

RESERVE STUDY

**Sierra Los Pinos
Property Owners Association**

Prepared by:

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1 Introduction

Sierra Los Pinos Property Owners Association, hereafter referred to as the Association, has, authorized Criterium Building Inspection Engineers to conduct a Reserve Fund Study. Studies of this nature are important to ensure that a community has sufficient funds for long-term, periodic capital expenditure requirements. Anticipating large expenditures over an extended period of time through a structured analysis and scheduling process assists the Association in meeting financial requirements without increasing the service fees above permitted maximums, borrowing the funds, or levying special financial assessments to the owners.

Typically, a community association has two broad cash requirements: the general operating reserves and the capital repair and replacement reserves. In this report, we will focus on those items falling under the capital repair and replacement reserve criteria. We have projected a capital repair and replacement reserve for thirty (30) years. The first ten years are the most reliable. Such a study should be updated every three to five years.

A reserve study is a budgetary analysis for replacement of long term capital reserve items. Items which occur frequently and periodically are typically accounted for in the operating budget. Items such as painting, landscaping, irrigation are typically included in the operating budget due to their frequent recurrence and predictability.

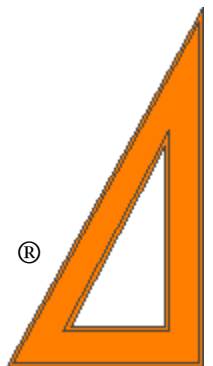
This report is structured to analyze components of the community for which the Association is responsible and to assess a useful expected life and useful remaining life to those components. The anticipated scheduled repair or replacement of the component and the anticipated expense for the activity are then analyzed in conjunction with the current capital reserves funding program for the community. Funding program recommendations are made with the objective of limiting substantial cash excesses while minimizing financial burdens that can result from significant cash inadequacies.

This report is intended to be used as a tool to determine reserve fund allocation requirements for the community, to manage future Association obligations, and to inform the community of future financial needs in general. The report that follows has been prepared from the perspective of what an owner at this association would benefit from knowing. Some items, beyond those of immediate concern, may be discussed. Therefore, the report should be read in its entirety in order to fully understand all of the information that has been obtained.

2 Description

The Association is a subdivision consisting of approximately 156 homes located in the north-central mountains of New Mexico. Per our discussions with the Board, the Association is responsible for the following infrastructure.

- Roads;
- Water System including the following items:
 - Water piping;



- Wells;
- Water meters
- Storage tanks
- Park equipment;

A complete list of the capital reserve inventory is in Appendix A at the end of this report.

