

# Granite Falls Homeowners Association

## Supplementary Schedules Reserve Management Plan

### Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025



Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

Granite Falls Homeowners Association  
January 1, 2025

Supplementary Schedules

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Preparer's Report on Supplemental Information  
Reserve Management Plan

Type I Reserve Study with On-Site Analysis  
For 30-Year Projection Period Beginning January 1, 2025

Board of Directors  
Granite Falls Homeowners Association  
Grand Junction, CO

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Granite Falls Homeowners Association's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Rocky Mountain  
Robbie Pepper, RS, RSS, CMCA, CCIM, GRI  
January 7, 2025

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/25 - 12/25	\$ 9,000	\$ 3,000	0.00 %	\$ 212	\$ 0	\$ 12,212	29.86 %	\$ 40,892
1/26 - 12/26	12,212	7,500	150.00	250	7,845	12,117	29.20	41,493
1/27 - 12/27	12,117	9,375	25.00	279	6,467	15,304	34.99	43,733
1/28 - 12/28	15,304	10,313	10.00	298	12,494	13,421	33.42	40,153
1/29 - 12/29	13,421	11,344	10.00	301	9,155	15,911	39.68	40,090
1/30 - 12/30	15,911	11,911	5.00	340	10,996	17,166	44.70	38,400
1/31 - 12/31	17,166	11,911	0.00	416	5,468	24,025	56.50	42,521
1/32 - 12/32	24,025	11,911	0.00	541	6,886	29,592	64.91	45,586
1/33 - 12/33	29,592	11,911	0.00	592	13,546	28,550	67.57	42,251
1/34 - 12/34	28,550	11,911	0.00	659	3,988	37,132	76.10	48,790
1/35 - 12/35	37,132	11,911	0.00	860	1,027	48,875	83.09	58,817
1/36 - 12/36	48,875	11,911	0.00	976	14,114	47,649	84.85	56,157
1/37 - 12/37	47,649	11,911	0.00	1,001	8,726	51,835	87.58	59,185
1/38 - 12/38	51,835	11,911	0.00	901	28,772	35,876	84.88	42,266
1/39 - 12/39	35,876	11,911	0.00	730	12,353	36,164	86.47	41,818
1/40 - 12/40	36,164	11,911	0.00	718	14,320	34,473	86.85	39,689
1/41 - 12/41	34,473	11,911	0.00	748	7,378	39,754	88.57	44,881
1/42 - 12/42	39,754	11,911	0.00	773	16,176	36,263	87.06	41,649
1/43 - 12/43	36,263	11,911	0.00	852	0	49,026	88.97	55,098
1/44 - 12/44	49,026	12,149	2.00	1,021	9,865	52,331	88.22	59,312
1/45 - 12/45	52,331	12,392	2.00	1,181	0	65,904	88.99	74,051
1/46 - 12/46	65,904	12,640	2.00	1,379	8,570	71,352	88.16	80,932
1/47 - 12/47	71,352	12,893	2.00	1,462	11,774	73,932	86.80	85,174
1/48 - 12/48	73,932	13,151	2.00	1,252	40,441	47,894	78.68	60,864
1/49 - 12/49	47,894	13,414	2.00	934	18,231	44,010	74.85	58,791
1/50 - 12/50	44,010	13,682	2.00	878	16,102	42,468	71.66	59,259
1/51 - 12/51	42,468	13,956	2.00	906	9,955	47,374	71.30	66,438
1/52 - 12/52	47,374	14,235	2.00	963	14,817	47,755	68.84	69,370
1/53 - 12/53	47,755	14,519	2.00	1,110	0	63,384	72.09	87,918
1/54 - 12/54	63,384	14,810	2.00	1,321	11,678	67,837	70.71	94,030

