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Board of Directors
Granite Falls Homeowners Association
Grand Junction, CO

Please find attached your reserve study report. We thank you for this opportunity to be of service to you. Ensuring that your Association identifies and plans for future major repairs and replacements is a primary function of the Board of Directors. Not only from the perspective of maintaining the physical property but also to create the peace of mind that the Association has funds available when needed. None of us can predict the future exactly. Also recognize that a reserve study is a series of assumptions about future events, not one of which will prove to be exactly right. But the goal is to have approximately the right amount of money at approximately the right time, and the reserve study attempts to do that.

The attached reserve study report was prepared under Generally Accepted Reserve Study Principles and Standards issued by the International Capital Budgeting Institute (ICBI). These are the highest standards of the reserve study profession and provide readers of the report with assurance that calculations and software meet the ICBI standards. Along with the required reporting format these standards produce reports achieving the clarity, consistency and comparability reporting goals demanded by the community association industry.

Transparency in the reserve study is important. The reserve study report represents financial planning for future major repairs and replacements. Nothing can cause more hardship for owners than when required and unanticipated maintenance costs happen and adequate funds are not available, which generally results in a special assessment. A proper maintenance plan and reserve management plan can help you avoid this situation.

A reserve report provides a picture of maintenance over a long period, generally 30 years. However, some components identified may have a life span longer than 30 years. Identifying these components that will someday need replacing is essential. Identifying these components early allows a longer time period to accumulate funds and reduce the risk of a special assessment. Examples of such long-lived components are concrete, in-wall pipes, electrical, or fire suppression components. Just because you cannot see a component does not mean it should not be included, as the association still has the maintenance obligation. Although you may not be able to open walls to review their condition, reasonable estimates can be made based on age and use.

Reserve studies focus on the long-term maintenance projections of a facility. As the remaining life of components start to become near term estimates it generally allows for more accurate projections. Estimates regarding maintenance activities should be reviewed and updated annually. This allows for earlier planning and hopefully avoiding long-term surprises.

It has been our pleasure to assist the Granite Falls Homeowners Association management on this report and we look forward to working with your management team to finalize the report.

Sincerely,

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

Granite Falls Homeowners Association

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025



Granite Falls Homeowners Association

January 1, 2025

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Preparer's Report on Reserve Study 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

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Granite Falls Homeowners Association by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Granite Falls Homeowners Association upon which this reserve management plan is based was performed by Robbie Pepper, RS, RSS, CMCA, CCIM, GRI of Facilities Advisors Rocky Mountain on July 24, 2024.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Granite Falls Homeowners Association. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2025, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2025, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Granite Falls Homeowners Association is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed 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 projection. The procedures selected are based on the reserve professional's judgment. 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 of Granite Falls Homeowners Association, 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 Granite Falls Homeowners Association, 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 the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Granite Falls Homeowners Association's 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. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Granite Falls Homeowners Association's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the 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, CMM
January 7, 2025

Granite Falls Homeowners Association
January 1, 2025

Statement of Position

Projection period: January 1, 2025 to 2054
 Type of Project: Planned Unit Development SFD
 Number of Units: 104
 Location: Grand Junction, CO
 Project Construction date: July 1, 2018
 On-Site analysis performed by: Robbie Pepper, RS
 Component analysis performed by: Robbie Pepper, RS
 Report prepared by: Robbie Pepper, RS

No special assessments are considered necessary during the 30-year projection period.

Current Replacement Cost of All Components	\$ 73,075
Future Replacement Cost of All Components	\$ 100,383
Projected Balance of Reserve Funds at January 1, 2025	\$ 19,012
100% Funded Amount at January 1, 2025	\$ 32,942
Percent Funded at January 1, 2025	\$57.71 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	\$ 133
Projected Reserve Contribution	\$ 3,000
Average Annual Reserve Contribution Per Unit	\$ 28
Monthly Reserve Contribution First Year of Projection	\$ 250
Average Monthly Reserve Contribution Per Unit	\$ 2
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	2.00 %

Components Excluded from This Report

Major Component	Reason Excluded
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

Summary of major components is presented on next page

Granite Falls Homeowners Association

January 1, 2025

Disclosures

Site Analysis

Granite Falls Homeowners Association is a planned development association located in Grand Junction, CO. The site analysis was performed on July 24, 2024 by Robbie Pepper, RS of Facilities Advisors Rocky Mountain. The Association Board members were interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report

See Disclosures and Summary of Significant Assumptions

Granite Falls Homeowners Association

January 1, 2025

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 2.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 57.71% as of January 1, 2025 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 19,012, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 19,012

Significant Assumptions

See Preparer's Report
See Disclosures and Summary of Significant Assumptions

Granite Falls Homeowners Association

January 1, 2025

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

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. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.