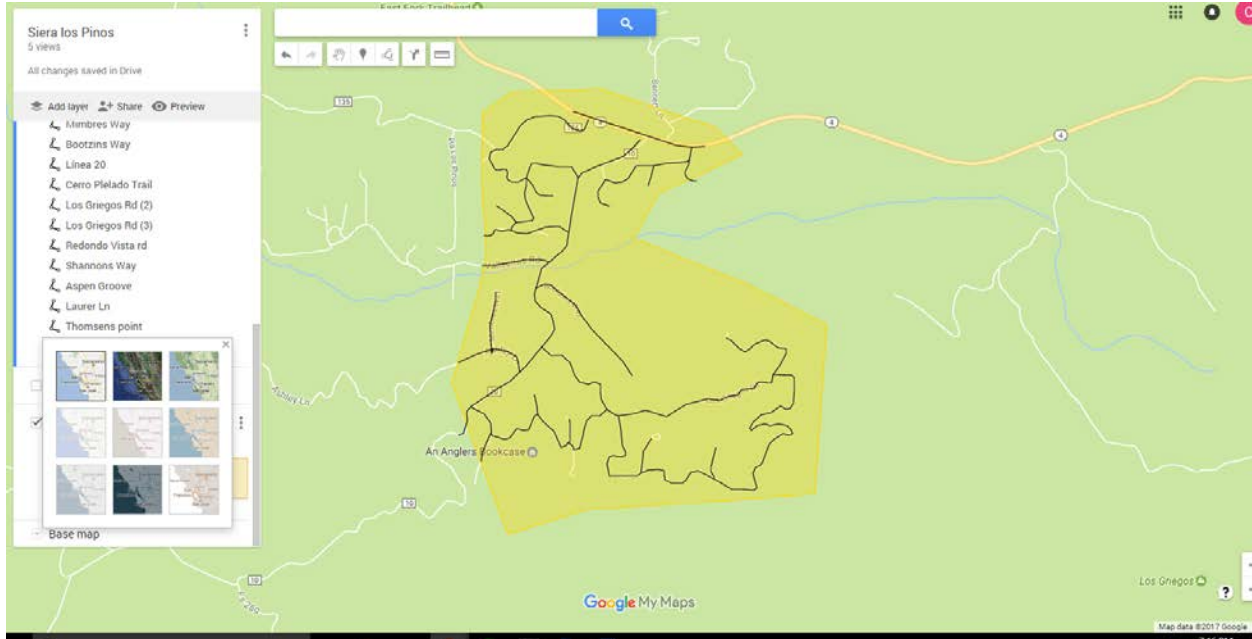


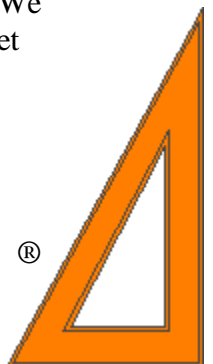
Figure 1: Sierra Los Pinos

3 Executive Summary

In general, we find the capital reserve items to be in **good** condition in comparison to other associations we have inspected. It is evident that the Association is maintaining the infrastructure and making necessary replacement and repairs.

This Association is unique in that it is responsible for the water system and roads within the Association. Typically this type of infrastructure is managed by some type of public utility authority. The Association relies on the technical expertise of many of the volunteer members.

We find the reserve fund to be well funded but anticipate you will need to increase contributions in order to meet future expenses. We discuss the funding levels and recommendations in depth in section 6 of this report. Total current contributions levels are approximately \$5000 per year. We estimate the reserve contributions will have to increase to approximately \$18,720 per year meet long term capital expenditures.



4 Purpose and Scope

4.1 Purpose

The purpose of this study is to perform a reserve fund analysis and to determine a capital needs plan. It is intended to be used as a tool for the Association in determining the allocation requirements into the reserve fund in order to meet future anticipated capital expenditures for the community.

This report forecasts obligations for the community thirty years into the future. It should be noted that events might occur that could have an effect on the underlying component or system useful life assumptions used in this study. Likewise, inevitable market fluctuations can have an impact on component or system replacement and repair costs. Therefore, a study such as this should be updated from time to time, usually on a three to five-year cycle, in order to reflect the most accurate needs and obligations of the community.

4.2 Scope

This study has been performed according to the scope as discussed with the Association Board and the standards of the Community Associations Institute. The findings and recommendations are based on interviews with the Board; a review of available documents; and an investigation of the site.

The guidelines used to determine which physical components within the community are to be included in the component inventory list are based on the following general criteria:

1. The component must be a common element, or otherwise noted to be the responsibility of the Association to replace.
2. The component must have an estimated remaining useful life of thirty years or less. As the site ages, additional components may need to be added.
3. The funding for replacement should be from one source only, not funded from another area of the budget or through a maintenance contract.
4. The cost of replacement should be high enough to make it financially unsound to fund it from the operating budget.

This study estimates the funding levels required for maintaining the long term viability of the facility. Our approach involves:

- Examining association managed equipment, buildings and site facilities.
- Predicting their remaining service life and, approximating how frequently they will require repair or replacement.
- Estimating repair or replacement costs for each capital item.
- Using data developed in Steps 1, 2 and 3 to project Capital Reserve balances for Years 1



through 30.

The statements in this report are opinions about the present condition of the subject community. They are based on visual evidence available during a diligent investigation of all reasonably accessible areas falling under the responsibility of the Association.

We did not remove any surface materials, perform any destructive testing, or move any furnishings. This study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort. For additional limitations, see Section 8.

4.3 Sources of Information

Onsite inspections of the property occurred on the following dates:

- September 15, 2016;

The following documents were made available to us and reviewed:

- Restrictive Covenants- Unit 1.
- Restrictive Covenants- Unit 2
- Declaration of Covenants, Conditions, & Restrictions-Unit3
- Declarations of Restrictions- Units 4-10
- Appended Bylaws of Sierra Los Pinos Property Owners' Association.
- 2016 Budget
- 2015 Year end Financials (Profit and Loss/ Balance Sheet)

We base our cost estimates on some or all of the following:

- R.S. Means;
- Our data files on similar projects;
- Estimates provided to us by the Association.

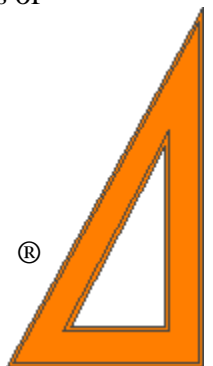
4.4 Standards of Reference

For your reference, the following definitions may be helpful:

Excellent: Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

Fair: Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d)



Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Adequate: A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality buildings where such details typically become more relevant.