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Expenditures-By Year

Category	Service	Estimated				
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2026						
Concrete						
07/01/2026	Concrete Sidewalk-Trail	910-000-0003	07/01/2018	8:00	\$ 3,000.00	\$ 3,137.91
					3,000.00	3,137.91
Landscape						
07/01/2026	Landscape Replacement	910-000-0004	07/01/2021	5:00	\$ 2,500.00	\$ 2,614.92
					2,500.00	2,614.92
Ponds-Drainage						
07/01/2026	Detention Pond - Drain-Erosion Cont	910-000-0011	07/01/2021	5:00	\$ 2,000.00	\$ 2,091.94
					2,000.00	2,091.94
Year : 2027						
Pipes-Pumps-Valves						
07/01/2027	Irrigation Pump - 7.5 HP	910-000-0008	07/01/2017	10:00	\$ 5,000.00	\$ 5,388.92
07/01/2027	Pumphouse Misc Pipes-Valves	910-000-0018	07/01/2022	5:00	1,000.00	1,077.78
					6,000.00	6,466.70
Year : 2028						
Fences-Walls-Gates						
07/01/2028	Vinyl Fence	910-000-0002	07/01/2021	7:00	\$ 750.00	\$ 832.92
					750.00	832.92
Landscape						
07/01/2028	Park Landscape - 13 acres	910-000-0005	07/01/2024	4:00	\$ 4,500.00	\$ 4,997.54
					4,500.00	4,997.54
Pipes-Pumps-Valves						
07/01/2028	Irrigation Vault - Pipe	910-000-0007	07/01/2018	10:00	\$ 3,000.00	\$ 3,331.70
					3,000.00	3,331.70
Signage						
07/01/2028	Misc Signage	910-000-0006	07/01/2020	8:00	\$ 1,000.00	\$ 1,110.57
					1,000.00	1,110.57
Structural						
07/01/2028	Pump House -Maintenance Building-	910-000-0013	07/01/2018	10:00	\$ 2,000.00	\$ 2,221.13
					2,000.00	2,221.13
Year : 2029						
Pipes-Pumps-Valves						
07/01/2029	Irrigation Pump - 10 HP Baldor Relia	910-000-0009	07/01/2019	10:00	\$ 8,000.00	\$ 9,154.75
					8,000.00	9,154.75
Year : 2030						
Electrical						
07/01/2030	Irrigation Pump Controller-Yaskawa	910-000-0010	07/01/2018	12:00	\$ 3,000.00	\$ 3,537.45
					3,000.00	3,537.45

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category	Service	Estimated	Current Cost	Expenditure		
Date	Component	Code	Date	Life	Current Cost	Expenditure
<b>Landscape</b>						
07/01/2030	Landscape Rock	910-000-0019	07/01/2018	12:00	\$ 1,500.00	\$ 1,768.73
					1,500.00	1,768.73
<b>Pipes-Pumps-Valves</b>						
07/01/2030	Irrigation Timers-Rainbird ESP-LXME	910-000-0017	07/01/2018	12:00	\$ 325.00	\$ 383.22
					325.00	383.22
<b>Ponds-Drainage</b>						
07/01/2030	Culvert - Rock Channel-Block Retaini	910-000-0014	07/01/2020	10:00	\$ 4,500.00	\$ 5,306.18
					4,500.00	5,306.18
<b>Year : 2031</b>						
<b>Landscape</b>						
07/01/2031	Landscape Replacement	910-000-0004	07/01/2026	5:00	\$ 2,500.00	\$ 3,037.54
					2,500.00	3,037.54
<b>Ponds-Drainage</b>						
07/01/2031	Detention Pond - Drain-Erosion Cont	910-000-0011	07/01/2026	5:00	\$ 2,000.00	\$ 2,430.03
					2,000.00	2,430.03
<b>Year : 2032</b>						
<b>Landscape</b>						
07/01/2032	Park Landscape - 13 acres	910-000-0005	07/01/2028	4:00	\$ 4,500.00	\$ 5,633.87
					4,500.00	5,633.87
<b>Pipes-Pumps-Valves</b>						
07/01/2032	Pumphouse Misc Pipes-Valves	910-000-0018	07/01/2027	5:00	\$ 1,000.00	\$ 1,251.97
					1,000.00	1,251.97
<b>Year : 2033</b>						
<b>Electrical</b>						
07/01/2033	Electrical Panels	910-000-0015	07/01/2018	15:00	\$ 1,500.00	\$ 1,935.08
					1,500.00	1,935.08
<b>Pipes-Pumps-Valves</b>						
07/01/2033	Water Filters	910-000-0016	07/01/2018	15:00	\$ 9,000.00	\$ 11,610.46
					9,000.00	11,610.46
<b>Year : 2034</b>						
<b>Concrete</b>						
07/01/2034	Concrete Sidewalk-Trail	910-000-0003	07/01/2026	8:00	\$ 3,000.00	\$ 3,987.87
					3,000.00	3,987.87
<b>Year : 2035</b>						
<b>Fences-Walls-Gates</b>						
07/01/2035	Vinyl Fence	910-000-0002	07/01/2028	7:00	\$ 750.00	\$ 1,027.29
					750.00	1,027.29

