\$2,000	\$2,500	\$3,000	\$3,500	\$4,000	\$4,500	\$5,000	\$5,500	\$600	\$1,200	\$1,800	
Pool Solar Heat (20) 2018	\$2,400	\$3,200	\$4,000	\$4,800	\$5,600	\$6,400	\$7,200	8,000.00	\$8,800	\$9,600	\$10,400	
Pool Deck (12) 2018	\$2,625	\$3,500	\$4,375	\$5,250	\$6,125	\$7,000	\$7,875	8,750.00	\$9,625	\$10,500	\$1,050	
Pool Salt (3) 2021	\$2,900	\$400	\$800	\$1,200	\$480	\$960	\$1,440	576.00	\$1,152	\$1,728	\$691	
Pool Furniture (6) 2020	\$975	\$1,900	\$2,875	\$3,850	\$4,825	\$5,850	\$1,170	\$2,340	\$3,510	\$4,680	\$5,850	
Pool Drink. Fount (14) 2017	\$228	\$285	\$342	\$399	\$456	\$513	\$570	\$627	\$684	\$741	\$800	
SPA Filter Pump (10) 2016	\$1,100	\$1,320	\$1,540	\$1,760	\$1,980	\$2,200	\$264	\$528	\$792	\$1,056	\$1,320	
SPA Therapy Pump (10) 2016	\$1,100	\$1,320	\$1,540	\$1,760	\$1,980	\$2,200	\$264	\$528	\$792	\$1,056	\$1,320	
SPA Filter (13) 2012	\$1,728	\$1,920	\$2,112	\$2,304	\$2,500	\$231	\$462	\$693	\$924	\$1,155	\$1,386	
SPA Heater (8) 2017	\$2,000	\$2,500	\$3,000	\$3,500	\$4,000	\$600	\$1,200	\$1,800	\$2,400	\$3,000	\$3,600	
SPA Cover (2) 2021	\$0	\$350	\$700	\$400	\$800	\$450	\$900	\$500	\$1,000	\$550	\$1,100	
Ramada Paint (8) 2021	\$7,490	\$1,125	\$2,250	\$3,375	\$4,500	\$5,625	\$6,750	\$7,875	\$9,000	\$1,350	\$2,700	
Ramada Roof (10) 2016	\$4,000	\$4,800	\$5,600	\$6,400	\$7,200	\$8,000	\$960	\$1,920	\$2,880	\$3,840	\$4,800	
Refrigerator (15) 2012	\$900	\$1,000	\$1,100	\$1,200	\$1,300	\$1,400	\$1,500	\$120	\$240	\$360	\$480	
Unknown	\$2,100	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
Minimum Reserve Fund	\$34,446	\$34,386	\$41,867	\$48,698	\$53,152	\$53,742	\$43,775	\$45,917	\$48,999	\$47,856	\$44,777	

Bracketed items indicate year of replacement.

Cost of item increased 20% after year of replacement.

VILLA MONTEREY 5/5A RESERVE ITEMS - 2021

<u>ITEM</u>	<u>YEAR PURCHASED</u>	<u>LIFE</u>	<u>ORIGINAL COST</u>	<u>REPLACEMENT COST</u>
POOL PUMP	2014	10	\$1,500	\$2,000
POOL FILTER	2012	15	\$800	\$2,500
POOL HEATER **	2017	11	\$4,000	\$5,500
POOL SOLAR HEAT	2018	20	\$11,325	\$16,000
POOL DECK	2018	12	\$8,520	\$10,500
POOL SALT	2021	3	\$2,535	\$1,200
POOL FURNITURE	2020	6	\$4,850	\$5,850
POOL DRINK. FOUNTAIN	2017	14	\$570	<u>\$800</u>
				<u>\$44,350</u>
SPA FILTER PUMP	2016	10	\$1,500	\$2,200
SPA THERAPY PUMP	2016	10	\$1,500	\$2,200
SPA FILTER	2012	13	\$800	\$2,500
SPA HEATER **	2017	8	\$3,500	\$4,000
SPA COVER	2021	2	\$600	<u>\$700</u>
				<u>\$11,600</u>
RAMADA PAINT	2021	8	\$7,490	\$9,000
RAMADA ROOF	2016	10	\$6,100	\$8,000
REFRIGERATOR	2012	15	\$0	<u>\$1,500</u>
				<u>\$18,500</u>

** High efficiency pool heater cost \$10,000, Spa heater cost \$8,650. Offsetting cost savings would need to be determined.

Excluded Items:

1. Sewer Line (Covers kitchen and bathrooms.) Replaced in 2018, cost \$3,525. Estimate life 25 yrs. Palm tree removed that was causing blockage from root intrusion.
2. Ramada Grounds Irrigation System. Annual repairs part of annual budget. Complete replacement would be part of total landscape renovation. Estimated cost to be determined.
3. Possible future additions include Ramada Furniture, estimated cost \$4,000, and Air Conditioner, estimated cost \$7,000.

Major Information Sources:

Aqua Tech Pool Service

Bill Mucci, Pool & Spa Committee Chair

Randy Brenckman, Board V.P. in charge of Ramada & Grounds

Wayne Knudson, Board Dir. , Co-Chair Architectual Committee, Past President