Repair/Replacement Reserves - Non-annual maintenance items that will require significant expenditure over the life of the buildings. Included are items that will reach the end of their estimated useful life during the course of this forecast, or, in the opinion of the investigator, will require attention during that time

To our knowledge, this report is accurate based on the information we have received regarding your Association. In this section we will discuss any major assumptions we have made regarding this study.

5 Conditional Assessment of Capital Reserve Items

5.1 Roads

The majority of roads are repaired and maintained by the Association, with the exception of Forest Road 10 which is maintained by the local county authority. The Association has a yearly budget based on past expenditures for regrading and snowplowing of the roads. The yearly costs are highly variable and mainly associated with the amount of precipitation received.

Since road maintenance and repair is budgeted on a yearly basis, we consider this an operating expensive. However we have included a line item in our budget for larger repairs such as drainage work. (See the reserve study work sheet at the end of the report.)

5.2 Water System

The Association is responsible for the water supply system. This system includes the wells, pumps, storage tanks, water lines and water meters to each home. The Association is nearing completion of installing water meters throughout the subdivision. These meters have been funded via special assessments.



The water system is comprised of two major systems. Each system has separate wells and storage tanks. System one has two wells: the Aspen well and Hovenweep well (backup-low yield). It also has 3 fiberglass storage tanks that are approximately 10,000 gallons in size each. System two has one well in the meadow near the fire house. It has two storage tanks that are approximately 10,000 gallons in size each.

Each of these items is included in our reserve study budget. See the reserve study work sheet at the end of the report.

5.3 Parks

Two small parks are located in the Association. One park is located near the fire house and the other park is located along the Forest Road 10. Amenities include picnic tables, playground equipment and park benches. We have budgeted for these items in our reserve study. Based on the amount of use of these facilities the Association may want to phase out some of the equipment.

6 Fund Analysis

Our analysis of the association reserve funds is based on the balance sheet as of December 2015. We have assumed a rate of return on invested funds of 1.5% and an inflation rate of 2.0%. Our analysis indicates that the current level of contributions towards capital reserve items should be approximately \$18,720 per year or \$10 per unit per month and we anticipate no necessary special assessments.

We have assumed a current reserve fund contribution of \$5000 per year based on the 2016 budget. While this is low in comparison to our recommended contribution of \$18,720, the amount is relatively small when compared to the overall yearly dues of approximately \$106,950.

Our recommended increase in reserve fund contributions does not necessarily mean that the overall homeowner assessment should increase. Any unused operating funds, for example funds budgeted for snow removal, can be used to contribute to the reserve funds.

Table 1: Recommended Reserve Fund Contributions per Unit per Month

	Current Funding	Recommended Funding
Total	\$5000	\$18,720
Per Unit Per Month	\$2.67	\$10