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2036						
Landscape						
07/01/2036	Landscape Replacement	910-000-0004	07/01/2031	5:00	\$ 2,500.00	\$ 3,528.46
07/01/2036	Park Landscape - 13 acres	910-000-0005	07/01/2032	4:00	4,500.00	6,351.22
					7,000.00	9,879.68
Ponds-Drainage						
07/01/2036	Detention Pond - Drain-Erosion Cont	910-000-0011	07/01/2031	5:00	\$ 2,000.00	\$ 2,822.76
					2,000.00	2,822.76
Signage						
07/01/2036	Misc Signage	910-000-0006	07/01/2028	8:00	\$ 1,000.00	\$ 1,411.38
					1,000.00	1,411.38
Year : 2037						
Pipes-Pumps-Valves						
07/01/2037	Irrigation Pump - 7.5 HP	910-000-0008	07/01/2027	10:00	\$ 5,000.00	\$ 7,271.55
07/01/2037	Pumphouse Misc Pipes-Valves	910-000-0018	07/01/2032	5:00	1,000.00	1,454.31
					6,000.00	8,725.86
Year : 2038						
Equipment						
07/01/2038	Mail Cluster Boxes	910-000-0012	07/01/2018	20:00	\$ 11,200.00	\$ 16,783.70
					11,200.00	16,783.70
Pipes-Pumps-Valves						
07/01/2038	Irrigation Vault - Pipe	910-000-0007	07/01/2028	10:00	\$ 3,000.00	\$ 4,495.63
					3,000.00	4,495.63
Signage						
07/01/2038	Monument Sign Dbl Sided	910-000-0001	07/01/2018	20:00	\$ 3,000.00	\$ 4,495.63
					3,000.00	4,495.63
Structural						
07/01/2038	Pump House -Maintenance Building-	910-000-0013	07/01/2028	10:00	\$ 2,000.00	\$ 2,997.09
					2,000.00	2,997.09
Year : 2039						
Pipes-Pumps-Valves						
07/01/2039	Irrigation Pump - 10 HP Baldor Rella	910-000-0009	07/01/2029	10:00	\$ 8,000.00	\$ 12,353.00
					8,000.00	12,353.00
Year : 2040						
Landscape						
07/01/2040	Park Landscape - 13 acres	910-000-0005	07/01/2036	4:00	\$ 4,500.00	\$ 7,159.91
					4,500.00	7,159.91
Ponds-Drainage						
07/01/2040	Culvert - Rock Channel-Block Retaini	910-000-0014	07/01/2030	10:00	\$ 4,500.00	\$ 7,159.91