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.

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 property risks.

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 as set forth in the funding plan projection, 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.

Interest rate of 2.00% is used in the funding plan.

Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report

See Disclosures and Summary of Significant Assumptions

Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Concrete	1	\$ 3,138
Electrical	5- 8	5,472
Equipment	13	16,784
Fences-Walls-Gates	3	833
Landscape	1- 5	9,382
Pipes-Pumps-Valves	2- 8	30,947
Ponds-Drainage	1- 5	7,398
Signage	3-13	5,607
Structural	3	2,221
		<u>\$ 81,782</u>

Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/25 - 12/25	\$ 9,000.00	\$ 3,000.00	\$ 211.84	\$ 0.00	\$ 12,211.84
01/26 - 12/26	12,211.84	7,500.00	249.74	7,844.77	12,116.81
01/27 - 12/27	12,116.81	9,375.00	279.36	6,466.70	15,304.47
01/28 - 12/28	15,304.47	10,312.56	297.70	12,493.86	13,420.87
01/29 - 12/29	13,420.87	11,343.72	300.77	9,154.75	15,910.61
01/30 - 12/30	15,910.61	11,910.96	339.76	10,995.58	17,165.75
01/31 - 12/31	17,165.75	11,910.96	415.99	5,467.57	24,025.13
01/32 - 12/32	24,025.13	11,910.96	541.38	6,885.84	29,591.63
01/33 - 12/33	29,591.63	11,910.96	592.47	13,545.54	28,549.52
01/34 - 12/34	28,549.52	11,910.96	659.35	3,987.87	37,131.96
	<u>9,000.00</u>	<u>101,086.08</u>	<u>3,888.36</u>	<u>76,842.48</u>	<u>37,131.96</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/35 - 12/35	\$ 37,131.96	\$ 11,910.96	\$ 859.83	\$ 1,027.29	\$ 48,875.46
01/36 - 12/36	48,875.46	11,910.96	976.48	14,113.82	47,649.08
01/37 - 12/37	47,649.08	11,910.96	1,001.28	8,725.86	51,835.46
01/38 - 12/38	51,835.46	11,910.96	901.35	28,772.05	35,875.72
01/39 - 12/39	35,875.72	11,910.96	730.28	12,353.00	36,163.96
01/40 - 12/40	36,163.96	11,910.96	718.01	14,319.82	34,473.11
01/41 - 12/41	34,473.11	11,910.96	747.75	7,377.68	39,754.14
01/42 - 12/42	39,754.14	11,910.96	773.38	16,175.55	36,262.93
01/43 - 12/43	36,262.93	11,910.96	851.76	0.00	49,025.65
01/44 - 12/44	49,025.65	12,149.16	1,021.00	9,865.24	52,330.57
	<u>37,131.96</u>	<u>119,347.80</u>	<u>8,581.12</u>	<u>112,730.31</u>	<u>52,330.57</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/45 - 12/45	\$ 52,330.57	\$ 12,392.16	\$ 1,180.92	\$ 0.00	\$ 65,903.65
01/46 - 12/46	65,903.65	12,639.96	1,378.52	8,570.04	71,352.09
01/47 - 12/47	71,352.09	12,892.80	1,461.56	11,774.28	73,932.17
01/48 - 12/48	73,932.17	13,150.68	1,252.41	40,441.33	47,893.93
01/49 - 12/49	47,893.93	13,413.60	933.89	18,231.24	44,010.18
01/50 - 12/50	44,010.18	13,681.92	877.76	16,102.08	42,467.78
01/51 - 12/51	42,467.78	13,955.52	905.95	9,955.10	47,374.15
01/52 - 12/52	47,374.15	14,234.64	963.08	14,816.96	47,754.91
01/53 - 12/53	47,754.91	14,519.40	1,109.96	0.00	63,384.27
01/54 - 12/54	63,384.27	14,809.80	1,320.88	11,677.99	67,836.96
	<u>52,330.57</u>	<u>135,690.48</u>	<u>11,384.93</u>	<u>131,569.02</u>	<u>67,836.96</u>

Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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

Expenditures-Matrix

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Concrete		3,138								3,988
Electrical						3,537			1,935	
Fences-Walls-Gates				833						
Landscape		2,615		4,998		1,769	3,038	5,634		
Pipes-Pumps-Valves			6,467	3,332	9,155	383		1,252	11,610	
Ponds-Drainage		2,092				5,306	2,430			
Signage				1,111						
Structural				2,221						
	0	7,845	6,467	12,494	9,155	10,996	5,468	6,886	13,546	3,988

Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Concrete								5,068		
Electrical								5,068		
Equipment				16,784						
Fences-Walls-Gates	1,027							1,267		
Landscape		9,880				7,160	4,099	2,534		8,072
Pipes-Pumps-Valves			8,726	4,496	12,353			2,238		
Ponds-Drainage		2,823				7,160	3,279			
Signage		1,411		4,496						1,794
Structural				2,997						
	1,027	14,114	8,726	28,772	12,353	14,320	7,378	16,176	0	9,865

Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Concrete						6,441				
Electrical				3,033						7,261
Fences-Walls-Gates					1,563					
Landscape		4,761		9,099			5,531	10,258		3,630
Pipes-Pumps-Valves			11,774	24,265	16,669			2,280		787
Ponds-Drainage		3,809				9,661	4,424			
Signage								2,280		
Structural				4,044						
	0	8,570	11,774	40,441	18,231	16,102	9,955	14,817	0	11,678

Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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

Component List - Summary

Component	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Concrete Sidewalk-Trail	7/2018	\$ 3,000.00	1 Allow	\$ 3,000	8:00	1:06	\$ 3,138
Culvert - Rock Channel-Block Retaining Wall	7/2020	1,500.00	3 Allow	4,500	10:00	5:06	5,306
Detention Pond - Drain-Erosion Control	7/2021	2,000.00	1 Allow	2,000	5:00	1:06	2,092
Electrical Panels	7/2018	1,500.00	1 Allow	1,500	15:00	8:06	1,935
Irrigation Pump - 10 HP Baldor Reliance	7/2019	8,000.00	1 Each	8,000	10:00	4:06	9,155
Irrigation Pump - 7.5 HP	7/2017	5,000.00	1 Each	5,000	10:00	2:06	5,389
Irrigation Pump Controller-Yaskawa A 1000 V	7/2018	1,500.00	2 Each	3,000	12:00	5:06	3,537
Irrigation Timers-Rainbird ESP-LXME	7/2018	325.00	1 Each	325	12:00	5:06	383
Irrigation Vault - Pipe	7/2018	3,000.00	1 Allow	3,000	10:00	3:06	3,332
Landscape Replacement	7/2021	2,500.00	1 Allow	2,500	5:00	1:06	2,615
Landscape Rock	7/2018	1,500.00	1 Allow	1,500	12:00	5:06	1,769
Mail Cluster Boxes	7/2018	1,600.00	7 Each	11,200	20:00	13:06	16,784
Misc Signage	7/2020	1,000.00	1 Allow	1,000	8:00	3:06	1,111
Monument Sign Dbl Sided	7/2018	3,000.00	1 Job	3,000	20:00	13:06	4,496
Park Landscape - 13 acres	7/2024	4,500.00	1 Allow	4,500	4:00	3:06	4,998
Pump House -Maintenance Building-Paint-Re	7/2018	2,000.00	1 Allow	2,000	10:00	3:06	2,221
Pumphouse Misc Pipes-Valves	7/2022	1,000.00	1 Allow	1,000	5:00	2:06	1,078
Vinyl Fence	7/2021	750.00	1 Allow	750	7:00	3:06	833
Water Filters	7/2018	4,500.00	2 Each	9,000	15:00	8:06	11,610
				<u>\$ 66,775</u>			<u>\$ 81,781</u>

Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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

