

11/5/22

VILLA MONTEREY 5/5A RESERVE ITEMS - 2023

<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	\$5,000
SPA COVER	2021	2	\$600	<u>\$700</u>
				<u>\$12,600</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>

** 15 year warranty

Excluded Items:

1. Sewer Line (Covers kitchen and bathrooms.) Replaced in 2018, cost \$3,525. Estimate life 25 yrs.
2. Ramada Grounds Irrigation System. Annual repairs part of annual budget. Complete replacement would be part of total landscape renovation.
3. Possible future addition Ramada Air Conditioning, estimated cost \$10,000.

1/15/2022

VM5/5A Reserve Fund 10 Year Analysis 2023 Base Year

ITEM Line Item (life in yrs.)	YEAR										
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Pool Pump (10) 2014	\$1,600	\$1,800	\$2,000	\$240	\$480	\$720	\$960	\$1,200	\$1,440	\$1,680	\$1,920
Pool Filter (15) 2012	\$1,666	\$1,833	\$2,000	\$2,166	\$2,333	\$2,500	\$200	\$400	\$600	\$800	\$1,000
Pool Heater (11) 2017	\$2,500	\$3,000	\$3,500	\$4,000	\$4,500	\$5,000	\$5,500	\$600	\$1,200	\$1,800	\$2,400
Pool Solar Heat (20) 2018	\$3,200	\$4,000	\$4,800	\$5,600	\$6,400	\$7,200	8,000.00	\$8,800	\$9,600	\$10,400	\$11,360
Pool Deck (12) 2018	\$3,500	\$4,375	\$5,250	\$6,125	\$7,000	\$7,875	8,750.00	\$9,625	\$10,500	\$1,050	\$2,100
Pool Salt (3) 2021	\$400	\$800	\$1,200	\$480	\$960	\$1,440	576.00	\$1,152	\$1,728	\$691	\$1,382
Pool Furniture (6) 2020	\$1,900	\$2,875	\$3,850	\$4,825	\$5,850	\$1,170	\$2,340	\$3,510	\$4,680	\$5,850	\$7,020
Pool Drink. Fount (14) 2017	\$285	\$342	\$399	\$456	\$513	\$570	\$627	\$684	\$741	\$800	\$83
SPA Filter Pump (10) 2016	\$1,320	\$1,540	\$1,760	\$1,980	\$2,200	\$264	\$528	\$792	\$1,056	\$1,320	\$1,584
SPA Therapy Pump (10) 2016	\$1,320	\$1,540	\$1,760	\$1,980	\$2,200	\$264	\$528	\$792	\$1,056	\$1,320	\$1,584
SPA Filter (13) 2012	\$1,920	\$2,112	\$2,304	\$2,500	\$231	\$462	\$693	\$924	\$1,155	\$1,386	\$1,617
SPA Heater (8) 2017	\$3,125	\$3,750	\$4,375	\$5,000	\$750	\$1,500	\$2,250	\$3,000	\$3,750	\$4,500	\$5,250
SPA Cover (2) 2021	\$350	\$700	\$400	\$800	\$450	\$900	\$500	\$1,000	\$550	\$1,100	\$600
Ramada Paint (8) 2021	\$1,125	\$2,250	\$3,375	\$4,500	\$5,625	\$6,750	\$7,875	\$9,000	\$1,350	\$2,700	\$4,050
Ramada Roof (10) 2016	\$4,800	\$5,600	\$6,400	\$7,200	\$8,000	\$960	\$1,920	\$2,880	\$3,840	\$4,800	\$5,760
Refrigerator (15) 2012	\$1,000	\$1,100	\$1,200	\$1,300	\$1,400	\$1,500	\$120	\$240	\$360	\$480	\$600
Unknown	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Minimum Reserve Fund	\$35,011	\$42,617	\$49,573	\$54,152	\$53,892	\$44,075	\$46,367	\$49,599	\$48,606	\$45,677	\$53,310

Bracketed items indicate year of replacement.
Cost of item increased 20% after year of replacement.