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					4,500.00	7,159.91
Year : 2041						
Landscape						
07/01/2041	Landscape Replacement	910-000-0004	07/01/2036	5:00	\$ 2,500.00	\$ 4,098.71
					2,500.00	4,098.71
Ponds-Drainage						
07/01/2041	Detention Pond - Drain-Erosion Cont	910-000-0011	07/01/2036	5:00	\$ 2,000.00	\$ 3,278.97
					2,000.00	3,278.97
Year : 2042						
Concrete						
07/01/2042	Concrete Sidewalk-Trail	910-000-0003	07/01/2034	8:00	\$ 3,000.00	\$ 5,068.06
					3,000.00	5,068.06
Electrical						
07/01/2042	Irrigation Pump Controller-Yaskawa	910-000-0010	07/01/2030	12:00	\$ 3,000.00	\$ 5,068.06
					3,000.00	5,068.06
Fences-Walls-Gates						
07/01/2042	Vinyl Fence	910-000-0002	07/01/2035	7:00	\$ 750.00	\$ 1,267.01
					750.00	1,267.01
Landscape						
07/01/2042	Landscape Rock	910-000-0019	07/01/2030	12:00	\$ 1,500.00	\$ 2,534.03
					1,500.00	2,534.03
Pipes-Pumps-Valves						
07/01/2042	Irrigation Timers-Rainbird ESP-LXME	910-000-0017	07/01/2030	12:00	\$ 325.00	\$ 549.04
07/01/2042	Pumphouse Misc Pipes-Valves	910-000-0018	07/01/2037	5:00	1,000.00	1,689.35
					1,325.00	2,238.39
Year : 2044						
Landscape						
07/01/2044	Park Landscape - 13 acres	910-000-0005	07/01/2040	4:00	\$ 4,500.00	\$ 8,071.56
					4,500.00	8,071.56
Signage						
07/01/2044	Misc Signage	910-000-0006	07/01/2036	8:00	\$ 1,000.00	\$ 1,793.68
					1,000.00	1,793.68
Year : 2046						
Landscape						
07/01/2046	Landscape Replacement	910-000-0004	07/01/2041	5:00	\$ 2,500.00	\$ 4,761.13
					2,500.00	4,761.13
Ponds-Drainage						
07/01/2046	Detention Pond - Drain-Erosion Cont	910-000-0011	07/01/2041	5:00	\$ 2,000.00	\$ 3,808.91



# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					2,000.00	3,808.91
Year : 2047						
Pipes-Pumps-Valves						
07/01/2047	Irrigation Pump - 7.5 HP	910-000-0008	07/01/2037	10:00	\$ 5,000.00	\$ 9,811.90
07/01/2047	Pumphouse Misc Pipes-Valves	910-000-0018	07/01/2042	5:00	1,000.00	1,962.38
					6,000.00	11,774.28
Year : 2048						
Electrical						
07/01/2048	Electrical Panels	910-000-0015	07/01/2033	15:00	\$ 1,500.00	\$ 3,033.10
					1,500.00	3,033.10
Landscape						
07/01/2048	Park Landscape - 13 acres	910-000-0005	07/01/2044	4:00	\$ 4,500.00	\$ 9,099.30
					4,500.00	9,099.30
Pipes-Pumps-Valves						
07/01/2048	Irrigation Vault - Pipe	910-000-0007	07/01/2038	10:00	\$ 3,000.00	\$ 6,066.20
07/01/2048	Water Filters	910-000-0016	07/01/2033	15:00	9,000.00	18,198.60
					12,000.00	24,264.80
Structural						
07/01/2048	Pump House -Maintenance Building-	910-000-0013	07/01/2038	10:00	\$ 2,000.00	\$ 4,044.13
					2,000.00	4,044.13
Year : 2049						
Fences-Walls-Gates						
07/01/2049	Vinyl Fence	910-000-0002	07/01/2042	7:00	\$ 750.00	\$ 1,562.68
					750.00	1,562.68
Pipes-Pumps-Valves						
07/01/2049	Irrigation Pump - 10 HP Baldor Relia	910-000-0009	07/01/2039	10:00	\$ 8,000.00	\$ 16,668.56
					8,000.00	16,668.56
Year : 2050						
Concrete						
07/01/2050	Concrete Sidewalk-Trail	910-000-0003	07/01/2042	8:00	\$ 3,000.00	\$ 6,440.83
					3,000.00	6,440.83
Ponds-Drainage						
07/01/2050	Culvert - Rock Channel-Block Retaini	910-000-0014	07/01/2040	10:00	\$ 4,500.00	\$ 9,661.25
					4,500.00	9,661.25
Year : 2051						
Landscape						
07/01/2051	Landscape Replacement	910-000-0004	07/01/2046	5:00	\$ 2,500.00	\$ 5,530.61
					2,500.00	5,530.61