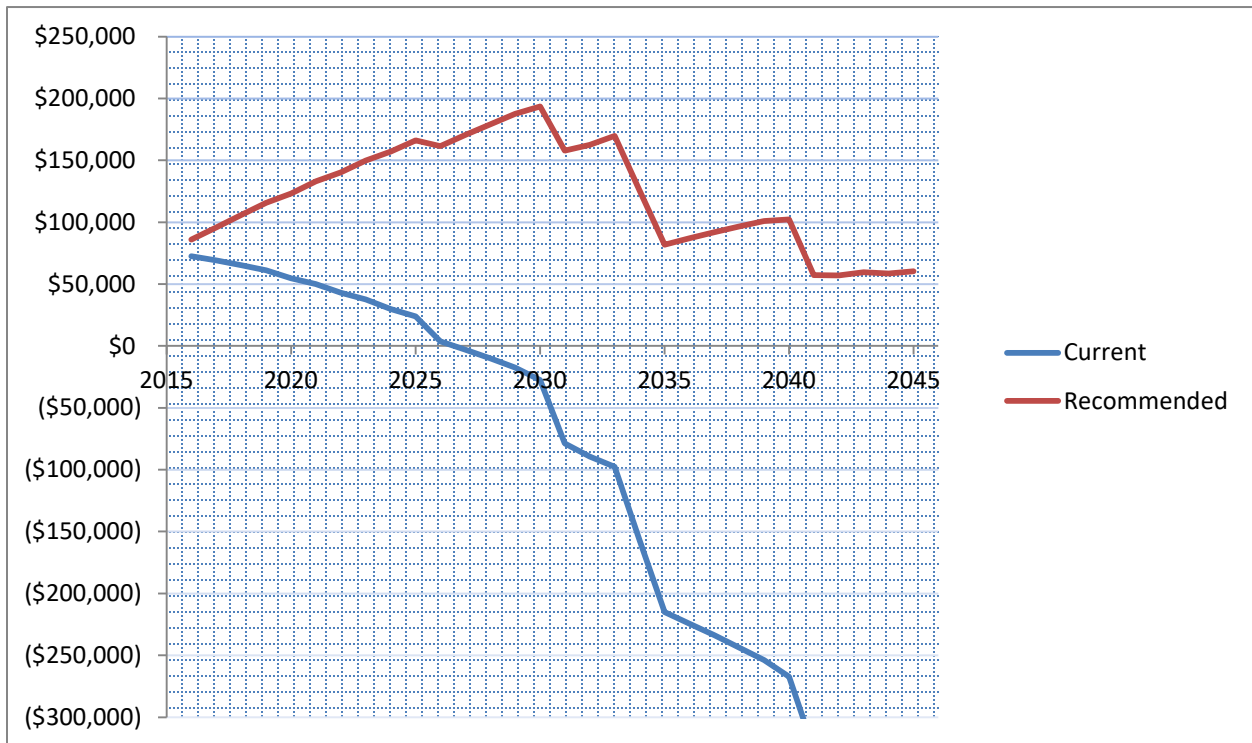
6.1 Projected Reserve Fund Balance

The consequences of these alternatives are shown in the following table which computes the reserve funding balance for each year over the next thirty years. Of particular note are sharp



declines in balances which can be correlated with large expenditures (tank replacement, etc.). As these components near the end of their life expectancy, we anticipate that the actual work will be staggered in time due to ongoing maintenance and repairs. This should typically be reflected in updated reserve studies as this time approaches. This time period is too far away to make accurate projections about the state of your infrastructure. As your infrastructure ages, more meaningful conclusions can be drawn regarding the need for replacement.

Table 2: Reserve fund balance over a 30 year period with data



<u>Year</u>	<u>Year</u> <u>Number</u>	<u>Yearly</u> <u>Expenditures</u>	<u>Current</u>	<u>Recommended</u>
2016	1	\$0	\$72,617	\$85,918
2017	2	\$10,200	\$69,054	\$95,854
2018	3	\$10,404	\$65,230	\$105,733
2019	4	\$10,612	\$61,137	\$115,548
2020	5	\$12,827	\$54,735	\$123,263
2021	6	\$11,041	\$50,050	\$132,907
2022	7	\$13,345	\$42,956	\$140,356
2023	8	\$11,487	\$37,641	\$149,803
2024	9	\$13,884	\$29,814	\$156,958
2025	10	\$11,951	\$23,831	\$166,183
2026	11	\$25,729	\$3,773	\$161,561
2027	12	\$12,434	(\$3,044)	\$170,365



2028	13	\$12,682	(\$10,111)	\$179,049
2029	14	\$12,936	(\$17,431)	\$187,605
2030	15	\$15,636	(\$27,451)	\$193,550
2031	16	\$56,863	(\$78,698)	\$157,738
2032	17	\$16,268	(\$89,349)	\$162,593
2033	18	\$14,002	(\$97,736)	\$169,821
2034	19	\$64,948	(\$157,068)	\$125,446
2035	20	\$63,552	(\$215,004)	\$81,824
2036	21	\$14,859	(\$224,247)	\$86,970
2037	22	\$15,157	(\$233,788)	\$91,891
2038	23	\$15,460	(\$243,632)	\$96,578
2039	24	\$15,769	(\$253,785)	\$101,022
2040	25	\$19,060	(\$267,228)	\$102,193
2041	26	\$64,394	(\$326,006)	\$57,367
2042	27	\$19,830	(\$340,220)	\$57,100
2043	28	\$17,069	(\$351,673)	\$59,633
2044	29	\$20,631	(\$366,688)	\$58,588
2045	30	\$17,758	(\$378,831)	\$60,442

