

Blanco ROA

Full Reserve Study Report With Site Visit

For 30-Year Projection Period Beginning January 1, 2024



Description of Reserve Management Plan Engagement and Reserve Study Report

This reserve management plan involves a reserve professional providing assistance to the **Blanco ROA** by helping identify key factors, develop assumptions, gather and assemble information, and develop a financial model based upon their stated assumptions.

A Level I Reserve Study is based on our own on-site analysis, a review and update of capital components, and a financial analysis. The on-site analysis and development of all pertinent capital components of **Blanco ROA** upon which this reserve management plan is based was performed by Ryan Fuller of ReserveWise beginning on **December 20, 2023**.

The attached basic financial exhibits and disclosures comprise the Reserve Study report for the **Blanco ROA**. These exhibits include estimates of funding and expenditures, statements of projected cash flows, and component detail and expenditures for the 30-year period beginning **January 1, 2024**, and related disclosures that provide important information regarding this Reserve Study.

Management's Responsibility for Reserve Study

The Manager and Board of Directors of **Blanco ROA** is responsible for the fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles and appropriate state statutes.

Reserve Professional's Responsibility and Reserve Study Report

ReserveWise responsibility is to perform a reserve study as per our Engagement Letter and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial analysis and future projections.

The procedures selected are based on the reserve professional's judgment, and we believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report for the **Blanco ROA**, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the **Blanco ROA**, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding this reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that both major and minor capital components be presented to supplement the basic financial exhibits. This list of components is the responsibility of the **Blanco ROA** and management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits.

ReserveWise
Ryan Fuller



ReserveWise

DRAFT

Blanco ROA

Reserve Study

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Executive Summary

This Executive Summary identifies the major characteristics of the **Blanco ROA** and may normally be copied and provided to members to meet your disclosure requirements. If you prefer to receive a copy of these pages in Excel format so that you may format it to meet your needs, please contact us and we will provide a copy for your use.

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Type of Project	Single Family Homes
Number of Units	1,912
Year of Construction	2015
Site Visit Date	December 20, 2023
Project Completion Date	January 2, 2024
Report Effective Date	January 1, 2024
Rate of Inflation	3.00 %
Rate of Return on Investments	3.05 %
Projected Reserve Balance at January 1, 2024	\$193,449
Fully Funded Balance as of January 1, 2024	\$678,366
Percent Funded as of January 1, 2024	28.52%
Annual Reserve Fund Contribution	\$95,172
Monthly Reserve Fund Contribution	\$7,931
Monthly Reserve Fund Contribution per unit	\$4.15
Recommended Special Assessment/Loan	\$0

This financial projection was prepared based upon certain assumptions regarding condition, replacement costs, and estimated useful lives of the components contained in this study.

Estimated replacement costs are based upon bids received, prior actual costs, construction cost manuals, Preparer's database, other research, and is localized for the region.

This study is limited to those components contained herein. Components not contained in this reserve study have useful lives in excess of the scope of this study (30 years), or are included in the annual operating budget.

Funding has been calculated using a pooled, cash flow calculation. Assumptions for interest earnings on invested funds (net taxes), and inflation rates estimated for future replacement costs are shown above.

Based on our analysis we have recommended an **increase** in your reserve contributions for upcoming years, however **no special assessments** are presently anticipated for any year covered by this reserve study.

The Board of Directors and management should regularly update assumptions and estimates used in this reserve study in order to have accurate financial projections of future cash requirements.

Report Introduction

The reserve study funding plan is an integral part of the annual budget process and overall financial plan for the **Blanco ROA**. That portion of the annual budget related to funding reserves generally comes out of the assessment. Because of the multi-year approach of the reserve budget, the reserve study itself is a budgeting tool used to determine what portion of the assessment is used for the reserve fund.

The property identified in this report is a common interest development. As such, it contains common areas and facilities that are owned "in common" by the members. As the elected governing body of the association, the Board of Directors is responsible for maintenance of the common areas and sound financial management and operation of the Association. This is called their Fiduciary Duty.

The primary duties of the Board include the preparation and approval of the annual budget. The annual budget process must, at a minimum, address two areas: Operating Funds and Reserve Funds. The net result is a determination of the annual assessment to be charged to members, which will consist of an operating assessment and a reserve assessment.

The operating budget is intended to provide for all annually recurring expenses of the Association, including routine maintenance of common areas. Such routine maintenance is the basis of the facilities maintenance plan, and to a large degree, will dictate the timing and amount of future expenditures from the reserve fund. The normal operating budget process is to estimate the required expenditures for the Association's governance, business, member services, and maintenance activities, then determine the assessment required to provide for those costs. By its nature, this is geared to an annual cycle.

The reserve budget is intended to provide specifically for annual major repair, replacement, refurbishment or remodeling of existing capital components of the Association, and not be used for any other purpose. These funds are accumulated by the Association, earn interest, and should be expended as approved by the Board for these purposes.

This Reserve Study assists the Board by providing the information to determine the appropriate amount of money to assess owners. Specifically, the reserve study report provides a 30-year funding plan to assure an equitable assessment structure to address the non-annual, major repairs and replacements of common area components. The report is a financial projection that is based upon an evaluation of the common area components.

Because the reserve study is a projection of future events, it is necessarily based upon several assumptions. The reserve study process is an exercise in refining those assumptions to those most likely to occur. Future events occurring near term are inherently more predictable than those occurring long term. Therefore, it is important to perform regular periodic updates to the reserve study. These updates take into consideration actual maintenance activities, component performance, and the passage of time.

The reserve study consists of two parts; the physical analysis, and the financial analysis. The findings of the physical evaluation include identification of components, condition, useful and remaining useful life, and replacement costs. The financial analysis consists of the evaluation of the current reserve funding status, and a 30-year projection of cash inflows and outflows.

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Financial Analysis

The attached Cash Flow Projection summarizes the cash inflows and outflows of the reserve fund for the thirty-year projection period. This analysis incorporates the assumptions set forth in the Summary of Significant Assumptions. The projected assessments should reflect the amounts set forth in the Association's annual budget.

The starting point for the Cash Flow Projection is the estimated combined cash and investment balance at the first day of the fiscal year of the 30-year projection period. Since this report is prepared prior to that date, the actual amount might differ.

Several factors must be considered when reviewing your Financial Analysis;

- The current reserve fund cash balance
- The estimated reserve fund transfers from the interim report date through the end of the fiscal year
- The estimated expenditures from the interim report date through the end of the fiscal year
- The estimated interest earnings from the interim report date through the end of the fiscal year

The funding goals recognized in CAI's National Reserve Study Standards are:

Baseline Funding: a funding plan wherein cash inflows are generated to have sufficient cash for future years without running out of money - in other words, just making sure your cash balance does not go below zero. This is generally considered a risky goal as it leaves no margin for error, thereby exposing members to the risk of special assessments, loss of use of amenities, and/or failure of the Board of Directors in fulfilling their Fiduciary Duty.

Threshold Funding: a funding plan that sets a specific funding goal at a level above Base Line Funding, but below 100% funding, or Full Funding. This goal is based on the appropriate level of risk that the Board desires for the association. The risks are outlined above.

Full Funding: a funding plan that represents a 100% funding objective.

The funding goal established in this reserve study report is projected to be met at the end of the 30-year projection period, or within the 30-year funding analysis based upon the recommendation of the Provider and decisions of the Board of Directors of the Association.

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The physical analysis itself consists of two parts; a site-visit wherein (a) all common area components are identified, (b) measurement or quantification is made or verified, and (c) condition is assessed; and an analysis to determine what components are to be included in the reserve study, their respective useful (normal) life and remaining useful life, and the repair, replacement, refurbishment or remodeling cost of each.

The identification of common area components is based upon governing documents, prior reserve studies, inquiries of management or committees, depreciation schedules, asset listings, plot maps, building plans, vendor or contractor representations, and insurance records, in addition to our own observations. Management representations and governing documents may also help determine maintenance responsibility.

Measurements or quantification of common area components are included except for certain items where an "allowance" factor is used. Quantification, counts and measurements are in accordance industry standards and the association's preventative maintenance plan. Where there are firm bids or contracts that specify a cost, measurements are then used for the purpose of cost verification.

Condition is assessed by visual inspection and consideration of a number of factors: original useful life, age, quality, historical experience, rate of wear and tear, location, environment, management representations, and preventative maintenance plan. The preventative maintenance plan is one of the most important factors, as it is intended to maximize the useful life of components. Sometimes components will be replaced long before their useful life has ended for other reasons including aesthetic purposes, new technology, or efficiency desires.

The components to be included in the reserve study are based upon a number of factors. CAI National Reserve Study Standards established a four-part test:

- 1) The component must be a common area maintenance responsibility
- 2) The component must have a limited life
- 3) The limited life must be predictable
- 4) The component must be above a minimum threshold cost

Based on the above standards, most small equipment and hand tool items are excluded from the study. Most building infrastructure components such as framing, or foundations are also excluded from the study. However, the Association's maintenance plan may override these considerations. For instance, if smaller, low cost items such as pool equipment, which may otherwise be excluded based on individual cost to replace, are part of the swimming pool "system," then it would be appropriate to include such items in the reserve study.

Likewise, small tools may be grouped for this purpose to provide a funding vehicle for non-annual expenses that simply do not fit into the operating budget.

Factors that determine the useful life of each component includes our experience with similar components, the Association's preventative maintenance plan, warranty periods, assumptions regarding quality, wear and tear, maintenance procedures, and environmental conditions. The useful life is also used as the normal replacement cycle for calculation of future major repairs and replacements.