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Ponds-Drainage						
07/01/2051	Detention Pond - Drain-Erosion Cont	910-000-0011	07/01/2046	5:00	\$ 2,000.00	\$ 4,424.49
					2,000.00	4,424.49
Year : 2052						
Landscape						
07/01/2052	Park Landscape - 13 acres	910-000-0005	07/01/2048	4:00	\$ 4,500.00	\$ 10,257.90
					4,500.00	10,257.90
Pipes-Pumps-Valves						
07/01/2052	Pumphouse Misc Pipes-Valves	910-000-0018	07/01/2047	5:00	\$ 1,000.00	\$ 2,279.53
					1,000.00	2,279.53
Signage						
07/01/2052	Misc Signage	910-000-0006	07/01/2044	8:00	\$ 1,000.00	\$ 2,279.53
					1,000.00	2,279.53
Year : 2054						
Electrical						
07/01/2054	Irrigation Pump Controller-Yaskawa	910-000-0010	07/01/2042	12:00	\$ 3,000.00	\$ 7,260.93
					3,000.00	7,260.93
Landscape						
07/01/2054	Landscape Rock	910-000-0019	07/01/2042	12:00	\$ 1,500.00	\$ 3,630.46
					1,500.00	3,630.46
Pipes-Pumps-Valves						
07/01/2054	Irrigation Timers-Rainbird ESP-LXME	910-000-0017	07/01/2042	12:00	\$ 325.00	\$ 786.60
					325.00	786.60

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Concrete Sidewalk-Trail

Item Number	3
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 3,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2018	07/01/2026	1:06	8:00	1	3,000.00	3,137.91
								3,000.00	3,137.91

### Comments

**Allowance to Repair or Replace**

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Electrical Panels

Item Number	15
Type	Common Area
Category	Electrical
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump House		Average	07/01/2018	07/01/2033	8:06	15:00	1	1,500.00	1,935.08
								1,500.00	1,935.08

### Comments

**Allowance to Repair or Replace**

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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## Component List - Full Detail

### Irrigation Pump Controller-Yaskawa A 1000 VSD

Item Number	10
Type	Common Area
Category	Electrical
Measurement Basis	Each
Estimated Useful Life	12 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump House		Average	07/01/2018	07/01/2030	5:06	12:00	2	3,000.00	3,537.45
								3,000.00	3,537.45

#### Comments

Replace as Necessary

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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## Component List - Full Detail

### Mail Cluster Boxes

Item Number	12
Type	Common Area
Category	Equipment
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 1,600.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2018	07/01/2038	13:06	20:00	7	11,200.00	16,783.70
								11,200.00	16,783.70

### Comments

Replace as Necessary

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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## Component List - Full Detail

### Vinyl Fence

Item Number	2
Type	Common Area
Category	Fences-Walls-Gates
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 750.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2021	07/01/2028	3:06	7:00	1	750.00	832.92
								750.00	832.92

### Comments

**Allowance to Repair or Replace**

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Landscape Replacement

Item Number	4
Type	Common Area
Category	Landscape
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2021	07/01/2026	1:06	5:00	1	2,500.00	2,614.92
								2,500.00	2,614.92

### Comments

Allownace to Remove dead or diseased plants and Replace



# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Landscape Rock

Item Number	19
Type	Common Area
Category	Landscape
Measurement Basis	Allow
Estimated Useful Life	12 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2018	07/01/2030	5:06	12:00	1	1,500.00	1,768.73
								1,500.00	1,768.73

