

RESERVE ANALYSIS REPORT

Nine Mile Ranch Homeowners Association

Oroville, Washington

Version 2

June 30, 2023



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Nine Mile Ranch Homeowners Association

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Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format, reserve fund goals/objectives and calculation methods. The following sections are included in this preface:

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◆ ◆ ◆ ◆ INTRODUCTION TO RESERVE BUDGETING ◆ ◆ ◆ ◆

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes a “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain association common areas and property values of individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

◆ ◆ ◆ ◆ UNDERSTANDING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

There are four key bits of information that a comprehensive reserve analysis should provide: Budget, Percent Funded, Projections and Inventory. This information is described as follows:

Budget

Amount recommended to be transferred into the reserve account for the fiscal year for which the reserve analysis is prepared. In some cases, the reserve analysis may present two or more funding plans based on different goals/objectives. The Board should have a clear understanding of the differences among these funding goals/objectives prior to implementing one of them in the annual budget.

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Percent Funded

Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the reserve analysis is prepared. This figure is the ratio of the actual reserve fund on hand to the fully funded balance. A reserve fund that is “100% funded” means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

Projections

Indicate “level of service” the association will provide the membership as well as a “road map” for the fiscal future of the association. Projections define the timetables for repairs and replacements, such as when buildings will be painted or when asphalt will be seal coated. Projections also show the financial plan for the association – when an underfunded association will “catch up” or how a properly funded association will remain fiscally “healthy.”

Inventory

Complete listing of reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst’s comments.

◆ ◆ ◆ ◆ RESERVE FUNDING GOALS / OBJECTIVES ◆ ◆ ◆ ◆

There are four reserve funding goals/objectives which may be used to develop a reserve funding plan that corresponds with the risk tolerance of the association: Full Funding, Baseline Funding, Threshold Funding and Statutory Funding. These goals/objectives are described as follows:

Full Funding

Describes goal/objective to have reserves on hand equivalent to the value of the deterioration of each reserve component. The objective of this funding goal is to achieve and/or maintain a 100% percent funded reserve fund. Component calculation method or directed cash flow calculation method is typically used to develop a full funding plan.

Baseline Funding

Describes goal/objective to have sufficient reserves on hand to never completely run out of money. The objective of this funding goal is to simply pay for all reserve expenses as they come due without regard to the association’s percent funded. Minimum cash flow calculation method or directed cash flow calculation method s typically used to develop a baseline funding plan.

Threshold Funding

Describes goal/objective other than the 100% level (full funding) or just staying cash-positive (baseline funding). This threshold goal/objective may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen between full funding and baseline funding. Minimum cash flow calculation method or directed cash flow calculation method is typically used to develop a threshold funding plan.

Statutory Funding

Describes goal/objective as described or required by local laws or codes. Component calculation method, minimum cash flow calculation method or directed cash flow calculation method may be used to develop a statutory funding plan, depending on the requirements.

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◆ ◆ ◆ ◆ RESERVE FUNDING CALCULATION METHODS ◆ ◆ ◆ ◆

There are three funding methods which can be used to develop a reserve funding plan based on reserve funding goals/objectives: Component Calculation Method, Minimum Cash Flow Calculation Method and Directed Cash Flow Calculation Method.

Directed cash flow calculation method offers flexibility for developing custom funding plans. Directed cash flow calculation method funding plans can accommodate use of various contribution increases and/or special assessments (or loans) through time. As the name suggests, the user “directs” the funding plan as needed to achieve reserve funding goals or objectives. Because of this flexibility, the vast majority of reserve analyses are developed using the directed cash flow calculation method. Whereas component calculation method funding plans and minimum cash flow calculation method funding plans are typically used as reference information; usually considered the “floor” (minimum cash flow calculation method) and “ceiling” (component calculation method) of a reasonable reserve funding plan.

The three calculation methods are described as follows:

Component Calculation Method

Component calculation method develops a funding plan for each individual reserve component. The sum of the funding plan for each component equals the total funding plan for the association. This method is often referred to as the “straight line” method. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the fully funded reserves in time, and then enables the association to maintain fully funded reserves through time. The following is a detailed description of component calculation method:

Step 1: Calculation of fully funded balance for each component

Fully funded balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Fully Funded Balance} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Cost}$$

Step 2: Distribution of current reserve funds

Association’s current reserve funds are assigned to (or distributed amongst) reserve components based on each component’s remaining life and fully funded balance as follows:

Pass 1: Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its fully funded balance, until reserve funds are exhausted.

Pass 2: If all components are assigned their fully funded balance and additional funds exist, they are assigned in a “second pass.” Again, components are organized in remaining life order, from least to greatest, and remaining current reserve funds are assigned to each component up to its current cost, until reserve funds are exhausted.

Pass 3: If all components are assigned their current cost and additional funds exist, they are assigned in a “third pass.” Components with a remaining life of zero years are assigned double their current cost, until reserve funds are exhausted. After pass 3, if additional reserve funds remain, there are excess reserves.

Distributing, or assigning, reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

Step 3: Developing a funding plan

After step 2, all components have a “starting” balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the contribution increase parameter to develop a “stair stepped” contribution.

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For example, if an association needs to accumulate \$100,000 in ten years, \$10,000 could be contributed each year. Alternatively, the association could contribute \$8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, the contribution increase parameter should match the inflation parameter. Matching the contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

Using a contribution increase parameter that is greater than the inflation parameter will reduce the burden to current members at the expense of future members. Using a contribution increase parameter that is less than the inflation parameter will increase the burden to the current members to the benefit of future members. The following chart shows a comparison:

	0% Increase	3% Increase	10% Increase
Year 1	\$10,000.00	\$8,723.05	\$6,274.54
Year 2	\$10,000.00	\$8,984.74	\$6,901.99
Year 3	\$10,000.00	\$9,254.28	\$7,592.19
Year 4	\$10,000.00	\$9,531.91	\$8,351.41
Year 5	\$10,000.00	\$9,817.87	\$9,186.55
Year 6	\$10,000.00	\$10,112.41	\$10,105.21
Year 7	\$10,000.00	\$10,415.78	\$11,115.73
Year 8	\$10,000.00	\$10,728.25	\$12,227.30
Year 9	\$10,000.00	\$11,050.10	\$13,450.03
Year 10	\$10,000.00	\$11,381.60	\$14,795.04
TOTAL	\$100,000.00	\$100,000.00	\$100,000.00

One major benefit of using component calculation method is that for any single component (or group of components), reserve funding can be precisely calculated. For example, using this calculation method, the reserve analysis can indicate the exact amount of current reserve funds "in the bank" for the roofs and the amount of money being funded towards the roofs each month. This information is displayed on the Management Summary and Charts as well as elsewhere within the report.