Remaining useful life will normally be the difference between its useful life and it's age. However, it may be modified based on observed condition, maintenance history, and the Association's preventative maintenance plan. Also, because maintenance records are often unavailable, and staff and board members have

changed, it is difficult to determine when a component was actually placed into service. The date placed in service may end up being an estimated date, calculated from the estimated remaining useful life. The following categories help us establish guidelines for determining useful life and remaining useful life.

- *Cyclic Regular - Items like road slurry or wood painting fall into this category. Such components have a very predictable life cycle. That life cycle may vary based upon local climate, usage, exposure to weather, or similar issues, but will generally stabilize for the components of a given property and have a reasonably high degree of predictability concerning both useful and remaining useful life.*
- *Cyclic Irregular - Items like deck surfaces and roofing fall into this category. These items have a normal life span great enough that climate, level of preventive maintenance, owner care, and other issues can materially affect the actual life.*
- *Predictable but Irregular Non-Catastrophic Failure - This category includes pool pumps, spa heaters, and other items which can be expected to wear out with some predictability (regular or irregular), but do not need to be replaced until failure. With these items the Association may well have accumulated the money for repair or replacement and then actually wait for failure to spend this money. This does not affect the reserve contribution prior to the expected replacement date, but once that date is reached funding can be reduced until failure because adequate reserves are on hand.*
- *Catastrophic Failure - With these items waiting until failure is not appropriate. A hydraulic elevator falls into this category. In these cases, a fund is built for a general replacement time frame, then a decision is made to repair or replace before failure.*
- *Outdated Design/Aesthetics - This category refers to items where aesthetics are a major concern. Examples include light fixtures, window coverings, carpet, and other items that may be quite functional past the time they are desirable. They should be recognized and reserved for in order to keep the common area from appearing dated and unappealing.*

Cost estimates can be derived from a number of different sources. Since the preparation of a reserve study is an attempt to refine estimates as much as possible, the use of "real costs" is our goal. That means we try to use the most reliable costs available, and if they're not available, go to the next most reliable source.

In order of reliability, costs are obtained from a variety of sources including:

<i>Actual cost of most recent repair</i>	<i>Bid for repair not yet under taken</i>
<i>Contractor or vendor estimate</i>	<i>ReserveWise cost database (updated)</i>
<i>Construction cost estimating guides</i>	<i>Other forms of research</i>

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The following significant assumptions were used in the preparation of this reserve study report.

If the actual replacement costs or remaining useful lives vary from the assumptions used in this analysis, the impact might be significant on future assessments. Accordingly, an annual review of the analysis is necessary to adjust replacement costs and remaining useful lives to ensure accuracy. The Board, within its authority, should then adjust contributions as necessary.

Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis.

The Association will not have to replace the components that have a remaining life of more than 30 years. Those components are assumed to be permanent, lifetime components. A projection of events 30 years in the future can only be made in general terms. However, as the Association matures, certain components may deteriorate, and the remaining physical life will be reduced such that those components may need to be reevaluated to determine if they should be included in future studies.

The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.

The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.

Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted and are assumed to be a close approximation to actual. Proper construction and installation of all improvements is assumed, unless otherwise noted.

Proper construction and installation of all improvements is assumed, unless otherwise noted.

This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.

The Association carries comprehensive property insurance to cover most insurable risks, such as all-risk property liability, and theft.

Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.

The Association will collect and set aside reserve assessments on an annual basis, in order that sufficient funds will be available when expenditures are scheduled or necessary.

The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.

Summary of Significant Assumptions (Continued)

The following assumptions were used in preparing this report beginning January 1, 2024:

Current Replacement Cost	\$ 1,569,930
Future Replacement Cost	\$ 2,175,085
Investment Accounts Average Interest Rate	3.05 %
Estimated Reserve Fund Balance	\$ 193,449
Annual Contribution	\$ 95,172
Estimated Rate of Inflation	3.00 %
Contingency Rate	0.00%

Components Excluded from this report

Major Component	Reason Not Included
Building Structures	Lifetime Component
Utilities - Underground / In Structure	Lifetime Component
Street Base - Hardscape	Lifetime Component

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Limitations on Report

The Preparer has relied upon certain information provided by the **Blanco ROA** and its representatives in the development of this reserve study. Such information includes, but is not necessarily limited to financial data, identification or quantification of common area components, historical maintenance information, component costs, and other pertinent information. This information is deemed reliable by ReserveWise.

This reserve study is to be used by the Association, however it has not been audited, nor subjected to a forensic or quality analysis, or background checks of historical records.

The reserve balance projected in this report is based upon financial information provided by the Association and its representative to the Preparer and was not audited.

Information on reserve projects and components provided to the Preparer by the Association and its representatives is considered reliable. The onsite visit cannot be considered a project audit or a quality visit.

Disclosures

Neither the preparers of this reserve study nor ReserveWise individually have relationships with the Association that would represent a conflict of interest.

Ryan Fuller's analysis experience encompasses all types of projects and communities including condominium, high-rise condominium, townhome, recreation, golf course, food and beverage, and all variances of homeowners associations.

This site visit included observation and assessment of all visible common area components, unless otherwise indicated on the detail component listing. No destructive testing was performed.

We are not aware of any material issues which, if not disclosed, would cause a significant distortion of the Association's reserve status or funding plan.

Actual expenditures may vary from estimated amounts, and the variations may be material based on findings at the time of action to replace, repair or refurbish a component. Therefore, amounts accumulated in the reserve fund may be inadequate to meet future needs should funding not be evaluated annually.

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Terminology

Report Effective Date – Effective date of report based on the Association fiscal year.

Current Replacement Cost - Calculation based upon unit cost, measurement basis, and quantity in today's dollars.

Common Area - The areas of a project whose ownership is under an undivided interest basis. These areas are shared equally between all owners, in use and maintenance.

Component - A specific item of the common areas that requires major repair, replacement, refurbishment or remodeling (pool pump, tennis court net, couch, roof, etc.).

Compound Interest - A financial calculation that takes into account that interest, added to the principal at specified compounding periods, also earns interest.

Funds - Actual monies that are on deposit or to be collected.

Future Cost - Estimated cost to replace at a specific future date based upon estimated current replacement cost and the rate of inflation applied on a compounded basis for a specified period.

Project Date - Date that the first unit was delivered for occupancy.

Estimated Life - Estimated total life of a reserve component, for recurring replacement cycles.

Unit - This is an actual residence or condominium.

Remaining Useful Life - An estimate of the service life of a particular component made after the first year in which a reserve item has been in place.

Adjusted Life - Changed life for the first replacement cycle only of a component.

Date Placed in Service - The initial date that a component is placed in service.

Special Assessment - Supplemental contributions by owners (in addition to the normal contributions) usually assessed when long-term maintenance or replacements of reserve items are of immediate nature and sufficient funds are not available to pay for these items

Measurement Basis - The basis in which costs are measured for reserve items (SY, LF, SF, EA, etc.).

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Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Beginning Balance

Period	100 % Funded Time Value	Percent Funded	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance
1/24 - 12/24	\$ 678,366	28.51 %	\$ 193,449	\$ 95,172	0.00 %	\$ 7,324	\$ 0	\$ 295,946
1/25 - 12/25	812,987	36.40	295,946	100,882	6.00	9,883	171,839	234,872
1/26 - 12/26	782,386	30.01	234,872	106,935	6.00	8,762	0	350,569
1/27 - 12/27	927,086	37.81	350,569	113,351	6.00	11,296	288,282	186,934
1/28 - 12/28	790,058	23.66	186,934	120,152	6.00	7,504	0	314,591
1/29 - 12/29	942,371	33.38	314,591	127,362	6.00	11,435	16,260	437,127
1/30 - 12/30	1,086,772	40.22	437,127	135,003	6.00	14,012	353,344	232,799
1/31 - 12/31	900,730	25.84	232,799	143,103	6.00	8,457	210,196	174,164
1/32 - 12/32	857,055	20.32	174,164	151,690	6.00	7,593	0	333,446
1/33 - 12/33	1,027,520	32.45	333,446	160,791	6.00	12,540	9,361	497,416
1/34 - 12/34	1,198,034	41.51	497,416	170,439	6.00	17,653	14,876	670,631
1/35 - 12/35	1,372,594	48.85	670,631	177,256	4.00	21,262	484,540	384,609
1/36 - 12/36	1,085,015	35.44	384,609	184,346	4.00	13,573	243,675	338,854
1/37 - 12/37	1,035,608	32.72	338,854	191,720	4.00	13,208	0	543,782
1/38 - 12/38	1,234,485	44.04	543,782	199,389	4.00	19,557	0	762,728
1/39 - 12/39	1,444,363	52.80	762,728	207,365	4.00	24,777	415,628	579,241
1/40 - 12/40	1,248,041	46.41	579,241	215,659	4.00	18,938	517,759	296,080
1/41 - 12/41	948,535	31.21	296,080	224,286	4.00	12,331	18,296	514,400
1/42 - 12/42	1,147,475	44.82	514,400	233,257	4.00	18,370	214,621	551,406
1/43 - 12/43	1,160,754	47.50	551,406	242,587	4.00	20,395	12,581	801,808
1/44 - 12/44	1,383,307	57.96	801,808	252,291	4.00	28,206	0	1,082,304
1/45 - 12/45	1,631,189	66.35	1,082,304	262,382	4.00	34,056	755,039	623,704
1/46 - 12/46	1,133,933	55.00	623,704	272,878	4.00	21,871	327,478	590,974
1/47 - 12/47	1,057,808	55.86	590,974	283,793	4.00	22,270	0	897,036
1/48 - 12/48	1,315,063	68.21	897,036	295,144	4.00	31,666	22,502	1,201,345
1/49 - 12/49	1,564,188	76.80	1,201,345	306,950	4.00	41,075	29,368	1,520,002
1/50 - 12/50	1,820,856	83.47	1,520,002	319,228	4.00	50,333	194,513	1,695,051
1/51 - 12/51	1,926,441	87.98	1,695,051	331,997	4.00	53,049	941,067	1,139,029
1/52 - 12/52	1,292,345	88.13	1,139,029	345,277	4.00	39,870	0	1,524,176
1/53 - 12/53	1,592,556	95.70	1,524,176	359,088	4.00	51,730	16,907	1,918,087