Supplementary Information on Future Major Repairs and Replacements

Component	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Concrete Sidewalk-Trail	8:00	1:06	\$ 3,138
Culvert - Rock Channel-Block Retaining Wall	10:00	5:06	5,306
Detention Pond - Drain-Erosion Control	5:00	1:06	2,092
Electrical Panels	15:00	8:06	1,935
Irrigation Pump - 10 HP Baldor Reliance	10:00	4:06	9,155
Irrigation Pump - 7.5 HP	10:00	2:06	5,389
Irrigation Pump Controller-Yaskawa A 1000 VSD	12:00	5:06	3,537
Irrigation Timers-Rainbird ESP-LXME	12:00	5:06	383
Irrigation Vault - Pipe	10:00	3:06	3,332
Landscape Replacement	5:00	1:06	2,615
Landscape Rock	12:00	5:06	1,769
Mail Cluster Boxes	20:00	13:06	16,784
Misc Signage	8:00	3:06	1,111
Monument Sign Dbl Sided	20:00	13:06	4,496
Park Landscape - 13 acres	4:00	3:06	4,998
Pump House -Maintenance Building-Paint-Repairs	10:00	3:06	2,221
Pumphouse Misc Pipes-Valves	5:00	2:06	1,078
Vinyl Fence	7:00	3:06	833
Water Filters	15:00	8:06	11,610
			81,781
			81,781

Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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

Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Concrete							
Trails							
Concrete Sidewalk-Trail	07/01/2018	\$ 3,000.00	1 Allow	\$ 3,000	8:00	1:06	\$ 3,138
				3,000			3,138
				3,000			3,138
Electrical							
Equipment							
Electrical Panels	07/01/2018	\$ 1,500.00	1 Allow	\$ 1,500	15:00	8:06	\$ 1,935
				1,500			1,935
Variable Speed Drive							
Irrigation Pump Controller-Yaskawa	07/01/2018	\$ 1,500.00	2 Each	\$ 3,000	12:00	5:06	\$ 3,537
				3,000			3,537
				4,500			5,473
Equipment							
Mail							
Mail Cluster Boxes	07/01/2018	\$ 1,600.00	7 Each	\$ 11,200	20:00	13:06	\$ 16,784
				11,200			16,784
				11,200			16,784
Fences-Walls-Gates							
Vinyl							
Vinyl Fence	07/01/2021	\$ 750.00	1 Allow	\$ 750	7:00	3:06	\$ 833
				750			833
				750			833
Landscape							
Ground Cover							
Landscape Rock	07/01/2018	\$ 1,500.00	1 Allow	\$ 1,500	12:00	5:06	\$ 1,769
				1,500			1,769
Parks							
Park Landscape - 13 acres	07/01/2024	\$ 4,500.00	1 Allow	\$ 4,500	4:00	3:06	\$ 4,998
				4,500			4,998
Replenish							
Landscape Replacement	07/01/2021	\$ 2,500.00	1 Allow	\$ 2,500	5:00	1:06	\$ 2,615
				2,500			2,615
				8,500			9,381
Pipes-Pumps-Valves							
Filters							
Water Filters	07/01/2018	\$ 4,500.00	2 Each	\$ 9,000	15:00	8:06	\$ 11,610
				9,000			11,610

Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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

Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Pumps							
Irrigation Pump - 10 HP Baldor Relia	07/01/2019	\$ 8,000.00	1 Each	\$ 8,000	10:00	4:06	\$ 9,155
Irrigation Pump - 7.5 HP	07/01/2017	5,000.00	1 Each	5,000	10:00	2:06	5,389
				13,000			14,544
Timers							
Irrigation Timers-Rainbird ESP-LXME	07/01/2018	\$ 325.00	1 Each	\$ 325	12:00	5:06	\$ 383
				325			383
Valves							
Pumphouse Misc Pipes-Valves	07/01/2022	\$ 1,000.00	1 Allow	\$ 1,000	5:00	2:06	\$ 1,078
				1,000			1,078
Vaults							
Irrigation Vault - Pipe	07/01/2018	\$ 3,000.00	1 Allow	\$ 3,000	10:00	3:06	\$ 3,332
				3,000			3,332
				26,325			30,947
Ponds-Drainage							
Drainage							
Culvert - Rock Channel-Block Retaini	07/01/2020	\$ 1,500.00	3 Allow	\$ 4,500	10:00	5:06	\$ 5,306
Detention Pond - Drain-Erosion Cont	07/01/2021	2,000.00	1 Allow	2,000	5:00	1:06	2,092
				6,500			7,398
				6,500			7,398
Signage							
Misc							
Misc Signage	07/01/2020	\$ 1,000.00	1 Allow	\$ 1,000	8:00	3:06	\$ 1,111
				1,000			1,111
Monument							
Monument Sign Dbl Sided	07/01/2018	\$ 3,000.00	1 Job	\$ 3,000	20:00	13:06	\$ 4,496
				3,000			4,496
				4,000			5,606
Structural							
Repairs							
Pump House -Maintenance Building-	07/01/2018	\$ 2,000.00	1 Allow	\$ 2,000	10:00	3:06	\$ 2,221
				2,000			2,221
				2,000			2,221
				66,775			81,781

Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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Expenditures-List Totals

Category		Service	Estimated		
Date	Code	Date	Life	Current Cost	Expenditure
Concrete					
Concrete Sidewalk-Trail					
07/01/2026	910-000-0003	07/01/2018	8:00	\$ 3,000.00	\$ 3,137.91
07/01/2034	910-000-0003	07/01/2026	8:00	3,000.00	3,987.87
07/01/2042	910-000-0003	07/01/2034	8:00	3,000.00	5,068.06
07/01/2050	910-000-0003	07/01/2042	8:00	3,000.00	6,440.83
				12,000.00	18,634.67
Electrical					
Electrical Panels					
07/01/2033	910-000-0015	07/01/2018	15:00	\$ 1,500.00	\$ 1,935.08
07/01/2048	910-000-0015	07/01/2033	15:00	1,500.00	3,033.10
				3,000.00	4,968.18
Irrigation Pump Controller-Yaskawa A 1000 VSD					
07/01/2030	910-000-0010	07/01/2018	12:00	\$ 3,000.00	\$ 3,537.45
07/01/2042	910-000-0010	07/01/2030	12:00	3,000.00	5,068.06
07/01/2054	910-000-0010	07/01/2042	12:00	3,000.00	7,260.93
				9,000.00	15,866.44
Equipment					
Mail Cluster Boxes					
07/01/2038	910-000-0012	07/01/2018	20:00	\$ 11,200.00	\$ 16,783.70
				11,200.00	16,783.70
Fences-Walls-Gates					
Vinyl Fence					
07/01/2028	910-000-0002	07/01/2021	7:00	\$ 750.00	\$ 832.92
07/01/2035	910-000-0002	07/01/2028	7:00	750.00	1,027.29
07/01/2042	910-000-0002	07/01/2035	7:00	750.00	1,267.01
07/01/2049	910-000-0002	07/01/2042	7:00	750.00	1,562.68
				3,000.00	4,689.90
Landscape					
Landscape Replacement					
07/01/2026	910-000-0004	07/01/2021	5:00	\$ 2,500.00	\$ 2,614.92
07/01/2031	910-000-0004	07/01/2026	5:00	2,500.00	3,037.54
07/01/2036	910-000-0004	07/01/2031	5:00	2,500.00	3,528.46
07/01/2041	910-000-0004	07/01/2036	5:00	2,500.00	4,098.71
07/01/2046	910-000-0004	07/01/2041	5:00	2,500.00	4,761.13
07/01/2051	910-000-0004	07/01/2046	5:00	2,500.00	5,530.61
				15,000.00	23,571.37
Landscape Rock					
07/01/2030	910-000-0019	07/01/2018	12:00	\$ 1,500.00	\$ 1,768.73
07/01/2042	910-000-0019	07/01/2030	12:00	1,500.00	2,534.03
07/01/2054	910-000-0019	07/01/2042	12:00	1,500.00	3,630.46