Minimum Cash Flow Calculation Method

Minimum cash flow calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not concerned with the ideal level of reserves or percent funded through time.

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline funding). This calculation method will determine the minimum reserve contribution to ensure that the beginning reserve balance is sufficient to pay for the scheduled expenditures in each year. By definition, this calculation method will create a funding plan where, at some point over the projection period, the beginning reserve fund balance will equal the expenditures for that year. Under some conditions, based on reserve expenditure profile, this calculation method produces a funding plan that will take the association into an overfunded status through time; in these cases, directed cash flow calculation method can be used to optimize results.

Minimum cash flow calculation method is not without downsides... Unlike component calculation method, the minimum cash flow calculation method cannot precisely calculate reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component calculation method results to calculate a reasonable breakdown. This information is displayed on the Management Summary and Charts as well as elsewhere within the report. Using minimum cash flow calculation method typical-

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ly requires an annual reallocation of reserve funds (amongst reserve components) to ensure each component remains properly funded through time. Associations in states that require segregated reserve funds for certain components (i.e. roofs, painting, etc.), should pay special attention to this issue; it may be desirable to complete separate reserve analyses for segregated reserve components.

Directed Cash Flow Calculation Method

Directed cash flow calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due and, if possible, determine the optimal funding plan to achieve 100% funding over the projection period.

Directed cash flow calculation method offers flexibility for developing custom funding plans. Directed cash flow funding plans can accommodate use of various contribution increases and/or special assessments (or loans) through time. As the name suggests, the user “directs” the funding plan as needed to achieve any reserve funding goals or objectives. Because of this flexibility, the vast majority of reserve analyses are developed using this calculation method.

Directed cash flow calculation method is not without downsides... Unlike component calculation method, the directed cash flow calculation method cannot precisely calculate reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component calculation method results to calculate a reasonable breakdown. This information is displayed on the Management Summary and Charts as well as elsewhere within the report. Using directed cash flow calculation method typically requires an annual reallocation of reserve funds (amongst reserve components) to ensure each component remains properly funded through time. Associations in states that require segregated reserve funds for certain components (i.e. roofs, painting, etc.), should pay special attention to this issue; it may be desirable to complete separate reserve analyses for segregated reserve components.

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◆ ◆ ◆ ◆ READING THE RESERVE ANALYSIS ◆ ◆ ◆ ◆

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a “red flag” is raised in this review, the reader should then check the detail information (“Component Detail”), of the component in question, for all relevant information. In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section.

Executive Summary

Provides general information about project, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

Client Information

Provides information including fiscal year for which reserve analysis is prepared, number of units, etc.

Global Parameters

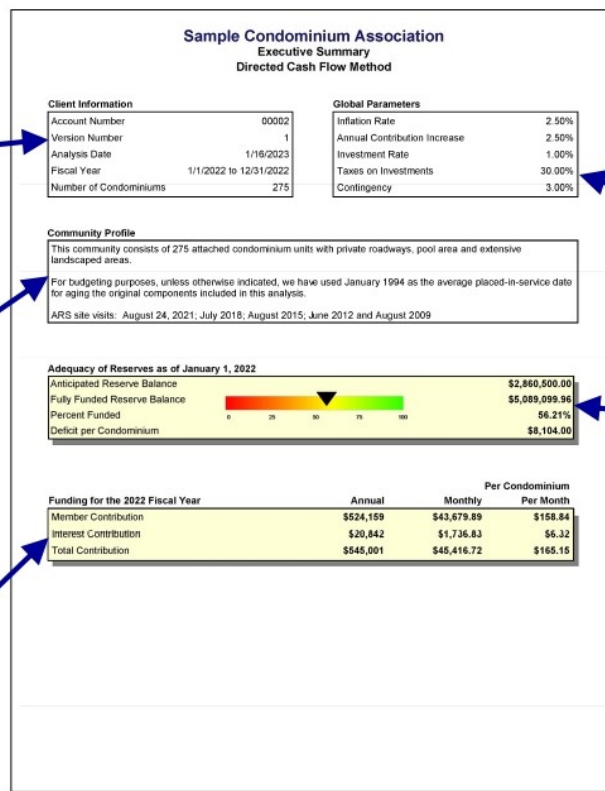
Displays calculation parameters that were used to calculate reserve analysis including inflation, contribution increase, investment rate, tax rate and contingency.

Community Profile

Provides brief description of community as well as other “global” comments.

Budget

Provides recommended funding for fiscal year for which reserve analysis is prepared. Indicates reserve funding from membership, anticipated interest contribution and total contribution requirement.



Adequacy of Reserves

Displays results of calculations with regard to “health” of reserve fund as of beginning of fiscal year for which the reserve analysis is prepared. Provides anticipated reserve balance, fully funded reserve balance and percent funded.

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Calculation of Percent Funded

Summary displays all reserve components, shown here in "category" order. Provides remaining life, useful life, current cost and fully funded balance at beginning of fiscal year for which the reserve analysis is prepared.

Reserve Components

All components are displayed (shown here in "category" order).

Lifespans

Remaining life and useful life are displayed. And, these columns are conveniently sub totaled to show range.