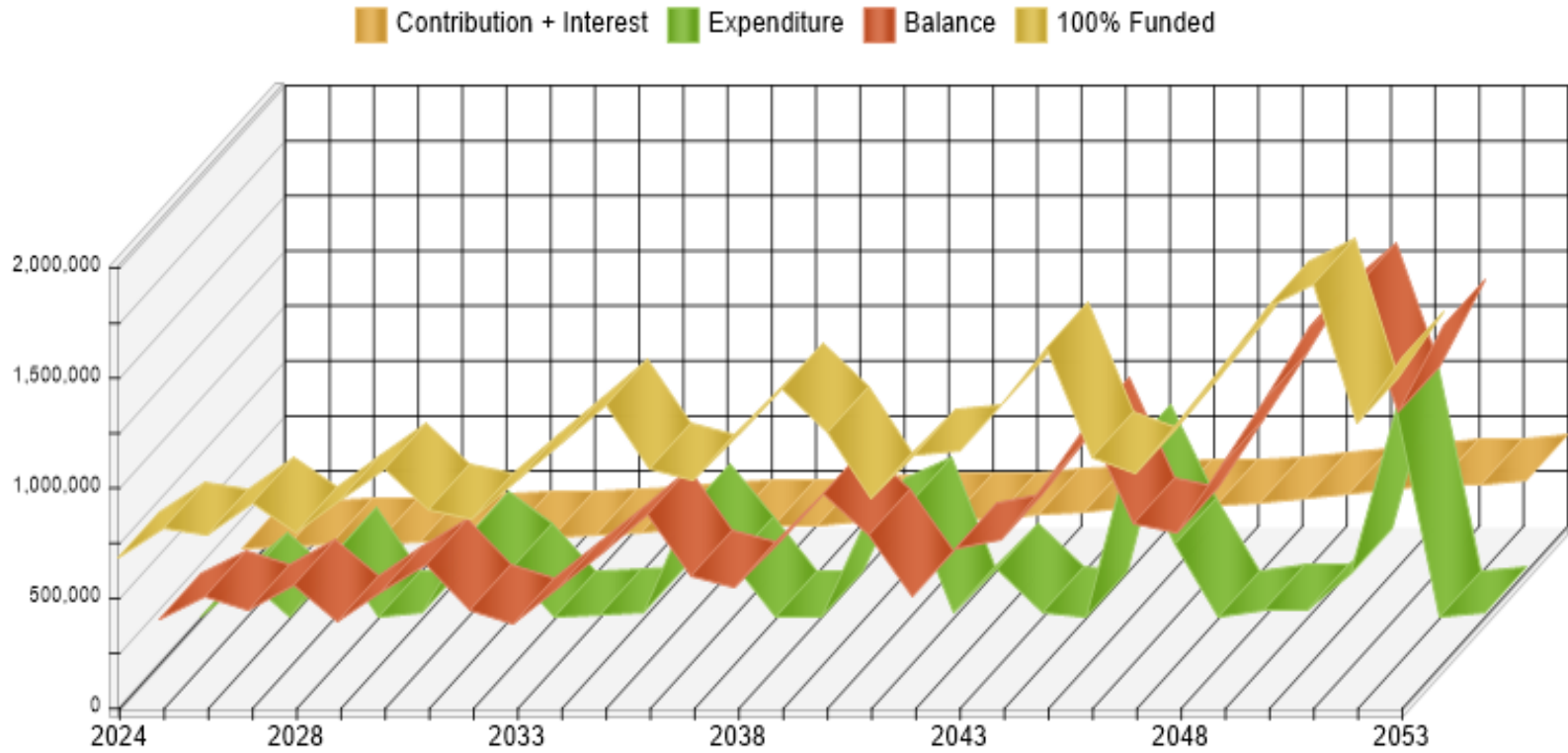
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Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Chart



INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Begin Balance	193,449	295,946	234,872	350,569	186,934	314,591	437,127	232,799	174,164	333,446
Contribution	95,172	100,882	106,935	113,351	120,152	127,361	135,003	143,103	151,689	160,791
Average Per Unit	49	52	55	59	62	66	70	74	79	84
Percent Change	0.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest	7,324	9,883	8,762	11,296	7,504	11,434	14,012	8,457	7,592	12,540
Less Expenditures	0	171,839	0	288,282	0	16,260	353,344	210,195	0	9,361
Ending Balance	295,946	234,872	350,569	186,934	314,591	437,127	232,799	174,164	333,446	497,416

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Begin Balance	497,416	670,631	384,609	338,854	543,782	762,728	579,241	296,080	514,400	551,406
Contribution	170,438	177,256	184,346	191,720	199,389	207,364	215,659	224,285	233,256	242,587
Average Per Unit	89	92	96	100	104	108	112	117	121	126
Percent Change	6.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	17,652	21,261	13,573	13,207	19,556	24,777	18,938	12,330	18,370	20,395
Less Expenditures	14,876	484,540	243,674	0	0	415,628	517,759	18,295	214,621	12,580
Ending Balance	670,631	384,609	338,854	543,782	762,728	579,241	296,080	514,400	551,406	801,808

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Begin Balance	801,808	1,082,304	623,704	590,974	897,036	1,201,345	1,520,002	1,695,051	1,139,029	1,524,176
Contribution	252,290	262,382	272,877	283,792	295,144	306,950	319,228	331,997	345,277	359,088
Average Per Unit	131	137	142	148	154	160	166	173	180	187
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	28,205	34,056	21,870	22,269	31,666	41,074	50,333	53,048	39,869	51,729
Less Expenditures	0	755,038	327,478	0	22,501	29,367	194,512	941,067	0	16,907
Ending Balance	1,082,304	623,704	590,974	897,036	1,201,345	1,520,002	1,695,051	1,139,029	1,524,176	1,918,087

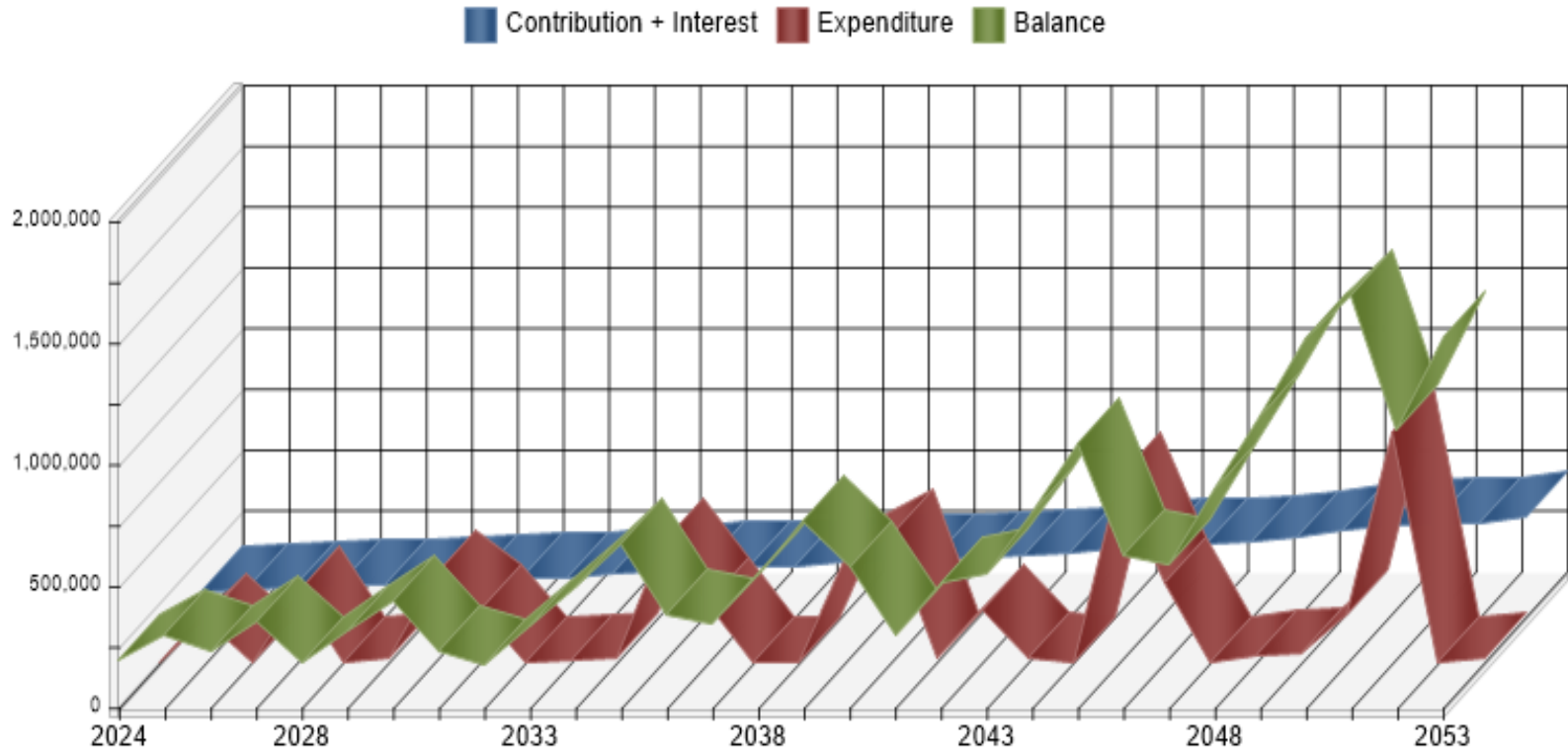
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Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Concrete / Streets										
Concrete Parking area - Repair		25,336					29,372			
Concrete Sidewalks - Repair		47,506					55,072			
	0	72,842	0	0	0	0	84,444	0	0	0
Facilities / Pool Area										
Restrooms - Remodel							38,330			
Splash Park Features - Replace							17,134			
	0	0	0	0	0	0	55,464	0	0	0
Fences & Walls / Common Area										
Perimeter Fences, Wood Phase 2 - Re								210,196		
Perimeter Walls, Masonry - Refurbish							110,145			
	0	0	0	0	0	0	110,145	210,196	0	0
Furniture / Park Area										
Site Furniture Park Bench's - Replace							8,812			
Site Furniture Picnic Tables - Replace							5,507			
	0	0	0	0	0	0	14,319	0	0	0
Furniture / Pool Area										
Aqua Creek Chair Lift - Replace										9,361
Pool Furniture Chairs- Replace		6,097								
Pool Furniture Life Guard Chairs- Repl						1,188				
Pool Furniture Lounge Chairs- Replace						11,211				
Pool Furniture Tables- Replace						2,079				
	0	6,097	0	0	0	14,478	0	0	0	9,361
Improvements / Park Area										
Bike Rack 6 Unit - Replace							1,224			
water fountain - Replace							1,836			
	0	0	0	0	0	0	3,060	0	0	0