### Comments

**Allowance to Replenish and Spread**

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

Park Landscape - 13 acres

Item Number	5
Type	Common Area
Category	Landscape
Measurement Basis	Allow
Estimated Useful Life	4 Years
Basis Cost	\$ 4,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2024	07/01/2028	3:06	4:00	1	4,500.00	4,997.54
								4,500.00	4,997.54

Comments

Allowance to Re-seed, trim/replace trees

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Irrigation Pump - 10 HP Baldor Reliance

Item Number	9
Type	Common Area
Category	Pipes-Pumps-Valves
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 8,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump House		Fair	07/01/2019	07/01/2029	4:06	10:00	1	8,000.00	9,154.75
								8,000.00	9,154.75

#### Comments

Replace as Necessary

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Irrigation Pump - 7.5 HP

Item Number	8
Type	Common Area
Category	Pipes-Pumps-Valves
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump House		Poor	07/01/2017	07/01/2027	2:06	10:00	1	5,000.00	5,388.92
								5,000.00	5,388.92

#### Comments

Replace as Necessary

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Irrigation Timers-Rainbird ESP-LXME

Item Number	17
Type	Common Area
Category	Pipes-Pumps-Valves
Measurement Basis	Each
Estimated Useful Life	12 Years
Basis Cost	\$ 325.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump House		Average	07/01/2018	07/01/2030	5:06	12:00	1	325.00	383.22
								325.00	383.22

### Comments

Replace as Necessary

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Irrigation Vault - Pipe

Item Number	7
Type	Common Area
Category	Pipes-Pumps-Valves
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 3,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2018	07/01/2028	3:06	10:00	1	3,000.00	3,331.70
								3,000.00	3,331.70

### Comments

**Allowance to Repair or Renovate**

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Pumphouse Misc Pipes-Valves

Item Number	18
Type	Common Area
Category	Pipes-Pumps-Valves
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump House		Fair	07/01/2022	07/01/2027	2:06	5:00	1	1,000.00	1,077.78
								1,000.00	1,077.78

### Comments

Allowance to repair or Replace

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Water Filters

Item Number	16
Type	Common Area
Category	Pipes-Pumps-Valves
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 4,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump House		Good	07/01/2018	07/01/2033	8:06	15:00	2	9,000.00	11,610.46
								9,000.00	11,610.46

### Comments

Replace as Necessary



# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Culvert - Rock Channel-Block Retaining Wall

Item Number	14
Type	Common Area
Category	Ponds-Drainage
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds - Detenti		Average	07/01/2020	07/01/2030	5:06	10:00	3	4,500.00	5,306.18
								4,500.00	5,306.18

#### Comments

Allowance for metal pipe, concrete repair and removal of any blockage

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Detention Pond - Drain-Erosion Control

Item Number	11
Type	Common Area
Category	Ponds-Drainage
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2021	07/01/2026	1:06	5:00	1	2,000.00	2,091.94
								2,000.00	2,091.94

### Comments

Allowance to Repair and Excavate if Necessary

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Misc Signage

Item Number	6
Type	Common Area
Category	Signage
Measurement Basis	Allow
Estimated Useful Life	8 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2020	07/01/2028	3:06	8:00	1	1,000.00	1,110.57
								1,000.00	1,110.57

### Comments

Allowance to Repair or Replace

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Monument Sign Dbl Sided

Item Number	1
Type	Common Area
Category	Signage
Measurement Basis	Job
Estimated Useful Life	20 Years
Basis Cost	\$ 3,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Entrance		Good	07/01/2018	07/01/2038	13:06	20:00	1	3,000.00	4,495.63
								3,000.00	4,495.63

### Comments

Replace as Necessary

# Granite Falls Homeowners Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Pump House -Maintenance Building-Paint-Repairs

Item Number	13
Type	Common Area
Category	Structural
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump House		Average	07/01/2018	07/01/2028	3:06	10:00	1	2,000.00	2,221.13
								2,000.00	2,221.13

### Comments

Allowance to Repair, re-paint