**Sample Condominium Association
Calculation of Percent Funded
Sorted by Category; Alphabetical**

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	6	24	\$360,300.00	\$321,176.47
Streets - Asphalt, Repair	2	4	\$24,300.00	\$12,100.00
Streets - Asphalt, Seal Coat	2	4	\$14,580.00	\$7,290.00
Streets - Concrete	2	4	\$20,300.00	\$10,000.00
Sub Total	2-6	4-24	\$448,880.00	\$350,616.47
020 Roofs				
Roofs - Rain Gutters	12	40	\$123,785.00	\$66,648.50
Roofs - Tie, Clean & Maintain	0	1	\$37,500.00	\$37,500.00
Roofs - Tie, Replace				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing, Railing & Walls				
Fencing - Glass Sound Attenuation				
Fencing - Wrought Iron, Pool Area				
Railing & Gates - Wrought Iron, Units				
Walls - Stucco, Repair				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Landscape				
Lighting - Streets & Walkways				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile, Interior				
Cabana - Ceramic Tile, Showers				
Cabana - Doors				
Cabana - Plumbing Fixtures%				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Sub Total				

**Sample Condominium Association
Calculation of Percent Funded
Sorted by Category; Alphabetical**

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Pool - Filters	2	12	\$4,000.00	\$3,538.46
Pool - Heater	7	12	\$4,750.00	\$1,959.79
Pool - Replaster & Tile	7	10	\$34,387.50	\$9,486.21
Pool Area - Furniture	4	6	\$15,400.00	\$4,529.41
Pool Area - Paver Deck, Repair	17	20	\$20,000.00	\$2,564.10
Pool Area - Wood Patio Covers	7	20	\$15,125.00	\$9,631.25
Spa - Filter	2	10	\$2,000.00	\$1,724.14
Spa - Heater	4	10	\$4,750.00	\$2,850.00
Spa - Replaster & Tile	7	10	\$8,475.00	\$2,337.93
Sub Total	2-17	6-30	\$152,107.50	\$69,326.48
070 Decks				
Decks/Stairs - Clean & Seal	2	4	\$103,868.25	\$45,695.27
Decks/Stairs - Resurface	6	20	\$728,900.00	\$552,196.97
Sub Total	2-6	4-20	\$832,768.25	\$598,092.24
080 Termite Control & Wood Repair				
Termite Control	n.a.	n.a.	\$0.00	\$300,000.00
Wood Repair - Paint Cycle	4	5	\$58,000.00	\$6,444.44
Wood Repair - Shutters	4	20	\$44,900.00	\$39,287.50
Sub Total	4	5-20	\$102,900.00	\$35,731.94
090 Landscape				
Landscape - Irrigation Controllers	7	12	\$24,150.00	\$9,450.00
Landscape - Renovation	0	1	\$17,500.00	\$17,500.00
Sub Total	0-7	1-12	\$41,650.00	\$26,950.00
100 Miscellaneous				
Fire Safety - Control Panels	1	20	\$126,000.00	\$121,655.17
Fire Safety - Extinguisher Cabinets	9	30	\$64,900.00	\$49,113.51
Matboxes	18	20	\$67,000.00	\$6,700.00
Signage	0	20	\$75,000.00	\$75,000.00
Utility Closet Doors	4	20	\$157,100.00	\$137,487.50
Sub Total	0-18	20-30	\$490,000.00	\$389,931.16
Contingency	n.a.	n.a.	n.a.	\$148,226.21
Total	0-18	1-40	\$7,044,161.25	\$6,089,099.96
Anticipated Reserve Balance				\$2,840,800.00
Percent Funded				56.21%

Current Cost

Displays current cost to replace or otherwise maintain each component. This column is conveniently sub totaled.

Fully Funded Balance

Displays fully funded balance for each component. This column is conveniently sub totaled.

Total current cost to replace or otherwise maintain all components, total fully funded balance, anticipated reserve balance and percent funded are provided at bottom of this summary. Also shown is range of reserve component remaining lives and useful lives.

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Management Summary and Charts

Summary displays all reserve components, shown here in "category" order. Provides assigned reserve funds at beginning of fiscal year for which reserve analysis is prepared along with monthly member contribution, interest contribution and total contribution for each component and category. Pie charts show graphically how reserve fund is distributed amongst reserve component categories and how each category is funded on a monthly basis.

Sample Condominium Association Management Summary
Directed Cash Flow Method; Sorted by Category