6.2 Percent Funded

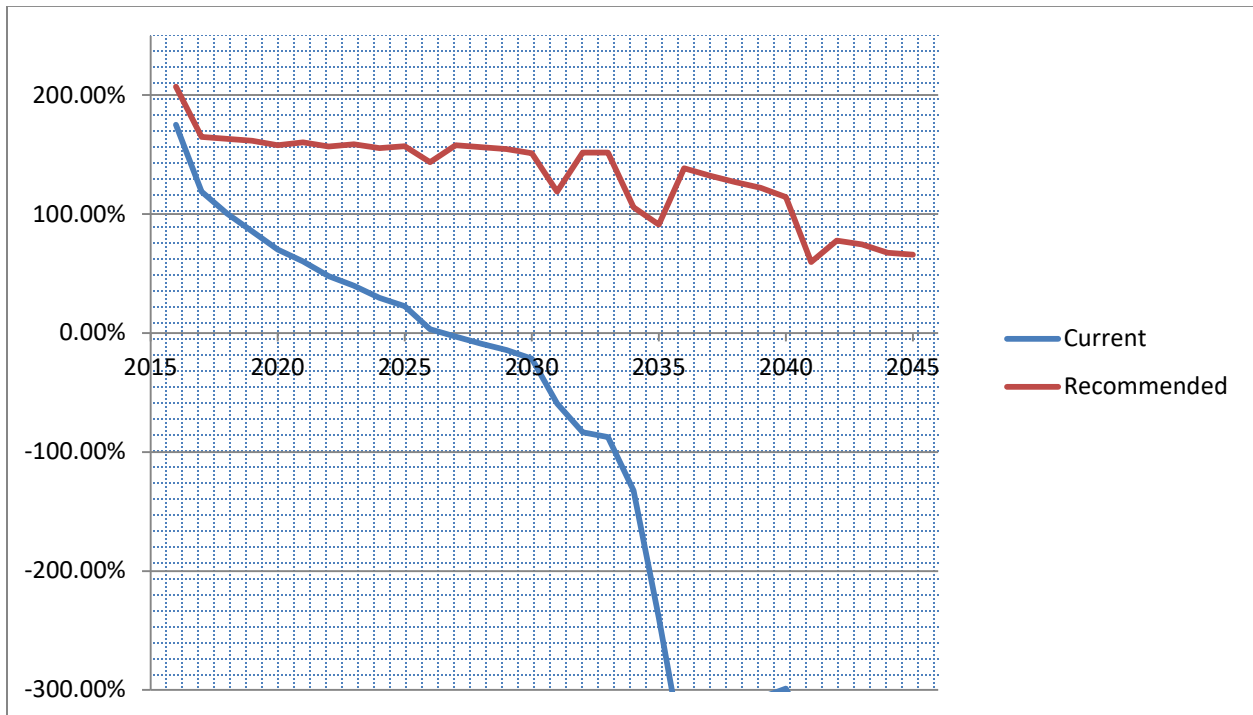
A benchmark often used in reserve study funding known as percent funded. To understand this metric we have to define the Fully Funded Balance. The Fully Funded Balance is a metric we use to compute how much reserve funds are needed. It takes into account the replacement cost of an item, its life span and its remaining life to arrive at an economic value for each item. The fully funded balance at any point in time is the sum of the replacement costs of each item.

A fully funded reserve balance would mean that the associations has 100 percent of funds available at any given point in time to replace items taking into account their depreciated values.

With our recommended reserve fund contributions, your Association appears to be well funded for the next several years. Of course it is not possible to maintain a constant level of funding due to the timing of capital expenditures, but as discussed previously, staggering large projects will have a smoothing effect on the curves.



Table 3: Reserve fund percentage funded over a period of 30 years



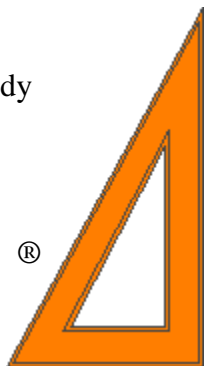
7 Effective Use of a Reserve Study

7.1 Initial Reserve Study and Future Updates

An initial reserve study is a rough estimating tool used to gauge whether or not your association is with-holding reserves for future capital replacement expenses. These estimates are based on the average estimated useful life spans of various components. There can be great variability in the life span of many components, even within an association. This can be due to many factors such as methods of construction, climatic conditions, or amount of usage. For example, roads in areas that have a lot of traffic will need more repairs. As your association infrastructure matures, it will become apparent which areas will need to be repaired and replaced more frequently.

Future reserve studies should begin adjusting and staggering the replacement lives for various portions of your infrastructure based on their current condition. Staggering the maintenance, repair and replacement of items has two benefits. First, it avoids having several large projects in a short period of time, which can be difficult to manage. Second, it helps avoid spikes in funding levels and helps keep expenditures uniform over a period of time.

By making the repairs to the areas suggested and documenting their costs, the next reserve study can take this information into account in making future projections.



7.2 Developing a Maintenance Plan

Our experience generally indicates that taking a pro-active approach to maintenance will help prolong the life of your infrastructure and will be more cost effective than just waiting to replace items.

As your association matures you will begin to develop data which will be very valuable in updating future reserve studies. Such data will include maintenance and repair costs. Developing a relationship with local contractors and suppliers can help improve the accuracy of future reserve studies.

In our opinion, the maintenance procedures developed by your Association are above average when compared to other associations we evaluate.

7.3 Developing Standards for Repairs/Replacements

Many of the recommendations we have made in this report involve protecting and prolonging the life of your infrastructure. However, different associations may have different levels of expectations regarding architectural and aesthetic considerations. For example, when it comes to stucco repairs, the primary intent in prolonging the life of the stucco is to repair cracks and moisture infiltration. Some associations are fine with levels of discoloration and mismatched stucco colors. Other associations would prefer to color coat an entire wall do to aesthetic considerations.