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	Code	Date	Life	Current Cost	Expenditure
Park Landscape - 13 acres					
				4,500.00	7,933.22
07/01/2028	910-000-0005	07/01/2024	4:00	\$ 4,500.00	\$ 4,997.54
07/01/2032	910-000-0005	07/01/2028	4:00	4,500.00	5,633.87
07/01/2036	910-000-0005	07/01/2032	4:00	4,500.00	6,351.22
07/01/2040	910-000-0005	07/01/2036	4:00	4,500.00	7,159.91
07/01/2044	910-000-0005	07/01/2040	4:00	4,500.00	8,071.56
07/01/2048	910-000-0005	07/01/2044	4:00	4,500.00	9,099.30
07/01/2052	910-000-0005	07/01/2048	4:00	4,500.00	10,257.90
				31,500.00	51,571.30
Pipes-Pumps-Valves					
Irrigation Pump - 10 HP Baldor Reliance					
07/01/2029	910-000-0009	07/01/2019	10:00	\$ 8,000.00	\$ 9,154.75
07/01/2039	910-000-0009	07/01/2029	10:00	8,000.00	12,353.00
07/01/2049	910-000-0009	07/01/2039	10:00	8,000.00	16,668.56
				24,000.00	38,176.31
Irrigation Pump - 7.5 HP					
07/01/2027	910-000-0008	07/01/2017	10:00	\$ 5,000.00	\$ 5,388.92
07/01/2037	910-000-0008	07/01/2027	10:00	5,000.00	7,271.55
07/01/2047	910-000-0008	07/01/2037	10:00	5,000.00	9,811.90
				15,000.00	22,472.37
Irrigation Timers-Rainbird ESP-LXME					
07/01/2030	910-000-0017	07/01/2018	12:00	\$ 325.00	\$ 383.22
07/01/2042	910-000-0017	07/01/2030	12:00	325.00	549.04
07/01/2054	910-000-0017	07/01/2042	12:00	325.00	786.60
				975.00	1,718.86
Irrigation Vault - Pipe					
07/01/2028	910-000-0007	07/01/2018	10:00	\$ 3,000.00	\$ 3,331.70
07/01/2038	910-000-0007	07/01/2028	10:00	3,000.00	4,495.63
07/01/2048	910-000-0007	07/01/2038	10:00	3,000.00	6,066.20
				9,000.00	13,893.53
Pumphouse Misc Pipes-Valves					
07/01/2027	910-000-0018	07/01/2022	5:00	\$ 1,000.00	\$ 1,077.78
07/01/2032	910-000-0018	07/01/2027	5:00	1,000.00	1,251.97
07/01/2037	910-000-0018	07/01/2032	5:00	1,000.00	1,454.31
07/01/2042	910-000-0018	07/01/2037	5:00	1,000.00	1,689.35
07/01/2047	910-000-0018	07/01/2042	5:00	1,000.00	1,962.38
07/01/2052	910-000-0018	07/01/2047	5:00	1,000.00	2,279.53
				6,000.00	9,715.32
Water Filters					
07/01/2033	910-000-0016	07/01/2018	15:00	\$ 9,000.00	\$ 11,610.46

Granite Falls Homeowners Association

Analysis Date - January 1, 2025

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Expenditures

Category		Service	Estimated		
Date	Code	Date	Life	Current Cost	Expenditure
Water Filters					
07/01/2048	910-000-0016	07/01/2033	15:00	\$ 9,000.00	\$ 18,198.60
				18,000.00	29,809.06
Ponds-Drainage					
Culvert - Rock Channel-Block Retaining Wall					
07/01/2030	910-000-0014	07/01/2020	10:00	\$ 4,500.00	\$ 5,306.18
07/01/2040	910-000-0014	07/01/2030	10:00	4,500.00	7,159.91
07/01/2050	910-000-0014	07/01/2040	10:00	4,500.00	9,661.25
				13,500.00	22,127.34
Detention Pond - Drain-Erosion Control					
07/01/2026	910-000-0011	07/01/2021	5:00	\$ 2,000.00	\$ 2,091.94
07/01/2031	910-000-0011	07/01/2026	5:00	2,000.00	2,430.03
07/01/2036	910-000-0011	07/01/2031	5:00	2,000.00	2,822.76
07/01/2041	910-000-0011	07/01/2036	5:00	2,000.00	3,278.97
07/01/2046	910-000-0011	07/01/2041	5:00	2,000.00	3,808.91
07/01/2051	910-000-0011	07/01/2046	5:00	2,000.00	4,424.49
				12,000.00	18,857.10
Signage					
Misc Signage					
07/01/2028	910-000-0006	07/01/2020	8:00	\$ 1,000.00	\$ 1,110.57
07/01/2036	910-000-0006	07/01/2028	8:00	1,000.00	1,411.38
07/01/2044	910-000-0006	07/01/2036	8:00	1,000.00	1,793.68
07/01/2052	910-000-0006	07/01/2044	8:00	1,000.00	2,279.53
				4,000.00	6,595.16
Monument Sign Dbl Sided					
07/01/2038	910-000-0001	07/01/2018	20:00	\$ 3,000.00	\$ 4,495.63
				3,000.00	4,495.63
Structural					
Pump House -Maintenance Building-Paint-Repairs					
07/01/2028	910-000-0013	07/01/2018	10:00	\$ 2,000.00	\$ 2,221.13
07/01/2038	910-000-0013	07/01/2028	10:00	2,000.00	2,997.09
07/01/2048	910-000-0013	07/01/2038	10:00	2,000.00	4,044.13
				6,000.00	9,262.35