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Improvements / Pool										
Pool Finishes, Plaster and Tile				276,186						
	0	0	0	276,186	0	0	0	0	0	0
Improvements / Pool & Playground Area										
Playground Equipment Medium- Repl							30,841			
Playground Equipment Small - Replac							13,217			
	0	0	0	0	0	0	44,058	0	0	0
Improvements / Pump room										
Chemical Controllers - Replace						1,782				
Hot Water Tank - Replace							1,469			
Pumps and Motors - Replace		9,501					11,014			
Triton II Commercial Filters - Replace				12,096						
	0	9,501	0	12,096	0	1,782	12,483	0	0	0
Irrigation / Common Area										
Irrigation Supply System - Replace		15,835								
	0	15,835	0	0	0	0	0	0	0	0
Landscaping / Common Area										
Landscaping - Replace		10,557					12,238			
Trees - Replace		57,007								
	0	67,564	0	0	0	0	12,238	0	0	0
Signage / Blanco Vista										
Welcome Monument - Refurbish							2,448			
	0	0	0	0	0	0	2,448	0	0	0
Signage / Common Area										
Local Area Monuments - Refurbish							7,343			
	0	0	0	0	0	0	7,343	0	0	0

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Signage / North Entrance										
Entrance Monument - Refurbish							2,448			
	0	0	0	0	0	0	2,448	0	0	0
Signage / Pool Area										
Pool Community Center Monument -							2,448			
	0	0	0	0	0	0	2,448	0	0	0
Signage / South Entrance										
Entrance Monument South Entrance-							2,448			
	0	0	0	0	0	0	2,448	0	0	0
	0	171,839	0	288,282	0	16,260	353,344	210,196	0	9,361

INFORMATION ONLY

Blanco ROA

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Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Concrete / Pool & Playground Area										
Pool Concrete Deck - Replace									214,621	
	0	0	0	0	0	0	0	0	214,621	0
Concrete / Streets										
Concrete Parking area - Repair		34,050					39,473			
Concrete Sidewalks - Repair		63,844					74,013			
	0	97,894	0	0	0	0	113,486	0	0	0
Fences & Walls / Common Area										
Perimeter Fences, Wood Phase 1- Re			243,675							
Perimeter Fences, Wrought Iron - Re		198,626								
	0	198,626	243,675	0	0	0	0	0	0	0
Furniture / Pool Area										
Aqua Creek Chair Lift - Replace										12,581
Pool Furniture Chairs- Replace		8,193								
Pool Furniture Life Guard Chairs- Repl						1,597				
Pool Furniture Lounge Chairs- Replace						15,066				
Pool Furniture Tables- Replace						2,794				
	0	8,193	0	0	0	19,457	0	0	0	12,581
Improvements / Common Area										
Postal Boxes - Replace							373,024			
	0	0	0	0	0	0	373,024	0	0	0
Improvements / Pool										
Pool Finishes, Plaster and Tile						393,776				
	0	0	0	0	0	393,776	0	0	0	0
Improvements / Pool & Playground Area										
Wrought Iron Fence - Replace		49,656								
	0	49,656	0	0	0	0	0	0	0	0

INFORMATION ONLY

Blanco ROA

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Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Improvements / Pump room										
Chemical Controllers - Replace						2,395				
Pumps and Motors - Replace		12,769					14,803			
Triton II Commercial Filters - Replace	14,876							18,296		
	14,876	12,769	0	0	0	2,395	14,803	18,296	0	0
Irrigation / Common Area										
Irrigation Supply System - Replace		21,281								
	0	21,281	0	0	0	0	0	0	0	0
Landscaping / Common Area										
Landscaping - Replace		14,188					16,447			
Pond - Sediment Removal		5,320								
Trees - Replace		76,613								
	0	96,121	0	0	0	0	16,447	0	0	0
	14,876	484,540	243,675	0	0	415,628	517,759	18,296	214,621	12,581

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Concrete / Streets										
Concrete Parking area - Repair		45,760					53,049			
Concrete Sidewalks - Repair		85,801					99,467			
	0	131,561	0	0	0	0	152,516	0	0	0
Electrical / Pool Parking Lot and Commo										
Light Poles and Fixtures - Replace		61,967								
	0	61,967	0	0	0	0	0	0	0	0
Facilities / Pool Area										
Restrooms - Remodel		59,717								
Splash Park Features - Replace		26,694								
	0	86,411	0	0	0	0	0	0	0	0
Fences & Walls / Common Area										
Perimeter Fences, Wood Phase 1- Re								379,637		
Perimeter Fences, Wood Phase 2 - Re			327,478							
Perimeter Walls, Masonry - Refurbish		171,602								
	0	171,602	327,478	0	0	0	0	379,637	0	0
Furniture / Park Area										
Site Furniture Park Bench's - Replace		13,728								
Site Furniture Picnic Tables - Replace		8,580								
	0	22,308	0	0	0	0	0	0	0	0
Furniture / Pool Area										
Aqua Creek Chair Lift - Replace										16,907
Pool Furniture Chairs- Replace		11,011								
Pool Furniture Life Guard Chairs- Repl						2,146				
Pool Furniture Lounge Chairs- Replace						20,247				
Pool Furniture Tables- Replace						3,755				
	0	11,011	0	0	0	26,149	0	0	0	16,907

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Improvements / Park Area										
Bike Rack 6 Unit - Replace		1,907								
water fountain - Replace		2,860								
	0	4,767	0	0	0	0	0	0	0	0
Improvements / Pool										
Pool Finishes, Plaster and Tile								561,430		
	0	0	0	0	0	0	0	561,430	0	0
Improvements / Pool & Playground Are										
Playground Equipment Medium- Repl		48,049								
Playground Equipment Small - Replac		20,592								
	0	68,641	0	0	0	0	0	0	0	0
Improvements / Pump room										
Chemical Controllers - Replace						3,219				
Hot Water Tank - Replace		2,288								
Pumps and Motors - Replace		17,160					19,893			
Triton II Commercial Filters - Replace					22,502					
	0	19,448	0	0	22,502	3,219	19,893	0	0	0
Irrigation / Common Area										
Irrigation Supply System - Replace		28,600								
	0	28,600	0	0	0	0	0	0	0	0
Landscaping / Common Area										
Landscaping - Replace		19,067					22,104			
Trees - Replace		102,961								
	0	122,028	0	0	0	0	22,104	0	0	0
Signage / Blanco Vista										
Welcome Monument - Refurbish		3,813								
	0	3,813	0	0	0	0	0	0	0	0

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Signage / Common Area										
Local Area Monuments - Refurbish		11,440								
	0	11,440	0	0	0	0	0	0	0	0
Signage / North Entrance										
Entrance Monument - Refurbish		3,813								
	0	3,813	0	0	0	0	0	0	0	0
Signage / Pool Area										
Pool Community Center Monument -		3,813								
	0	3,813	0	0	0	0	0	0	0	0
Signage / South Entrance										
Entrance Monument South Entrance-		3,813								
	0	3,813	0	0	0	0	0	0	0	0
	0	755,039	327,478	0	22,502	29,368	194,513	941,067	0	16,907