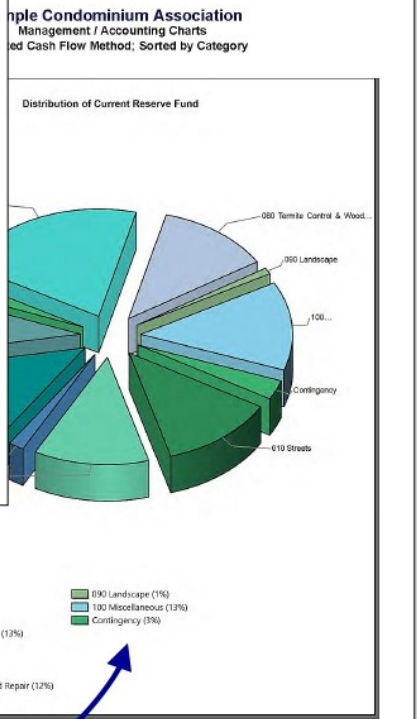
	Balance at Beginning of Year	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	\$321,178.47	\$1,150.31	\$188.16	\$1,338.46
Streets - Asphalt, Repair	\$42,150.00	\$414.00	\$8.63	\$422.73
Streets - Asphalt, Seal Coat	\$7,200.00	\$248.45	\$5.18	\$253.64
Streets - Concrete	\$10,000.00	\$340.82	\$7.11	\$347.92
Sub Total	\$350,616.47	\$2,153.67	\$209.08	\$2,362.75
020 Roofs				
Roofs - Rain Gutters	\$86,649.50	\$321.53	\$50.81	\$372.34
Roofs - Tile, Clean & Maintain	\$37,500.00	\$2,448.57	\$10.02	\$2,458.59
Roofs - Tile, Replace	\$228,722.83	\$19.25		\$19.25
Sub Total	\$352,872.33	\$22.05		\$22.05
030 Painting				
Painting - Cabana Interior	\$94.21	\$1		\$95.21
Painting - Red Curbs	\$2,557.50	\$8		\$2,565.50
Painting - Stucco	\$20,230.79	\$2.85		\$20,233.64
Painting - Woodwork	\$19,001.11	\$2.05		\$19,003.16
Painting - Wrought Iron, Buildings	\$4,277.78	\$57		\$4,334.78
Painting - Wrought Iron, Pool Area	\$670.83	\$4		\$674.83
Sub Total	\$46,832.22	\$67.99		\$46,900.21
040 Fencing, Railing & Walls				
Fencing - Glass Sound Attenuation	\$38,027.03	\$13		\$38,040.03
Fencing - Wrought Iron, Pool Area	\$19,456.88	\$68		\$19,524.88
Railing & Gates - Wrought Iron, Units	\$298,472.22	\$1.08		\$298,473.30
Walls - Stucco, Repair	\$8,368.84	\$2		\$8,370.84
Sub Total	\$364,325.97	\$1,31		\$364,327.28
050 Lighting				
Lighting - Buildings	\$154,994.23	\$81		\$155,075.23
Lighting - Landscape	\$11,340.00	\$12		\$11,352.00
Lighting - Streets & Walkways	\$77,437.60	\$27		\$77,464.60
Sub Total	\$243,771.83	\$120		\$243,891.83
060 Pool Area				
Cabana - Ceramic Tile, Interior	\$10,847.94	\$3		\$10,850.94
Cabana - Ceramic Tile, Showers	\$6,342.19	\$9		\$6,351.19
Cabana - Doors	\$2,030.36	\$1		\$2,031.36
Cabana - Plumbing Fixtures%	\$7,404.12	\$2		\$7,406.12
Cabana - Restroom Partitions	\$3,609.57	\$2		\$3,611.57
Cabana - Water Heater	\$175.00	\$1		\$176.00

Balance at FYB
Shows amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.

Sample Condominium Association Management Summary
Directed Cash Flow Method; Sorted by Category

	Balance at Beginning of Year	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
070 Decks				
Decks/Stairs - Clean & Seal	\$45,895.27	\$1,901.90	\$34.24	\$1,936.22
Decks/Stairs - Resurface	\$92,136.97	\$2,641.42	\$326.21	\$2,969.63
Sub Total	\$138,032.24	\$4,543.32	\$360.45	\$4,903.85
080 Termite Control & Wood Repair				
Termite Control	\$300,000.00	\$0.00	\$171.35	\$171.35
Wood Repair - Paint Cycle	\$6,444.44	\$871.43	\$7.25	\$878.68
Wood Repair - Shutters	\$39,287.50	\$139.06	\$23.01	\$162.06
Sub Total	\$345,731.94	\$1,010.48	\$201.61	\$1,212.05
090 Landscape				
Landscape - Irrigation Controllers	\$9,450.00	\$155.33	\$6.03	\$161.36
Landscape - Renovation	\$17,800.00	\$1,142.95	\$4.67	\$1,147.64
Sub Total	\$27,250.00	\$1,298.28	\$10.70	\$1,309.00
100 Miscellaneous				
Fire Safety - Control Panels	\$121,656.17	\$423.02	\$71.22	\$494.24
Fire Safety - Extinguisher Cabinets	\$48,113.51	\$179.05	\$28.79	\$207.83
Mailboxes	\$0.00	\$281.30	\$1.15	\$282.45
Signage	\$75,000.00	\$288.18	\$1.18	\$289.36
Utility Closet Doors	\$137,462.50	\$495.04	\$80.51	\$576.05
Sub Total	\$382,232.18	\$1,666.58	\$182.84	\$1,849.60
Contingency	\$83,315.33	\$1,272.23	\$52.79	\$1,325.02
Total	\$2,860,500.30	\$43,679.89	\$1,736.83	\$45,416.72

Monthly Funding
Displays monthly funding for each component from members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.



Pie Charts
Show graphically how reserve fund is distributed amongst reserve components and how components are funded.

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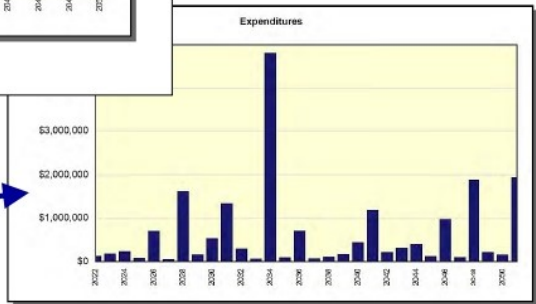
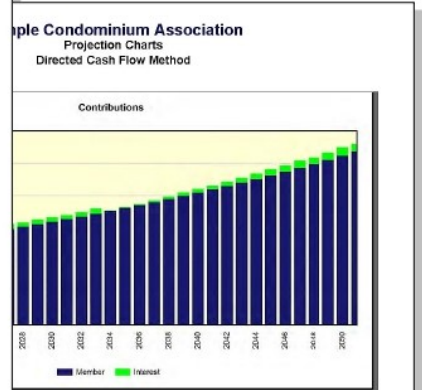
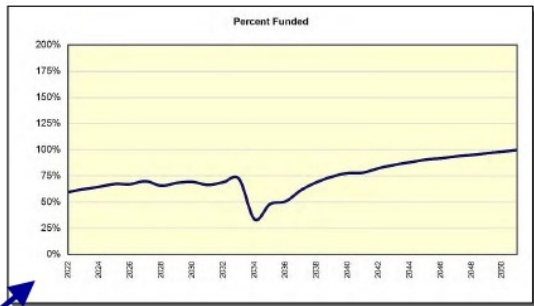
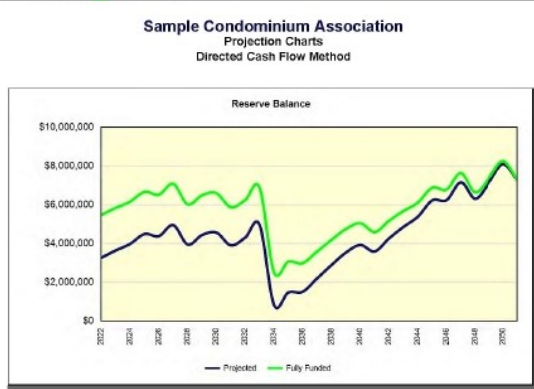
Projections and Charts

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of projection period (shown here for 30 years). Two columns on the right-hand side provide fully funded ending balance and percent funded for each year. Charts show the same information in an easy-to-understand graphic format.