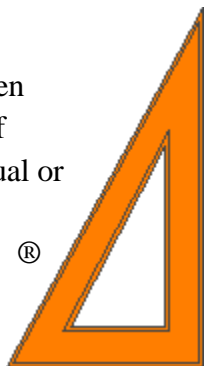
We recommend your association draft and adopt standards for repairs. This will help in producing more accurate long term projections of costs for maintaining your infrastructure.

7.4 Sources of Reserve Funding

Most associations have two major funding accounts: an operating account which includes items for regular maintenance, legal fees, management etc., and a reserve account which holds money for future capital expenses. Monthly HOA fees typically go towards these two accounts. It is important that your Association take both of these funds into account when considering fee increases or decreases. A well run association may experience declining operating fees due to increased efficiencies which can help increase reserve contributions without increasing overall fees. Likewise, increased operating expenses may necessitate an increase in HOA fees that is larger than the recommended increase for reserve contributions.

8 Limitations

The observations described in this study are valid on the date of the investigation and have been made under the conditions noted in the report. We prepared this study for the exclusive use of your Association. Criterium Building Inspection Engineers does not intend any other individual or



party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify and hold Criterium Building Inspection Engineers harmless for any damages, losses, or expenses they may incur as a result of its use.

This study is limited to the visual observations made during our inspection. We did not remove surface materials, conduct any destructive or invasive testing, move furnishings or equipment, or undertake any digging or excavation. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of the investigation. We did not undertake to completely assess the stability of the buildings or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment.

We did not investigate the following areas:

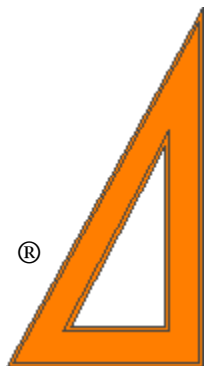
1. Buried utilities or infrastructure
2. Concealed structural members or systems
3. All interior spaces

We do not render an opinion on uninvestigated portions of the community.

We did not perform any computations or other engineering analysis as part of this evaluation, nor did we conduct a comprehensive code compliance investigation. This study is not to be considered a warranty of condition, and no warranty is implied.

In our Reserve Fund Analysis, we have provided estimated costs. These costs are based on our general knowledge of building systems and the contracting and construction industry. When appropriate, we have relied on standard sources, such as Means Building Construction Cost Data, to develop estimates. However, for items that we have developed costs (e.g.: structural repairs), no standard guide for developing such costs exists. Actual costs can vary significantly, based on the availability of qualified contractors to do the work, as well as many other variables. We cannot be responsible for the specific cost estimates provided.

We have performed no design work as part of this study, nor have we obtained competitive quotations or estimates from contractors as this also is beyond the scope of the project. The actual cost to remedy deficiencies and deferred maintenance items that we have identified may vary significantly from estimates and competitive quotations from contractors.



9 Conclusion

In summary, this concludes our reserve fund analysis for your association. In general, we find that the Associations reserve funds are sufficient but recommend an increase in the contributions to meet future expenses. You can use this study as a bench mark to adjust the amount of reserve contributions on a yearly basis. Tracking expenditures and developing a maintenance and repair program will help refine future reserve studies. In general, it is recommended to update a reserve study every 3 to 5 years.

Your association should use this as a general guideline for implementing a repair and replacement program for each of your reserve components. We encourage your association to develop specific plans with regards to the largest capital expenditures, in particular the stucco, retaining walls and sewer replacement lines.

As your association undertakes maintenance, repair and replacement projects, we recommend you log the costs associated with each project. This data can be used in a reserve study update to provide a more accurate assessment of your reserve funding.

If you have any questions about this study or the reserve fund analysis, please feel free to contact us. Thank you for the opportunity to be of assistance to you.

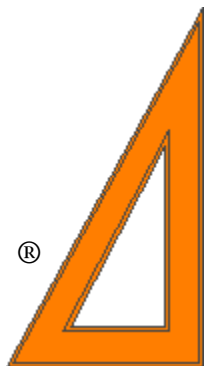
Sincerely,



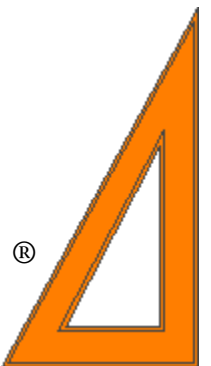
Carlos Gallegos, M.S.
Field Engineer



Edward Flores, Jr.
Chief Engineer and President



Appendix A: Component Inventory Worksheet



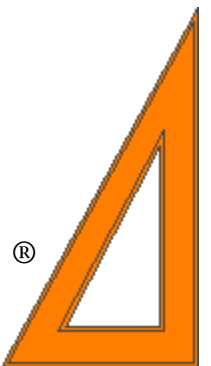
Reserve Study Worksheet - Itemized Worksheet