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory Date	Subcategory Component	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2025						
Concrete / Streets						
11/04/2025	Concrete Parking area - Repair	910-000-0002	11/04/2020	5:00	\$ 24,000.00	\$ 25,336.47
11/04/2025	Concrete Sidewalks - Repair	910-000-0001	11/04/2020	5:00	45,000.00	47,505.89
					69,000.00	72,842.36
Furniture / Pool Area						
11/04/2025	Pool Furniture Chairs- Replace	910-000-0028	11/04/2015	10:00	\$ 5,775.00	\$ 6,096.59
					5,775.00	6,096.59
Improvements / Pump room						
11/01/2025	Pumps and Motors - Replace	910-000-0035	11/01/2020	5:00	\$ 9,000.00	\$ 9,501.18
					9,000.00	9,501.18
Irrigation / Common Area						
11/04/2025	Irrigation Supply System - Replace	910-000-0003	11/04/2015	10:00	\$ 15,000.00	\$ 15,835.30
					15,000.00	15,835.30
Landscaping / Common Area						
11/04/2025	Landscaping - Replace	910-000-0008	11/04/2020	5:00	\$ 10,000.00	\$ 10,556.86
11/04/2025	Trees - Replace	910-000-0023	11/04/2015	10:00	54,000.00	57,007.06
					64,000.00	67,563.92
Year : 2027						
Improvements / Pool						
11/04/2027	Pool Finishes, Plaster and Tile	910-000-0030	11/04/2015	12:00	\$ 246,600.00	\$ 276,186.49
11/04/2027	Triton II Commercial Filters - Replace	910-000-0034	11/04/2020	7:00	10,800.00	12,095.76
					257,400.00	288,282.25
Year : 2029						
Furniture / Pool Area						
11/01/2029	Pool Furniture Life Guard Chairs- Repla	910-000-0026	11/01/2019	10:00	\$ 1,000.00	\$ 1,188.18
11/01/2029	Pool Furniture Lounge Chairs- Replace	910-000-0025	11/01/2019	10:00	9,435.00	11,210.52
11/01/2029	Pool Furniture Tables- Replace	910-000-0027	11/01/2019	10:00	1,750.00	2,079.32
					12,185.00	14,478.02
Improvements / Pump room						
11/01/2029	Chemical Controllers - Replace	910-000-0036	11/01/2019	10:00	\$ 1,500.00	\$ 1,782.28
					1,500.00	1,782.28
Year : 2030						
Concrete / Streets						
11/04/2030	Concrete Parking area - Repair	910-000-0002	11/04/2025	5:00	\$ 24,000.00	\$ 29,371.92
11/04/2030	Concrete Sidewalks - Repair	910-000-0001	11/04/2025	5:00	45,000.00	55,072.34
					69,000.00	84,444.26
Facilities / Pool Area						
11/04/2030	Restrooms - Remodel	910-000-0031	11/04/2015	15:00	\$ 31,320.00	\$ 38,330.35
11/04/2030	Splash Park Features - Replace	910-000-0033	11/04/2015	15:00	14,000.00	17,133.62

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory						
Date	Component	Code	Service Date	Estimated Life	Current Cost	Expenditure
					45,320.00	55,463.97
Fences & Walls / Common Area						
11/04/2030	Perimeter Walls, Masonry - Refurbish	910-000-0005	11/04/2015	15:00	\$ 90,000.00	\$ 110,144.68
					90,000.00	110,144.68
Furniture / Park Area						
11/04/2030	Site Furniture Park Bench's - Replace	910-000-0018	11/04/2015	15:00	\$ 7,200.00	\$ 8,811.57
11/04/2030	Site Furniture Picnic Tables - Replace	910-000-0019	11/04/2015	15:00	4,500.00	5,507.23
					11,700.00	14,318.80
Improvements / Park Area						
11/04/2030	Bike Rack 6 Unit - Replace	910-000-0020	11/04/2015	15:00	\$ 1,000.00	\$ 1,223.83
11/04/2030	water fountain - Replace	910-000-0021	11/04/2015	15:00	1,500.00	1,835.74
11/04/2030	Playground Equipment Medium- Repla	910-000-0011	11/04/2015	15:00	25,200.00	30,840.51
11/04/2030	Playground Equipment Small - Replace	910-000-0010	11/04/2015	15:00	10,800.00	13,217.36
11/01/2030	Hot Water Tank - Replace	910-000-0037	11/01/2015	15:00	1,200.00	1,468.60
11/01/2030	Pumps and Motors - Replace	910-000-0035	11/01/2025	5:00	9,000.00	11,014.47
					48,700.00	59,600.51
Landscaping / Common Area						
11/04/2030	Landscaping - Replace	910-000-0008	11/04/2025	5:00	\$ 10,000.00	\$ 12,238.30
					10,000.00	12,238.30
Signage / Blanco Vista						
11/04/2030	Welcome Monument - Refurbish	910-000-0014	11/04/2015	15:00	\$ 2,000.00	\$ 2,447.66
11/04/2030	Local Area Monuments - Refurbish	910-000-0017	11/04/2015	15:00	6,000.00	7,342.98
11/04/2030	Entrance Monument - Refurbish	910-000-0013	11/04/2015	15:00	2,000.00	2,447.66
11/04/2030	Pool Community Center Monument - R	910-000-0016	11/04/2015	15:00	2,000.00	2,447.66
11/04/2030	Entrance Monument South Entrance- R	910-000-0015	11/04/2015	15:00	2,000.00	2,447.66
					14,000.00	17,133.62
Year : 2031						
Fences & Walls / Common Area						
11/01/2031	Perimeter Fences, Wood Phase 2 - Repl	910-000-0038	11/01/2016	15:00	\$ 166,750.00	\$ 210,195.83
					166,750.00	210,195.83
Year : 2033						
Furniture / Pool Area						
11/01/2033	Aqua Creek Chair Lift - Replace	910-000-0029	11/01/2023	10:00	\$ 7,000.00	\$ 9,361.18
					7,000.00	9,361.18
Year : 2034						
Improvements / Pump room						
11/04/2034	Triton II Commercial Filters - Replace	910-000-0034	11/04/2027	7:00	\$ 10,800.00	\$ 14,876.26
					10,800.00	14,876.26

INFORMATION ONLY

Blanco Vista ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory Date Component	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2035					
Concrete / Streets					
11/04/2035 Concrete Parking area - Repair	910-000-0002	11/04/2030	5:00	\$ 24,000.00	\$ 34,050.10
11/04/2035 Concrete Sidewalks - Repair	910-000-0001	11/04/2030	5:00	45,000.00	63,843.94
				69,000.00	97,894.04
Fences & Walls / Common Area					
11/04/2035 Perimeter Fences, Wrought Iron - Repl	910-000-0007	11/04/2015	20:00	\$ 140,000.00	\$ 198,625.59
				140,000.00	198,625.59
Furniture / Pool Area					
11/04/2035 Pool Furniture Chairs- Replace	910-000-0028	11/04/2025	10:00	\$ 5,775.00	\$ 8,193.31
				5,775.00	8,193.31
Improvements / Pool & Playground Area					
11/04/2035 Wrought Iron Fence - Replace	910-000-0024	11/04/2015	20:00	\$ 35,000.00	\$ 49,656.40
11/01/2035 Pumps and Motors - Replace	910-000-0035	11/01/2030	5:00	9,000.00	12,768.79
				44,000.00	62,425.19
Irrigation / Common Area					
11/04/2035 Irrigation Supply System - Replace	910-000-0003	11/04/2025	10:00	\$ 15,000.00	\$ 21,281.31
				15,000.00	21,281.31
Landscaping / Common Area					
11/04/2035 Landscaping - Replace	910-000-0008	11/04/2030	5:00	\$ 10,000.00	\$ 14,187.54
11/04/2035 Pond - Sediment Removal	910-000-0012	11/04/2015	20:00	3,750.00	5,320.33
11/04/2035 Trees - Replace	910-000-0023	11/04/2025	10:00	54,000.00	76,612.73
				67,750.00	96,120.60
Year : 2036					
Fences & Walls / Common Area					
11/04/2036 Perimeter Fences, Wood Phase 1- Repl	910-000-0006	11/04/2021	15:00	\$ 166,750.00	\$ 243,674.58
				166,750.00	243,674.58
Year : 2039					
Furniture / Pool Area					
11/01/2039 Pool Furniture Life Guard Chairs- Repla	910-000-0026	11/01/2029	10:00	\$ 1,000.00	\$ 1,596.82
11/01/2039 Pool Furniture Lounge Chairs- Replace	910-000-0025	11/01/2029	10:00	9,435.00	15,066.00
11/01/2039 Pool Furniture Tables- Replace	910-000-0027	11/01/2029	10:00	1,750.00	2,794.44
				12,185.00	19,457.26
Improvements / Pool					
11/04/2039 Pool Finishes, Plaster and Tile	910-000-0030	11/04/2027	12:00	\$ 246,600.00	\$ 393,775.90
11/01/2039 Chemical Controllers - Replace	910-000-0036	11/01/2029	10:00	1,500.00	2,395.23
				248,100.00	396,171.13