Sample Condominium Association Projections Directed Cash Flow Method							
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenses	Ending Balance	Fully Funded Balance	Percent Funded
2022	\$2,860,500	\$524,159	\$20,842	\$132,558	\$3,272,943	\$5,483,426	60%
2023	\$3,272,943	\$537,263	\$23,408	\$185,525	\$3,648,089	\$5,844,082	62%
2024	\$3,648,089	\$550,694	\$26,719	\$237,782	\$3,966,740	\$6,166,025	65%
2025	\$3,966,740	\$564,482	\$29,203	\$86,653	\$4,493,762	\$6,686,405	67%
2026	\$4,493,762	\$578,573	\$28,443	\$708,377	\$4,392,391	\$6,531,322	67%
2027	\$4,392,391	\$593,037	\$32,315	\$62,227	\$4,955,515	\$7,086,290	70%
2028	\$4,955,515	\$607,863	\$26,318	\$1,028,558	\$3,960,138	\$6,027,958	68%
2029	\$3,960,138	\$623,060	\$28,629	\$108,690	\$4,443,167	\$6,496,358	68%
2030	\$4,443,167	\$638,636	\$29,479	\$537,690	\$4,503,502	\$6,888,444	69%
2031	\$4,503,502	\$654,602	\$24,850	\$1,334,626	\$3,739,228	\$6,888,444	69%
2032	\$3,739,228	\$670,967	\$27,555	\$301,723	\$4,135,967	\$7,300,000	70%
2033	\$4,135,967	\$687,742	\$32,008	\$72,165	\$4,733,552	\$7,711,111	71%
2034	\$4,733,552	\$704,935	\$3,259	\$4,821,403	\$3,615,231	\$8,122,222	72%
2035	\$3,615,231	\$722,559	\$7,600	\$98,150	\$4,246,140	\$8,533,333	73%
2036	\$4,246,140	\$740,623	\$7,798	\$710,165	\$3,573,600	\$8,944,444	74%
2037	\$3,573,600	\$759,138	\$12,554	\$79,656	\$4,246,140	\$9,355,555	75%
2038	\$4,246,140	\$778,117	\$17,274	\$108,305	\$5,141,236	\$9,766,666	76%
2039	\$5,141,236	\$797,569	\$21,663	\$179,342	\$6,036,333	\$10,177,777	77%
2040	\$6,036,333	\$817,509	\$24,333	\$448,099	\$6,331,033	\$10,588,888	78%
2041	\$6,331,033	\$837,946	\$21,842	\$1,101,590	\$5,966,191	\$11,000,000	79%
2042	\$5,966,191	\$858,895	\$26,523	\$217,211	\$6,542,398	\$11,411,111	80%
2043	\$6,542,398	\$880,367	\$30,606	\$313,830	\$7,118,605	\$11,822,222	81%
2044	\$7,118,605	\$902,377	\$34,200	\$409,227	\$7,433,955	\$12,233,333	82%
2045	\$7,433,955	\$924,936	\$39,968	\$125,640	\$8,243,119	\$12,644,444	83%
2046	\$8,243,119	\$948,059	\$39,966	\$972,832	\$7,198,302	\$13,055,555	84%
2047	\$7,198,302	\$971,761	\$46,285	\$101,967	\$7,912,358	\$13,466,666	85%
2048	\$7,912,358	\$996,055	\$40,299	\$1,881,629	\$6,066,029	\$13,877,777	86%
2049	\$6,066,029	\$1,020,956	\$46,111	\$220,077	\$6,812,913	\$14,288,888	87%
2050	\$6,812,913	\$1,046,480	\$52,534	\$164,158	\$7,857,775	\$14,700,000	88%
2051	\$7,857,775	\$1,072,642	\$46,633	\$1,951,295	\$6,900,625	\$15,111,111	89%

Format makes numbers as easy to read and understand as possible. Color-coded bar indicates reserve fund status:

Green	Good	> 65%
Yellow	Fair	40% - 65%
Red	Poor	< 40%



Charts
Show graphically reserve funding plan through time.

Nine Mile Ranch Homeowners Association

Preface

Component Detail

Summary provides detailed information about each reserve component. These pages display all information about each reserve component as well as comments from site observations and historical information regarding replacement or other maintenance.

Lifespan Information
Displays placed-in-service date, useful life, remaining life and replacement year.

Cost Information
Displays quantity, unit cost, percentage of replacement, current cost and future cost.

Calculation Results
Displays assigned reserves and funding requirements.


Sample Condominium Association
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Streets - Asphalt, Seal Coat

Category	010 Streets	Quantity	162,000 sq. ft.
		Unit Cost	\$0.09
		% of Replacement	100.00%
		Current Cost	\$14,580.00
		Future Cost	\$15,318.11

Placed In Service: 01/2020
Useful Life: 4
Remaining Life: 2
Replacement Year: 2024

Assigned Reserves at FYB: \$7,290.00
Monthly Member Contribution: \$248.45
Monthly Interest Contribution: \$5.18
Total Monthly Contribution: \$253.64



The association repaired, seal coated and restriped the asphalt throughout the community in Summer 2019 for a total cost of \$1,565. The association repaired, seal coated (2 coats) and restriped the asphalt throughout the community during 2015 for an unknown cost. The association repaired, seal coated and restriped the asphalt throughout the community in October 2019 for a total cost of \$8,736 and restriped at \$3,482.