Capital Item To Be Replaced	Quantity	Unit cost	Reserve Requirement (*)	Beginning Balance	Frequency (yrs)**	Amount Per Year	Remaining Life (yrs)	Reserve Funding Monthly	Reserve Funding Annual	Full Funding Balance	Information Source
Site											
Tank A-1	1	\$14,625.00	\$14,625.00	\$3,320.87	35	\$417.86	30	\$31.40	\$376.80	\$2,089.29	Fextex
Tank A-2	1	\$14,625.00	\$14,625.00	\$6,641.74	35	\$417.86	25	\$26.61	\$319.33	\$4,178.57	Fextex
Tank A-3	1	\$14,625.00	\$14,625.00	\$6,641.74	35	\$417.86	25	\$26.61	\$319.33	\$4,178.57	Fextex
Tank B-1	1	\$14,625.00	\$14,625.00	\$13,283.48	35	\$417.86	15	\$7.45	\$89.43	\$8,357.14	Fextex
Tank B-2	1	\$14,625.00	\$14,625.00	\$13,283.48	35	\$417.86	15	\$7.45	\$89.43	\$8,357.14	Fextex
Water Meters-Phase 1	72	\$467.00	\$33,624.00	\$5,344.45	20	\$1,681.20	18	\$130.92	\$1,571.09	\$3,362.40	City of Tuscon
Water Meters- Phase 2	72	\$467.00	\$33,624.00	\$2,672.23	20	\$1,681.20	19	\$135.75	\$1,629.04	\$1,681.20	City of Tuscon
Major Road Repair	1	\$4,000.00	\$4,000.00	\$0.00	1	\$4,000.00	1	\$333.33	\$4,000.00	\$0.00	Allowance
Water Line Replacement	1	\$4,000.00	\$4,000.00	\$0.00	1	\$4,000.00	1	\$333.33	\$4,000.00	\$0.00	Allowance
Pump 1	1	\$1,850.00	\$1,850.00	\$588.11	10	\$185.00	8	\$13.14	\$157.74	\$370.00	RS Means/Water Pumps Direct
Pump 2	1	\$1,850.00	\$1,850.00	\$1,176.21	10	\$185.00	6	\$9.36	\$112.30	\$740.00	RS Means/Water Pumps Direct
Pump 3	1	\$1,850.00	\$1,850.00	\$1,764.32	10	\$185.00	4	\$1.79	\$21.42	\$1,110.00	RS Means/Water Pumps Direct
Valve Replacement	1	\$2,000.00	\$2,000.00	\$0.00	1	\$2,000.00	1	\$166.67	\$2,000.00	\$0.00	Allowance
Pump House 1	1	\$3,000.00	\$3,000.00	\$2,861.06	25	\$120.00	10	\$1.16	\$13.89	\$1,800.00	Allowance
Pump House 2	1	\$3,000.00	\$3,000.00	\$1,907.37	25	\$120.00	15	\$6.07	\$72.84	\$1,200.00	Allowance
Building Exterior											
Building Interior											
Mechanical											
Amenities											
Swingset 1	1	\$1,342.00	\$1,342.00	\$1,066.54	20	\$67.10	10	\$2.30	\$27.55	\$671.00	AAA State of Play
Swing Set 2	1	\$1,890.00	\$1,890.00	\$1,502.06	20	\$94.50	10	\$3.23	\$38.79	\$945.00	AAA State of Play
Park Bench	2	\$370.00	\$740.00	\$588.11	20	\$37.00	10	\$1.27	\$15.19	\$370.00	ULINE
Park Table	2	\$710.00	\$1,420.00	\$1,128.53	20	\$71.00	10	\$2.43	\$29.15	\$710.00	ULINE
Slide	1	\$1,245.00	\$1,245.00	\$989.45	20	\$62.25	10	\$2.13	\$25.56	\$622.50	FLA Playground
Monkey Bars	1	\$1,470.00	\$1,470.00	\$1,168.27	20	\$73.50	10	\$2.51	\$30.17	\$735.00	FLA Playground
Other											
Totals			\$170,030.00	\$65,928.00		\$16,652.04		\$1,244.92	\$14,939.06	\$41,477.81	
Total Over Term			\$446,505.00								