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Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory Date Component	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2040					
Concrete / Streets					
11/04/2040 Concrete Parking area - Repair	910-000-0002	11/04/2035	5:00	\$ 24,000.00	\$ 39,473.40
11/04/2040 Concrete Sidewalks - Repair	910-000-0001	11/04/2035	5:00	45,000.00	74,012.62
				69,000.00	113,486.02
Improvements / Common Area					
11/04/2040 Postal Boxes - Replace	910-000-0009	11/04/2015	25:00	\$ 226,800.00	\$ 373,023.62
11/01/2040 Pumps and Motors - Replace	910-000-0035	11/01/2035	5:00	9,000.00	14,802.52
				235,800.00	387,826.14
Landscaping / Common Area					
11/04/2040 Landscaping - Replace	910-000-0008	11/04/2035	5:00	\$ 10,000.00	\$ 16,447.25
				10,000.00	16,447.25
Year : 2041					
Improvements / Pump room					
11/04/2041 Triton II Commercial Filters - Replace	910-000-0034	11/04/2034	7:00	\$ 10,800.00	\$ 18,295.92
				10,800.00	18,295.92
Year : 2042					
Concrete / Pool & Playground Area					
11/04/2042 Pool Concrete Deck - Replace	910-000-0022	11/04/2022	20:00	\$ 123,000.00	\$ 214,621.31
				123,000.00	214,621.31
Year : 2043					
Furniture / Pool Area					
11/01/2043 Aqua Creek Chair Lift - Replace	910-000-0029	11/01/2033	10:00	\$ 7,000.00	\$ 12,580.65
				7,000.00	12,580.65
Year : 2045					
Concrete / Streets					
11/04/2045 Concrete Parking area - Repair	910-000-0002	11/04/2040	5:00	\$ 24,000.00	\$ 45,760.49
11/04/2045 Concrete Sidewalks - Repair	910-000-0001	11/04/2040	5:00	45,000.00	85,800.92
				69,000.00	131,561.41
Electrical / Pool Parking Lot and Common Areas					
11/04/2045 Light Poles and Fixtures - Replace	910-000-0004	11/04/2015	30:00	\$ 32,500.00	\$ 61,967.33
				32,500.00	61,967.33
Facilities / Pool Area					
11/04/2045 Restrooms - Remodel	910-000-0031	11/04/2030	15:00	\$ 31,320.00	\$ 59,717.44
11/04/2045 Splash Park Features - Replace	910-000-0033	11/04/2030	15:00	14,000.00	26,693.62
				45,320.00	86,411.06
Fences & Walls / Common Area					
11/04/2045 Perimeter Walls, Masonry - Refurbish	910-000-0005	11/04/2030	15:00	\$ 90,000.00	\$ 171,601.83
				90,000.00	171,601.83

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory Date Component	Code	Service Date	Estimated Life	Current Cost	Expenditure
Furniture / Park Area					
11/04/2045 Site Furniture Park Bench's - Replace	910-000-0018	11/04/2030	15:00	\$ 7,200.00	\$ 13,728.15
11/04/2045 Site Furniture Picnic Tables - Replace	910-000-0019	11/04/2030	15:00	4,500.00	8,580.09
11/04/2045 Pool Furniture Chairs- Replace	910-000-0028	11/04/2035	10:00	5,775.00	11,011.12
				17,475.00	33,319.36
Improvements / Park Area					
11/04/2045 Bike Rack 6 Unit - Replace	910-000-0020	11/04/2030	15:00	\$ 1,000.00	\$ 1,906.69
11/04/2045 water fountain - Replace	910-000-0021	11/04/2030	15:00	1,500.00	2,860.03
11/04/2045 Playground Equipment Medium- Repla	910-000-0011	11/04/2030	15:00	25,200.00	48,048.51
11/04/2045 Playground Equipment Small - Replace	910-000-0010	11/04/2030	15:00	10,800.00	20,592.22
11/01/2045 Hot Water Tank - Replace	910-000-0037	11/01/2030	15:00	1,200.00	2,288.02
11/01/2045 Pumps and Motors - Replace	910-000-0035	11/01/2040	5:00	9,000.00	17,160.18
				48,700.00	92,855.65
Irrigation / Common Area					
11/04/2045 Irrigation Supply System - Replace	910-000-0003	11/04/2035	10:00	\$ 15,000.00	\$ 28,600.31
				15,000.00	28,600.31
Landscaping / Common Area					
11/04/2045 Landscaping - Replace	910-000-0008	11/04/2040	5:00	\$ 10,000.00	\$ 19,066.87
11/04/2045 Trees - Replace	910-000-0023	11/04/2035	10:00	54,000.00	102,961.10
				64,000.00	122,027.97
Signage / Blanco Vista					
11/04/2045 Welcome Monument - Refurbish	910-000-0014	11/04/2030	15:00	\$ 2,000.00	\$ 3,813.37
11/04/2045 Local Area Monuments - Refurbish	910-000-0017	11/04/2030	15:00	6,000.00	11,440.12
11/04/2045 Entrance Monument - Refurbish	910-000-0013	11/04/2030	15:00	2,000.00	3,813.37
11/04/2045 Pool Community Center Monument - R	910-000-0016	11/04/2030	15:00	2,000.00	3,813.37
11/04/2045 Entrance Monument South Entrance- R	910-000-0015	11/04/2030	15:00	2,000.00	3,813.37
				14,000.00	26,693.60
Year : 2046					
Fences & Walls / Common Area					
11/01/2046 Perimeter Fences, Wood Phase 2 - Repl	910-000-0038	11/01/2031	15:00	\$ 166,750.00	\$ 327,478.26
				166,750.00	327,478.26
Year : 2048					
Improvements / Pump room					
11/04/2048 Triton II Commercial Filters - Replace	910-000-0034	11/04/2041	7:00	\$ 10,800.00	\$ 22,501.67
				10,800.00	22,501.67
Year : 2049					
Furniture / Pool Area					
11/01/2049 Pool Furniture Life Guard Chairs- Repla	910-000-0026	11/01/2039	10:00	\$ 1,000.00	\$ 2,145.99
11/01/2049 Pool Furniture Lounge Chairs- Replace	910-000-0025	11/01/2039	10:00	9,435.00	20,247.44
11/01/2049 Pool Furniture Tables- Replace	910-000-0027	11/01/2039	10:00	1,750.00	3,755.49
				12,185.00	26,148.92

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory Date	Subcategory Component	Code	Service Date	Estimated Life	Current Cost	Expenditure
Improvements / Pump room						
11/01/2049	Chemical Controllers - Replace	910-000-0036	11/01/2039	10:00	\$ 1,500.00	\$ 3,218.99
					1,500.00	3,218.99
Year : 2050						
Concrete / Streets						
11/04/2050	Concrete Parking area - Repair	910-000-0002	11/04/2045	5:00	\$ 24,000.00	\$ 53,048.95
11/04/2050	Concrete Sidewalks - Repair	910-000-0001	11/04/2045	5:00	45,000.00	99,466.78
					69,000.00	152,515.73
Improvements / Pump room						
11/01/2050	Pumps and Motors - Replace	910-000-0035	11/01/2045	5:00	\$ 9,000.00	\$ 19,893.36
					9,000.00	19,893.36
Landscaping / Common Area						
11/04/2050	Landscaping - Replace	910-000-0008	11/04/2045	5:00	\$ 10,000.00	\$ 22,103.73
					10,000.00	22,103.73
Year : 2051						
Fences & Walls / Common Area						
11/04/2051	Perimeter Fences, Wood Phase 1- Repl	910-000-0006	11/04/2036	15:00	\$ 166,750.00	\$ 379,637.06
					166,750.00	379,637.06
Improvements / Pool						
11/04/2051	Pool Finishes, Plaster and Tile	910-000-0030	11/04/2039	12:00	\$ 246,600.00	\$ 561,430.27
					246,600.00	561,430.27
Year : 2053						
Furniture / Pool Area						
11/01/2053	Aqua Creek Chair Lift - Replace	910-000-0029	11/01/2043	10:00	\$ 7,000.00	\$ 16,907.34
					7,000.00	16,907.34

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Category / Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Concrete								
Pool & Playground Area								
Pool Concrete Deck - Replace	11/04/2042	\$ 10.00	12,300 SF	\$ 123,000.00	20:00	20:00	18:10	\$ 214,621.31
Streets								
Concrete Parking area - Repair	11/04/2025	\$ 24.00	1,000 SF	\$ 24,000.00	5:00	5:00	1:10	\$ 25,336.47
Concrete Sidewalks - Repair	11/04/2025	18.00	2,500 SF	45,000.00	5:00	5:00	1:10	47,505.89
				192,000.00				287,463.67
Electrical								
Pool Parking Lot and Common Areas								
Light Poles and Fixtures - Replace	11/04/2045	\$ 2,500.00	13 EA	\$ 32,500.00	30:00	30:00	21:10	\$ 61,967.33
				32,500.00				61,967.33
Facilities								
Pool Area								
Restrooms - Remodel	11/04/2030	\$ 30.00	1,044 SF	\$ 31,320.00	15:00	15:00	6:10	\$ 38,330.35
Roofs, Metal -Replace	11/04/2055	8.00	4,225 SF	33,800.00	40:00	40:00	31:10	86,610.06
Splash Park Features - Replace	11/04/2030	2,000.00	7 EA	14,000.00	15:00	15:00	6:10	17,133.62
				79,120.00				142,074.03
Fences & Walls								
Common Area								
Perimeter Fences, Wood Phase 1- Replace	11/04/2036	\$ 46.00	3,625 LF	\$ 166,750.00	15:00	15:00	12:10	\$ 243,674.58
Perimeter Fences, Wood Phase 2 - Replace	11/01/2031	46.00	3,625 LF	166,750.00	15:00	15:00	7:10	210,195.83
Perimeter Fences, Wrought Iron - Replace	11/04/2035	70.00	2,000 LF	140,000.00	20:00	20:00	11:10	198,625.59
Perimeter Walls, Masonry - Refurbish	11/04/2030	125.00	720 LF	90,000.00	15:00	15:00	6:10	110,144.68
				563,500.00				762,640.68