The current cost used for this component is based on actual expenditures incurred and adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the component.

Asphalt surfaces should be seal coated on a 3 to 4 year cycle.


Sample Condominium Association
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Painting - Stucco

Category	030 Painting	Quantity	325,750 sq. ft.
		Unit Cost	\$1.18
		% of Replacement	100.00%
		Current Cost	\$384,385.00
		Future Cost	\$480,044.19

Placed In Service: 07/2021
Useful Life: 10
Remaining Life: 9
Replacement Year: 2031

Assigned Reserves at FYB: \$20,230.79
Monthly Member Contribution: \$2,855.92
Monthly Interest Contribution: \$23.24
Total Monthly Contribution: \$2,879.16



The association painted the entire community (stucco, woodwork, wrought iron and total cost of \$306,000. The association painted the entire community (stucco, woodwork interior) in Summer 2011 for a total cost of \$400,000. The association painted the exterior mailboxes, after the boxes were replaced in October 2019, for a total cost of \$1,565 community (stucco, woodwork, wrought iron and the cabana interior) in Summer 2021.

The current cost used for this component is based on actual expenditures incurred and adjusted for inflation where applicable.

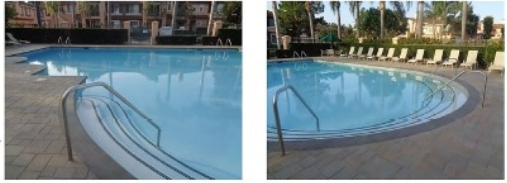
Sample Condominium Association
Component Detail
Directed Cash Flow Calculation Method; Sorted By Category

Pool - Replaster & Tile

Category	060 Pool Area	Quantity	1 pool
		Unit Cost	\$34,387.50
		% of Replacement	100.00%
		Current Cost	\$34,387.50
		Future Cost	\$40,875.93

Placed In Service: 05/2019
Useful Life: 10
Remaining Life: 7
Replacement Year: 2029

Assigned Reserves at FYB: \$9,485.21
Monthly Member Contribution: \$255.65
Monthly Interest Contribution: \$6.48
Total Monthly Contribution: \$262.11



2,125 sq. ft. of replastering	@	\$13.90	=	\$28,887.50
180 lin. ft. of waterline/tim tile	@	\$17.50	=	\$3,150.00
170 lin. ft. of step/bench tile	@	\$15.00	=	\$2,550.00
		TOTAL	=	\$34,387.50

The association replastered the pool during 2006 for a total cost of \$22,174. The association replastered the pool and spa, replaced the pool and spa lighting (with LED lights) and replaced the mosaic material at the pool area in March 2011 for a total cost of \$41,541. The association replastered the pool and spa in May 2019 for a total cost of \$35,443.

Comments
Useful information from site observations and historical expenses included here.

Photos
Optional photos adds an additional layer of detail to the reserve analysis.

Nine Mile Ranch Homeowners Association

Preface

◆ ◆ ◆ ◆ GLOSSARY OF KEY TERMS ◆ ◆ ◆ ◆

Anticipated Reserve Balance (or Reserve Funds)

Amount of money, as of a certain point in time, held by association to be used for the repair or replacement of reserve components. This figure is “anticipated” because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the fiscal year beginning date for which the reserve analysis is prepared.

Assigned Funds (and “Fixed” Assigned Funds)

Amount of money, as of fiscal year beginning date for which reserve analysis is prepared, that a reserve component has been assigned.

Assigned funds are considered “fixed” when the normal calculation process is bypassed and a specific amount of money is assigned to a reserve component. For example, if the normal calculation process assigns \$10,000 to the roofs, but the association would like to show \$20,000 assigned to roofs, “fixed” funds of \$20,000 can be assigned.

Component Calculation Method

Reserve funding calculation method developed based on each individual reserve component. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

Contingency Parameter

Rate used as a built-in buffer in the calculation of a reserve funding plan. This rate will assign a percentage of reserve funds, as of the fiscal year beginning, as contingency funds and will also determine the level of funding toward contingency each month.

Contribution Increase Parameter

Rate used in calculation of funding plan. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the inflation parameter. Matching the contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the “time value of money,” this creates the most equitable distribution of member contributions through time.

Current Replacement Cost

Amount of money, as of fiscal year beginning date for which reserve analysis is prepared, that a reserve component is expected to cost to replace.

Directed Cash Flow Calculation Method

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the “reserve funding calculation methods” section of the preface.

Fiscal Year

Budget year for association for which reserve analysis is prepared. Fiscal year beginning (FYB) is first day of budget year; fiscal year end (FYE) is last day of budget year.

Fully Funded Reserve Balance

Amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Fully funded reserves are calculated for each reserve component based on the current replacement cost, age and useful life:

$$\text{Fully Funded Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

Fully funded reserve balance is the sum of the fully funded reserves for each reserve component. An association that has accumulated the fully funded reserve balance does not have all of the funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve com-

Nine Mile Ranch Homeowners Association

Preface

ponents it maintains, based on each component's current replacement cost, age and useful life.

Future Replacement Cost

Amount of money, as of fiscal year during which replacement of a reserve component is scheduled, that a reserve component is expected to cost to replace. This cost is calculated using the current replacement cost compounded annually by the inflation parameter.

Global Parameters

Financial parameters used to calculate reserve analysis. See also "inflation parameter," "contribution increase parameter," "investment rate parameter" and "taxes on investments parameter."

Inflation Parameter

Rate used in calculation of future costs for reserve components. This rate is used on an annual compounding basis. This rate represents rate the association expects the cost of goods and services relating to their reserve components to increase each year.

Interest Contribution

Amount of money contributed to reserve fund by interest earned on reserve fund and member contributions.

Investment Rate Parameter

Gross rate used in calculation of interest contribution (interest earned) from reserve balance and member contributions. This rate (net of taxes on investments parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate association expects to earn on their reserve fund investments.

Membership Contribution

Amount of money contributed to reserve fund by association's membership.

