

VILLA MONTEREY 5/5A RESERVE ITEMS - 2026

<u>ITEM</u>	<u>YEAR PURCHASED</u>	<u>LIFE</u>	<u>ORIGINAL COST</u>	<u>REPLACEMENT COST</u>
POOL PUMP (repair)	2024	10	?	\$4,200
POOL FILTER (repair)	2025	10	?	\$4,200
POOL HEATER	2023	6	\$4,715	\$9,480
POOL SOLAR HEAT **	2018	20	\$11,325	\$24,800
POOL DECK	2018	12	\$8,520	\$10,500
POOL CMP SALT CELL	2024	1	\$1,440	\$700
POOL FURNITURE	2020	6	\$4,850	\$5,850
POOL DRINK. FOUNTAIN	2024	8	\$970	\$1,328
POOL MAJOR REMODEL	1965	50	?	\$150,000
				<u>\$211,058</u>
SPA FILTER PUMP	2016	10	\$1,500	\$2,960
SPA THERAPY PUMP	2016	10	\$1,500	\$2,960
SPA FILTER	2012	10	\$800	\$4,200
SPA HEATER	2017	5	\$3,500	\$7,605
				<u>\$17,725</u>
RAMADA PAINT EXT	2021	8	\$7,490	\$10,250
RAMADA PAINT INT	2011	10	?	\$9,000
RAMADA ROOF FOAM SEAL	2025	5	\$8,200	\$9,975
RAMADA ROOF SILICONE SEAL	2025	15	\$2,800	\$5,040
SOLAR PANEL R & R	2025	15	\$3,800	\$6,840
REFRIGERATOR	2012	15	\$0	\$1,500
RAMADA AIR COND.	2023	10	\$10,270	\$15,200
IRRIGATION SYSTEM	2024	20	\$18,000	\$39,440
				<u>\$97,245</u>

** 15 year warranty

Excluded Items:

1. Sewer Line (Covers kitchen and bathrooms.) Replaced in 2018, cost \$3,525. Estimate life 25 yrs.
2. Ramada Grounds Irrigation System. Annual repairs part of annual budget. Complete replacement part of 2024 xeriscape project. Estimated life of entire system 20-25 yrs.
3. Solar panels removal and replacement in 2025 required for roof maintenance. Cost of \$3,800 charged to Business Savings account. Not required again for a minimum of 15 years.
4. Pool pump repaired 2024 for \$350, estimated life 3 to 5 years
5. Pool filter repaired 2025 for \$2000, estimated life 10 years

VM5/5A Reserve Fund 10 Year Analysis 2025 Base Year													
ITEM	YEAR												
Line Item (life in yrs.)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Pool Pump (10) 2024	\$420	\$840	\$1,260	\$1,680	\$2,100	\$2,520	\$2,940	\$3,360	\$3,780	\$4,200	\$504		
Pool Filter (10) 2025	\$2,000	\$420	\$840	\$1,260	\$1,680	\$2,100	\$2,520	\$2,940	\$3,360	\$3,780	\$4,200		
Pool Heater (6) 2023	\$3,160	\$4,740	\$6,320	\$7,900	\$9,480	\$1,999	\$3,998	\$5,997	\$7,996	\$9,995	\$11,995		
Pool Solar Heat (20) 2018	\$8,680	\$9,920	\$11,160	\$12,400	\$13,640	\$14,880	\$16,120	\$17,360	\$18,600	\$19,840	\$21,080		
Pool Deck (12) 2018	\$6,125	\$7,000	\$7,875	8,750.00	\$9,625	\$10,500	\$1,050	\$2,100	\$3,150	\$4,200	\$5,250		
Pool Salt Cell (1) 2024	\$700	\$728	\$757	\$787	\$819	\$852	\$886	\$921	\$958	\$996	\$1,036		
Pool Furniture (6) 2020	\$4,875	\$5,850	\$1,233	\$2,466	\$3,699	\$4,932	\$6,165	\$7,400	\$1,480	\$1,776	\$2,131		
Pool Drink. Fount (8) 2024	\$166	\$332	\$498	\$664	\$830	\$996	\$1,162	\$1,328	\$199	\$239	\$287		
Pool Major Remodel (50) 1965	\$3,000	\$6,000	\$9,000	\$12,000	\$15,000	\$18,000	\$21,000	\$24,000	\$27,000	\$30,000	\$33,000		
SPA Filter Pump (10) 2016	\$2,250	\$2,500	\$296	\$592	\$888	\$1,184	\$1,480	\$1,776	\$2,072	\$2,368	\$2,664		
SPA Therapy Pump (10) 2016	\$2,250	\$2,500	\$296	\$592	\$888	\$1,184	\$1,480	\$1,776	\$2,072	\$2,368	\$2,664		
SPA Filter (10) 2012	\$3,500	\$3,640	\$3,786	\$3,937	\$4,095	\$4,258	\$4,429	\$4,606	\$4,790	\$4,982	\$5,181		
SPA Heater (5) 2017	\$7,500	\$7,800	\$8,112	\$8,436	\$8,774	\$9,125	\$9,490	\$9,869	\$10,264	\$10,675	\$11,102		
Ramada Paint Ext(8) 2021	\$4,500	\$5,625	\$6,750	\$7,875	\$9,000	\$1,350	\$2,700	\$4,050	\$5,400	\$6,750	\$8,100		
Ramada Paint Int (10) 2011	?	900	\$1,800	\$2,700	\$3,600	\$4,500	\$5,400	\$6,300	\$7,200	\$8,100	\$9,000		
Ramada Roof Foam Seal (5) 2025	\$8,200	\$1,995	\$3,990	\$5,985	\$7,980	\$9,975	\$11,970	\$14,364	\$17,237	\$20,685	\$24,821		
Ramada Roof Silicone Seal (15) 2025	\$2,800	\$336	\$672	\$1,008	\$1,344	\$1,680	\$2,016	\$2,352	\$2,688	\$3,024	\$3,360		
Solar Panel R & R (15) 2025	\$3,800	\$456	\$912	\$1,368	\$1,824	\$2,280	\$2,736	\$3,192	\$3,648	\$4,104	\$4,560		
Refrigerator (15) 2012	\$1,300	\$1,400	\$1,500	\$120	\$240	\$360	\$480	\$600	\$720	\$840	\$960		
Ramada Air Cond. (10) 2023	\$3,040	\$4,560	\$6,080	\$7,600	\$9,120	\$10,640	\$12,160	\$13,680	\$15,200	\$1,824	\$2,189		
Irrigation System (20) 2024	\$1,972	\$3,944	\$5,916	\$7,888	\$9,860	\$11,832	\$13,804	\$15,776	\$17,748	\$19,720	\$21,692		
Unknown	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000		
Minimum Reserve Fund	\$75,238	\$76,486	\$84,053	\$101,009	\$119,486	\$120,148	\$128,986	\$148,748	\$160,563	\$165,465	\$180,776		
Bracketed items indicate year of replacement.													
Estimated replacement cost increased by 4%/yr inflation													
Cost of item increased 20% after year of replacement.													