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Category / Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Furniture								
Park Area								
Site Furniture Park Bench's - Replace	11/04/2030	\$ 1,200.00	6 EA	\$ 7,200.00	15:00	15:00	6:10	\$ 8,811.57
Site Furniture Picnic Tables - Replace	11/04/2030	1,500.00	3 EA	4,500.00	15:00	15:00	6:10	5,507.23
Pool Area								
Aqua Creek Chair Lift - Replace	11/01/2033	\$ 7,000.00	1 EA	\$ 7,000.00	10:00	10:00	9:10	\$ 9,361.18
Pool Furniture Chairs- Replace	11/04/2025	175.00	33 SF	5,775.00	10:00	10:00	1:10	6,096.59
Pool Furniture Life Guard Chairs- Replace	11/01/2029	500.00	2 EA	1,000.00	10:00	10:00	5:10	1,188.18
Pool Furniture Lounge Chairs- Replace	11/01/2029	185.00	51 EA	9,435.00	10:00	10:00	5:10	11,210.52
Pool Furniture Tables- Replace	11/01/2029	250.00	7 EA	1,750.00	10:00	10:00	5:10	2,079.32
				<u>36,660.00</u>				<u>44,254.59</u>
Improvements								
Common Area								
Postal Boxes - Replace	11/04/2040	\$ 1,800.00	126 EA	\$ 226,800.00	25:00	25:00	16:10	\$ 373,023.62
Park Area								
Bike Rack 6 Unit - Replace	11/04/2030	\$ 500.00	2 EA	\$ 1,000.00	15:00	15:00	6:10	\$ 1,223.83
water fountain - Replace	11/04/2030	1,500.00	1 EA	1,500.00	15:00	15:00	6:10	1,835.74
Pool								
Pool Finishes, Plaster and Tile	11/04/2027	\$ 36.00	6,850 EA	\$ 246,600.00	12:00	12:00	3:10	\$ 276,186.49
Pool & Playground Area								
Playground Equipment Medium- Replace	11/04/2030	\$ 1,800.00	14 EA	\$ 25,200.00	15:00	15:00	6:10	\$ 30,840.51
Playground Equipment Small - Replace	11/04/2030	1,800.00	6 EA	10,800.00	15:00	15:00	6:10	13,217.36
Wrought Iron Fence - Replace	11/04/2035	70.00	500 LF	35,000.00	20:00	20:00	11:10	49,656.40
Pump room								
Chemical Controllers - Replace	11/01/2029	\$ 1,500.00	1 EA	\$ 1,500.00	10:00	10:00	5:10	\$ 1,782.28
Hot Water Tank - Replace	11/01/2030	1,200.00	1 EA	1,200.00	15:00	15:00	6:10	1,468.60
Pumps and Motors - Replace	11/01/2025	1,500.00	6 EA	9,000.00	5:00	5:00	1:10	9,501.18
Triton II Commercial Filters - Replace	11/04/2027	1,800.00	6 EA	10,800.00	7:00	7:00	3:10	12,095.76

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Category / Subcategory Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Improvements				569,400.00				770,831.77
Irrigation								
Common Area								
Irrigation Supply System - Replace	11/04/2025	\$ 1,500.00	10 EA	\$ 15,000.00	10:00	10:00	1:10	\$ 15,835.30
				15,000.00				15,835.30
Landscaping								
Common Area								
Landscaping - Replace	11/04/2025	\$ 10,000.00	1 EA	\$ 10,000.00	5:00	5:00	1:10	\$ 10,556.86
Pond - Sediment Removal	11/04/2035	15.00	250 CF	3,750.00	20:00	20:00	11:10	5,320.33
Trees - Replace	11/04/2025	1,200.00	45 EA	54,000.00	10:00	10:00	1:10	57,007.06
				67,750.00				72,884.25
Signage								
Blanco Vista								
Welcome Monument - Refurbish	11/04/2030	\$ 2,000.00	1 EA	\$ 2,000.00	15:00	15:00	6:10	\$ 2,447.66
Common Area								
Local Area Monuments - Refurbish	11/04/2030	\$ 500.00	12 EA	\$ 6,000.00	15:00	15:00	6:10	\$ 7,342.98
North Entrance								
Entrance Monument - Refurbish	11/04/2030	\$ 2,000.00	1 EA	\$ 2,000.00	15:00	15:00	6:10	\$ 2,447.66
Pool Area								
Pool Community Center Monument - Refu	11/04/2030	\$ 2,000.00	1 EA	\$ 2,000.00	15:00	15:00	6:10	\$ 2,447.66
South Entrance								
Entrance Monument South Entrance- Refu	11/04/2030	\$ 2,000.00	1 EA	\$ 2,000.00	15:00	15:00	6:10	\$ 2,447.66
				14,000.00				17,133.62
				1,569,930.00				2,175,085.24

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Aqua Creek Chair Lift - Replace

Item Number	29
Type	Common Area
Category	Furniture
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	10 Years
Basis Cost	\$ 7,000.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0029	11/01/2023	11/01/2033	9:10	10:00	1	7,000.00	9,361.18
						7,000.00	9,361.18

Comments

Model Number F-SCTXL

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bike Rack 6 Unit - Replace

Item Number	20
Type	Common Area
Category	Improvements
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 500.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0020	11/04/2015	11/04/2030	6:10	15:00	2	1,000.00	1,223.83
						1,000.00	1,223.83

Comments

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Chemical Controllers - Replace

Item Number	36
Type	Common Area
Category	Improvements
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	10 Years
Basis Cost	\$ 1,500.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0036	11/01/2019	11/01/2029	5:10	10:00	1	1,500.00	1,782.28
						1,500.00	1,782.28

Comments

IPS-M920

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Parking area - Repair

Item Number	2
Type	Common Area
Category	Concrete
Tracking	Logistical
Measurement Basis	SF
Estimated Useful Life	5 Years
Basis Cost	\$ 24.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0002	11/04/2020	11/04/2025	1:10	5:00	1,000	24,000.00	25,336.47
						24,000.00	25,336.47

Comments

Approximately 18,600 sq feet

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete Sidewalks - Repair

Item Number	1
Type	Common Area
Category	Concrete
Tracking	Logistical
Measurement Basis	SF
Estimated Useful Life	5 Years
Basis Cost	\$ 18.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0001	11/04/2020	11/04/2025	1:10	5:00	2,500	45,000.00	47,505.89
						45,000.00	47,505.89

Comments

Approximately 115,500 Square Feet throughout community

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Entrance Monument - Refurbish

Item Number	13
Type	Common Area
Category	Signage
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 2,000.00
Method	Fixed
Salvage Value	\$ 0.00

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0013	11/04/2015	11/04/2030	6:10	15:00	1	2,000.00	2,447.66
						2,000.00	2,447.66

Comments

5.8 Ft tall. 566 linear ft long

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Entrance Monument South Entrance- Refurbish

Item Number	15
Type	Common Area
Category	Signage
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 2,000.00
Method	Fixed
Salvage Value	\$ 0.00

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0015	11/04/2015	11/04/2030	6:10	15:00	1	2,000.00	2,447.66
						<u>2,000.00</u>	<u>2,447.66</u>

Comments

5.8' tall x 82' long

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Hot Water Tank - Replace

Item Number	37
Type	Common Area
Category	Improvements
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 1,200.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0037	11/01/2015	11/01/2030	6:10	15:00	1	1,200.00	1,468.60
						1,200.00	1,468.60

Comments

Rheem Classic Series 80 Gallon Tank

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation Supply System - Replace

Item Number	3
Type	Common Area
Category	Irrigation
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	10 Years
Basis Cost	\$ 1,500.00
Method	Fixed
Salvage Value	\$ 0.00

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0003	11/04/2015	11/04/2025	1:10	10:00	10	15,000.00	15,835.30
						15,000.00	15,835.30

Comments

Irrigation Supply System on all common area landscaping - Repair/Replace on cycle. 10 Controllers on Common Areas. 297 irrigation Stations

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscaping - Replace

Item Number	8
Type	Common Area
Category	Landscaping
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	5 Years
Basis Cost	\$ 10,000.00
Method	Fixed
Salvage Value	\$ 0.00

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0008	11/04/2020	11/04/2025	1:10	5:00	1	10,000.00	10,556.86
						10,000.00	10,556.86

Comments

Replacing Mature and dead/Overgrown landscaping in major signage and entrance areas

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Light Poles and Fixtures - Replace

Item Number	4
Type	Common Area
Category	Electrical
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	30 Years
Basis Cost	\$ 2,500.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0004	11/04/2015	11/04/2045	21:10	30:00	13	32,500.00	61,967.33
						32,500.00	61,967.33

Comments

24 Foot Steel Poles on Cement block

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Local Area Monuments - Refurbish

Item Number	17
Type	Common Area
Category	Signage
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 500.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0017	11/04/2015	11/04/2030	6:10	15:00	12	6,000.00	7,342.98
						6,000.00	7,342.98

Comments

12.3' long stone wall. Metal sign 9.2' long x 1.8' tall

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Perimeter Fences, Wood Phase 1- Replace