Minimum Cash Flow Calculation Method

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the "reserve funding calculation methods" section of the preface.

Monthly Contribution (and "Fixed" Monthly Contribution)

Amount of money, for fiscal year which reserve analysis is prepared, that a reserve component will be funded.

Monthly contribution is considered "fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a reserve component. For example, if the normal calculation process funds \$1,000 to the roofs each month, but the association would like to show \$500 funded to roofs each month, a "fixed" contribution of \$500 can be assigned.

Number of Units (or other assessment basis)

Number of units for which reserve analysis is prepared. In "phased" developments, this number represents the number of units, and corresponding common area components, that exist as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than number of units. Examples include time-interval weeks for timeshare resorts or lot acreage (or square feet) for commercial/ industrial developments.

One-Time Replacement

Used for components that will be budgeted for only once.

Percent Funded

Measure of association's reserve fund "health," expressed as a percentage, as of a certain point in time. This number is the ratio of anticipated reserve fund balance to fully funded reserve balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Fully Funded Reserve Balance}}$$

Nine Mile Ranch Homeowners Association

Preface

Reserve fund health:

Green	Good	> 65%
Yellow	Fair	40% to 65%
Red	Poor	< 40%

An association that is 100% funded does not have all reserve funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for reserve components it maintains, based on each component's current replacement cost, age and useful life.

Percentage of Replacement

Percentage of reserve component that is expected to be replaced.

For most reserve components, this percentage is 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%. Another example would be a component where partial replacement is expected, such as interior doors.

Placed-In-Service Date

Date (month and year) that a reserve component was originally put into service or last replaced.

Remaining Life

Length of time, in years, until a reserve component is scheduled to be replaced.

Remaining Life Adjustment

Length of time, in years, that a reserve component is expected to last in excess (or deficiency) of its useful life for current cycle of replacement (only).

If current cycle of replacement for a reserve component is expected to be greater than or less than the "normal" life expectancy, the reserve component's life should be adjusted using a remaining life adjustment.

For example, if wood trim is painted normally on a 4 year cycle, useful life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, useful life should remain at 4 years and a remaining life adjustment of +1 year should be used.

Replacement Year

Fiscal year that a reserve component is scheduled to be replaced.

Reserve Components

Line items included in the reserve analysis.

Taxes on Investments Parameter

Rate used to offset investment rate parameter in the calculation of interest contribution. This parameter represents the marginal tax rate association expects to pay on interest earned by reserve funds and member contributions.

Total Contribution

Sum of membership contribution and interest contribution.

Useful Life

Length of time, in years, that a reserve component is expected to last each time it is replaced. See also "remaining life adjustment."

Nine Mile Ranch Homeowners Association

Preface

◆ ◆ ◆ ◆ LIMITATIONS OF RESERVE ANALYSIS ◆ ◆ ◆ ◆

This reserve analysis is intended as a tool for the association's Board of Directors to be used in evaluating the association's current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

Representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility of error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant. Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association's obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, climate change, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and are excluded when assessing life expectancy, repair and/or replacement costs of the reserve components.

Nine Mile Ranch Homeowners Association

Executive Summary

Component Calculation Method

Client Information

Account Number	70133
Version Number	2
Analysis Date	6/30/2023
Fiscal Year	6/1/2023 to 5/31/2024
Number of Units	310

Global Parameters

Inflation Rate	3.00%
Annual Contribution Increase	3.00%
Investment Rate	1.50%
Taxes on Investments	30.00%
Contingency	3.00%

Community Profile

This community consisting of 310 residential lots was incorporated in June 1996. The association is required to maintain approximately 36 miles of gravel road.


Disclaimer:

The association is in receipt of two engineering reports from Fleet Engineering Services. Dated 5-30-2001 and 6-17-2005 which detail the inadequate road construction. The board, for the purpose of this reserve study, has requested that this reserve analysis be for maintaining and improving sections of the road at their discretion. This reserve study does not address all of the road issues as outlined in the aforementioned engineering reports. At the boards request, I have budgeted for sections of the road to be improved. This serves to give the board a base budget (i.e. a starting point) for road improvements.

For budgeting purposes, unless otherwise indicated, we have used June 1996 as average placed-in-service date for aging the original components included in this analysis.

ARS field inspection: May 4, 2023.

Adequacy of Reserves as of June 1, 2023

Anticipated Reserve Balance		\$0.00
Fully Funded Reserve Balance		\$103,209.09
Percent Funded		0.00%

Funding for the 2023-24 Fiscal Year	Annual	Monthly	Per Unit Per Month
Member Contribution	\$60,360	\$5,029.99	\$16.23
Interest Contribution	(\$215)	(\$17.95)	(\$0.06)
Total Contribution	\$60,145	\$5,012.05	\$16.17

Nine Mile Ranch Homeowners Association
Membership Disclosure Summary
Sorted by Category

Major Reserve Components	Current Cost	Assigned Reserves	Remaining Life Range	Useful Life Range
010 Roads	\$294,917	\$0	0-18	1-18
020 Grounds	\$1,500	\$0	5	5
030 Equipment	\$0	\$0	n.a.	n.a.
Contingency	n.a.	\$0	n.a.	n.a.
Total	\$296,417	\$0	0-18	1-18

Nine Mile Ranch Homeowners Association

Preparer's Disclosure Statement

PREPARER'S DISCLOSURE STATEMENT

The level of Reserve Study performed: Update with visual site inspection Level II

Your reserve consultant for this job is: Jim Moore

Jim Moore is a designated Reserve Specialist (RS). He worked as a project manager on large commercial and residential projects and was the President of his own company before becoming a Reserve Specialist. He is experienced in cost estimating and preparing budgets for construction projects as well as non-profit organizations.

Consultant advises that:

1. Consultant has no other involvement with this association which could result in an actual or perceived conflict of interest.
2. Consultant made a field inspection of this property on May 4, 2023. Component inventories were developed by actual field inventory, representative sampling or were provided by the association's previous reserve analysis.
3. Component conditional assessments were developed by actual field observations and representative sampling.
4. Financial assumptions used in this analysis are listed on the Executive Summary and further explained in the Preface of this report.
5. There are no material issues known to consultant at this time which would cause a distortion of the association's situation.
6. Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection.