* Costs are typically 10%±

** Reserve study is based on a 30 year projection of non-annual maintenance

Appendix B: Annual Expenditures



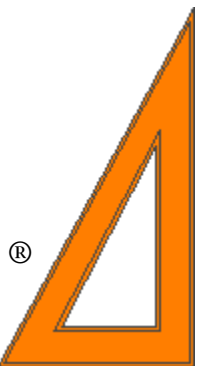
ANNUAL EXPENSES

	Year:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Site																
Tank A-1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tank A-2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tank A-3		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tank B-1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tank B-2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Meters-Phase 1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Meters- Phase 2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major Road Repair		0	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Water Line Replacement		0	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Pump 1		0	0	0	0	0	0	0	0	1,850	0	0	0	0	0	0
Pump 2		0	0	0	0	0	0	1,850	0	0	0	0	0	0	0	0
Pump 3		0	0	0	0	1,850	0	0	0	0	0	0	0	0	0	1,850
Valve Replacement		0	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Pump House 1		0	0	0	0	0	0	0	0	0	0	3,000	0	0	0	0
Pump House 2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Exterior																
Building Interior																
Mechanical																
Amenities																
Swingset 1		0	0	0	0	0	0	0	0	0	0	1,342	0	0	0	0
Swing Set 2		0	0	0	0	0	0	0	0	0	0	1,890	0	0	0	0
Park Bench		0	0	0	0	0	0	0	0	0	0	740	0	0	0	0
Park Table		0	0	0	0	0	0	0	0	0	0	1,420	0	0	0	0
Slide		0	0	0	0	0	0	0	0	0	0	1,245	0	0	0	0
Monkey Bars		0	0	0	0	0	0	0	0	0	0	1,470	0	0	0	0
Other																
Total Costs		0	10,000	10,000	10,000	11,850	10,000	11,850	10,000	11,850	10,000	21,107	10,000	10,000	10,000	11,850
Total Costs Adjusted For 2% Inflation		0	10,200	10,404	10,612	12,827	11,041	13,345	11,487	13,884	11,951	25,729	12,434	12,682	12,936	15,636

ANNUAL EXPENSES

	Year:	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
	Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Site																
Tank A-1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tank A-2		0	0	0	0	0	0	0	0	0	0	14,625	0	0	0	0
Tank A-3		0	0	0	0	0	0	0	0	0	0	14,625	0	0	0	0
Tank B-1		14,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tank B-2		14,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Meters-Phase 1		0	0	0	33,624	0	0	0	0	0	0	0	0	0	0	0
Water Meters- Phase 2		0	0	0	0	33,624	0	0	0	0	0	0	0	0	0	0
Major Road Repair		4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Water Line Replacement		4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Pump 1		0	0	0	1,850	0	0	0	0	0	0	0	0	0	1,850	0
Pump 2		0	1,850	0	0	0	0	0	0	0	0	0	1,850	0	0	0
Pump 3		0	0	0	0	0	0	0	0	0	1,850	0	0	0	0	0
Valve Replacement		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Pump House 1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pump House 2		3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Building Exterior																
Building Interior																
Mechanical																
Amenities																
Swingset 1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Swing Set 2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Park Bench		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Park Table		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Slide		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monkey Bars		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other																
Total Costs		42,250	11,850	10,000	45,474	43,624	10,000	10,000	10,000	10,000	11,850	39,250	11,850	10,000	11,850	10,000
Total Costs Adjusted For 2% Inflation		56,863	16,268	14,002	64,948	63,552	14,859	15,157	15,460	15,769	19,060	64,394	19,830	17,069	20,631	17,758

Photo Addendum



Location

Sierra Los Pinos, NM

Photo Taken by:

Carlos Gallegos, M.S.

Date:

September 15, 2016



Photo Number

1

Description:

Park Equipment near Forest Road 10



Photo Number

2

Description:

Park Equipment near Fire House

Location

Sierra Los Pinos, NM

Photo Taken by:

Carlos Gallegos, M.S.

Date:

September 15, 2016



Photo Number

3

Description:

Hovenweep Pumphouse



Photo Number

4

Description:

Hovenweep Pumphouse

Location

Sierra Los Pinos, NM

Photo Taken by:

Carlos Gallegos, M.S.

Date:

September 15, 2016



Photo Number

5

Description:

Water Storage Tank



Photo Number

6

Description:

Booster Pump House

Location

Sierra Los Pinos, NM

Photo Taken by:

Carlos Gallegos, M.S.

Date:

September 15, 2016



Photo Number

7

Description:

Pump Motor



Photo Number

8

Description:

Water Meter

Location

Sierra Los Pinos, NM

Photo Taken by:
Carlos Gallegos, M.S.

Date:
September 15, 2016



Photo Number

9

Description:

Valve



Photo Number

10

Description:

Water Tanks