Item Number	6
Type	Common Area
Category	Fences & Walls
Tracking	Logistical
Measurement Basis	LF
Estimated Useful Life	15 Years
Basis Cost	\$ 46.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006	11/04/2021	11/04/2036	12:10	15:00	3,625	166,750.00	243,674.58
						166,750.00	243,674.58

Comments

29000 Linear Feet total - 1,007 linear feet of North fence line by new road

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Perimeter Fences, Wood Phase 2 - Replace

Item Number	38
Type	Common Area
Category	Fences & Walls
Tracking	Logistical
Measurement Basis	LF
Estimated Useful Life	15 Years
Basis Cost	\$ 46.00
Method	Fixed
Salvage Value	\$ 0.00

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0038	11/01/2016	11/01/2031	7:10	15:00	3,625	166,750.00	210,195.83
						166,750.00	210,195.83

Comments

50% of Wood Perimeter Fence

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Perimeter Fences, Wrought Iron - Replace

Item Number	7
Type	Common Area
Category	Fences & Walls
Tracking	Logistical
Measurement Basis	LF
Estimated Useful Life	20 Years
Basis Cost	\$ 70.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0007	11/04/2015	11/04/2035	11:10	20:00	2,000	140,000.00	198,625.59
						140,000.00	198,625.59

Comments

2000 linear feet of wrought Iron

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Perimeter Walls, Masonry - Refurbish

Item Number	5
Type	Common Area
Category	Fences & Walls
Tracking	Logistical
Measurement Basis	LF
Estimated Useful Life	15 Years
Basis Cost	\$ 125.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0005	11/04/2015	11/04/2030	6:10	15:00	720	90,000.00	110,144.68
						90,000.00	110,144.68

Comments

12,000 Linear Feet - Repointing Mortar /Replacing stones - Replace 5% on Cycle

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Playground Equipment Medium- Replace

Item Number	11
Type	Common Area
Category	Improvements
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 1,800.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0011	11/04/2015	11/04/2030	6:10	15:00	14	25,200.00	30,840.51
						25,200.00	30,840.51

Comments

Medium Playground unit - 11 unit with 3 slides

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Playground Equipment Small - Replace

Item Number	10
Type	Common Area
Category	Improvements
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 1,800.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010	11/04/2015	11/04/2030	6:10	15:00	6	10,800.00	13,217.36
						10,800.00	13,217.36

Comments

Small Playground unit

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pond - Sediment Removal

Item Number	12
Type	Common Area
Category	Landscaping
Tracking	Logistical
Measurement Basis	CF
Estimated Useful Life	20 Years
Basis Cost	\$ 15.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0012	11/04/2015	11/04/2035	11:10	20:00	250	3,750.00	5,320.33
						3,750.00	5,320.33

Comments

18,000 square yards of water surface area

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Community Center Monument - Refurbish

Item Number	16
Type	Common Area
Category	Signage
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 2,000.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016	11/04/2015	11/04/2030	6:10	15:00	1	2,000.00	2,447.66
						2,000.00	2,447.66

Comments

Stone wall

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Concrete Deck - Replace

Item Number	22
Type	Common Area
Category	Concrete
Tracking	Logistical
Measurement Basis	SF
Estimated Useful Life	20 Years
Basis Cost	\$ 10.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0022	11/04/2022	11/04/2042	18:10	20:00	12,300	123,000.00	214,621.31
						123,000.00	214,621.31

Comments

12,300 square foot. Replaced in 2023

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Finishes, Plaster and Tile

Item Number	30
Type	Common Area
Category	Improvements
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	12 Years
Basis Cost	\$ 36.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0030	11/04/2015	11/04/2027	3:10	12:00	6,850	246,600.00	276,186.49
						246,600.00	276,186.49

Comments

6850 square feet of plaster based on horizontal surface area including splash pad and approximately 930 linear feet of tile

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Furniture Chairs- Replace

Item Number	28
Type	Common Area
Category	Furniture
Tracking	Logistical
Measurement Basis	SF
Estimated Useful Life	10 Years
Basis Cost	\$ 175.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0028	11/04/2015	11/04/2025	1:10	10:00	33	5,775.00	6,096.59
						5,775.00	6,096.59

Comments

Small Vinal strapped Chairs- 17, Medium Vinal Strapped Chairs 10, Large Mesh Chairs 5

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Furniture Life Guard Chairs- Replace

Item Number	26
Type	Common Area
Category	Furniture
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	10 Years
Basis Cost	\$ 500.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0026	11/01/2019	11/01/2029	5:10	10:00	2	1,000.00	1,188.18
						1,000.00	1,188.18

Comments

Composite Wood Life Guard Chairs

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Furniture Lounge Chairs- Replace

Item Number	25
Type	Common Area
Category	Furniture
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	10 Years
Basis Cost	\$ 185.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0025	11/01/2019	11/01/2029	5:10	10:00	51	9,435.00	11,210.52
						9,435.00	11,210.52

Comments

Vinal Strapped Chase Lounge Chairs

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Furniture Tables- Replace

Item Number	27
Type	Common Area
Category	Furniture
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	10 Years
Basis Cost	\$ 250.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0027	11/01/2019	11/01/2029	5:10	10:00	7	1,750.00	2,079.32
						1,750.00	2,079.32

Comments

Metal Pool Tables

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Postal Boxes - Replace

Item Number	9
Type	Common Area
Category	Improvements
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	25 Years
Basis Cost	\$ 1,800.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0009	11/04/2015	11/04/2040	16:10	25:00	126	226,800.00	373,023.62
						226,800.00	373,023.62

Comments

Inventory includes 119 16 box/2 parcel pedestal unit and 7- 8 box/2 parcel pedestal unit

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pumps and Motors - Replace

Item Number	35
Type	Common Area
Category	Improvements
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	5 Years
Basis Cost	\$ 1,500.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0035	11/01/2020	11/01/2025	1:10	5:00	6	9,000.00	9,501.18
						9,000.00	9,501.18

Comments

2.2 HP

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Restrooms - Remodel

Item Number	31
Type	Common Area
Category	Facilities
Tracking	Logistical
Measurement Basis	SF
Estimated Useful Life	15 Years
Basis Cost	\$ 30.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0031	11/04/2015	11/04/2030	6:10	15:00	1,044	31,320.00	38,330.35
						31,320.00	38,330.35

Comments

Men's and Women's 28'.9" X 8'.8" each. 16 fixtures Total

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Roofs, Metal -Replace

Item Number	32
Type	Common Area
Category	Facilities
Tracking	Logistical
Measurement Basis	SF
Estimated Useful Life	40 Years
Basis Cost	\$ 8.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0032	11/04/2015	11/04/2055	31:10	40:00	4,225	33,800.00	86,610.06
						<u>33,800.00</u>	<u>86,610.06</u>

Comments

Approximately 4225 square feet including shade structures

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Site Furniture Park Bench's - Replace

Item Number	18
Type	Common Area
Category	Furniture
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 1,200.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0018	11/04/2015	11/04/2030	6:10	15:00	6	7,200.00	8,811.57
						7,200.00	8,811.57

Comments

Powder Coated Benches

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Site Furniture Picnic Tables - Replace

Item Number	19
Type	Common Area
Category	Furniture
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 1,500.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0019	11/04/2015	11/04/2030	6:10	15:00	3	4,500.00	5,507.23
						4,500.00	5,507.23

Comments

Powder Coated Tables

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Splash Park Features - Replace

Item Number	33
Type	Common Area
Category	Facilities
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 2,000.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0033	11/04/2015	11/04/2030	6:10	15:00	7	14,000.00	17,133.62
						14,000.00	17,133.62

Comments

seven water features with associated piping

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Trees - Replace

Item Number	23
Type	Common Area
Category	Landscaping
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	10 Years
Basis Cost	\$ 1,200.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0023	11/04/2015	11/04/2025	1:10	10:00	45	54,000.00	57,007.06
						54,000.00	57,007.06

Comments

Anticipate replacing approximately 10% over 10-year cycle. Approximately 450 Total trees

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Triton II Commercial Filters - Replace

Item Number	34
Type	Common Area
Category	Improvements
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	7 Years
Basis Cost	\$ 1,800.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0034	11/04/2020	11/04/2027	3:10	7:00	6	10,800.00	12,095.76
						10,800.00	12,095.76

Comments

TR140C

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

water fountain - Replace

Item Number	21
Type	Common Area
Category	Improvements
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 1,500.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0021	11/04/2015	11/04/2030	6:10	15:00	1	1,500.00	1,835.74
						1,500.00	1,835.74

Comments

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Welcome Monument - Refurbish

Item Number	14
Type	Common Area
Category	Signage
Tracking	Logistical
Measurement Basis	EA
Estimated Useful Life	15 Years
Basis Cost	\$ 2,000.00
Method	Fixed
Salvage Value	\$ 0.00

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0014	11/04/2015	11/04/2030	6:10	15:00	1	2,000.00	2,447.66
						2,000.00	2,447.66

Comments

Stone needs Repair. 33.9' long x 1.8 ' tall

INFORMATION ONLY

Blanco ROA

Analysis Date - January 1, 2024

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Wrought Iron Fence - Replace

Item Number	24
Type	Common Area
Category	Improvements
Tracking	Logistical
Measurement Basis	LF
Estimated Useful Life	20 Years
Basis Cost	\$ 70.00
Method	Fixed
Salvage Value	\$ 0.00



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0024	11/04/2015	11/04/2035	11:10	20:00	500	35,000.00	49,656.40
						35,000.00	49,656.40

Comments

500 Linear feet Enclosing pool area

INFORMATION ONLY