WA STATE SENATE BILL 6215 DISCLOSURE

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.

Nine Mile Ranch Homeowners Association

Calculation of Percent Funded Sorted by Category; Alphabetical

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
<u>010 Roads</u>				
Gravel Road Maintenance (Unfunded)	n.a.	n.a.	\$0.00	\$0.00
Road Drainage Projects - Allen Drive	8	10	\$1,067.00	\$213.40
Road Drainage Projects - Canyon View Lane	0	2	\$4,146.00	\$4,146.00
Road Drainage Projects - Cougar Drive	8	10	\$2,260.00	\$452.00
Road Embankment Repair - Mallard Drive	0	2	\$1,263.00	\$1,263.00
Road Repair Projects - Allen Drive	6	10	\$58,967.00	\$23,586.80
Road Repair Projects - Blue Grouse Road	2	2	\$4,798.00	\$0.00
Road Repair Projects - Corral Drive 1	4	4	\$7,165.00	\$0.00
Road Repair Projects - Corral Drive 2	10	10	\$5,326.00	\$0.00
Road Repair Projects - Cougar Drive	3	5	\$69,817.00	\$27,926.80
Road Repair Projects - Gold Rush Ridge Road	0	2	\$23,826.00	\$23,826.00
Road Repair Projects - Mallard Drive 1	1	1	\$2,732.00	\$0.00
Road Repair Projects - Mallard Drive 2	18	18	\$4,638.00	\$0.00
Road Repair Projects - Mallard Drive Creek Crossing	8	8	\$84,518.00	\$0.00
Road Repair Projects - Meadowlark Road 1	1	1	\$2,732.00	\$0.00
Road Repair Projects - Meadowlark Road 2	6	6	\$2,873.00	\$0.00
Road Repair Projects - Old Trestle Road Spurs	0	5	\$3,457.00	\$3,457.00
Road Repair Projects - West Corral	0	2	\$15,332.00	\$15,332.00
Sub Total	0-18	1-18	\$294,917.00	\$100,203.00
<u>020 Grounds</u>				
Grounds - Signage	5	5	\$1,500.00	\$0.00
Sub Total	5	5	\$1,500.00	\$0.00
<u>030 Equipment</u>				
Equipment - Road Rake (Unfunded)	n.a.	n.a.	\$0.00	\$0.00
Sub Total	n.a.	n.a.	\$0.00	\$0.00
Contingency	n.a.	n.a.	n.a.	\$3,006.09
Total	0-18	1-18	\$296,417.00	\$103,209.09
Anticipated Reserve Balance				\$0.00
Percent Funded				0.00%

Nine Mile Ranch Homeowners Association

Management Summary

Component Calculation Method; Sorted by Category

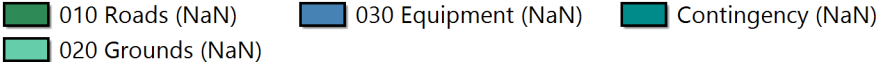
	Balance at Beginning of Year	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
<u>010 Roads</u>				
Gravel Road Maintenance (Unfunded)	\$0.00	\$0.00	\$0.00	\$0.00
Road Drainage Projects - Allen Drive	\$0.00	\$12.17	\$0.06	\$12.23
Road Drainage Projects - Canyon View Lane	\$0.00	\$0.00	(\$3.65)	(\$3.65)
Road Drainage Projects - Cougar Drive	\$0.00	\$25.77	\$0.12	\$25.90
Road Embankment Repair - Mallard Drive	\$0.00	\$0.00	(\$1.11)	(\$1.11)
Road Repair Projects - Allen Drive	\$0.00	\$880.02	\$4.25	\$884.26
Road Repair Projects - Blue Grouse Road	\$0.00	\$206.88	\$1.00	\$207.88
Road Repair Projects - Corral Drive 1	\$0.00	\$157.41	\$0.76	\$158.17
Road Repair Projects - Corral Drive 2	\$0.00	\$49.50	\$0.24	\$49.74
Road Repair Projects - Cougar Drive	\$0.00	\$2,025.96	\$9.78	\$2,035.74
Road Repair Projects - Gold Rush Ridge Road	\$0.00	\$0.00	(\$20.95)	(\$20.95)
Road Repair Projects - Mallard Drive 1	\$0.00	\$233.37	\$1.13	\$234.50
Road Repair Projects - Mallard Drive 2	\$0.00	\$25.76	\$0.12	\$25.88
Road Repair Projects - Mallard Drive Creek Crossing	\$0.00	\$963.80	\$4.65	\$968.45
Road Repair Projects - Meadowlark Road 1	\$0.00	\$233.37	\$1.13	\$234.50
Road Repair Projects - Meadowlark Road 2	\$0.00	\$42.88	\$0.21	\$43.08
Road Repair Projects - Old Trestle Road Spurs	\$0.00	\$0.00	(\$3.04)	(\$3.04)
Road Repair Projects - West Corral	\$0.00	\$0.00	(\$13.48)	(\$13.48)
Sub Total	\$0.00	\$4,856.88	(\$18.78)	\$4,838.10
<u>020 Grounds</u>				
Grounds - Signage	\$0.00	\$26.61	\$0.13	\$26.74
Sub Total	\$0.00	\$26.61	\$0.13	\$26.74
<u>030 Equipment</u>				
Equipment - Road Rake (Unfunded)	\$0.00	\$0.00	\$0.00	\$0.00
Sub Total	\$0.00	\$0.00	\$0.00	\$0.00
Contingency	\$0.00	\$146.50	\$0.71	\$147.21
Total	\$0.00	\$5,029.99	(\$17.95)	\$5,012.05

Nine Mile Ranch Homeowners Association

Management / Accounting Charts

Component Method; Sorted by Category

Distribution of Current Reserve Fund

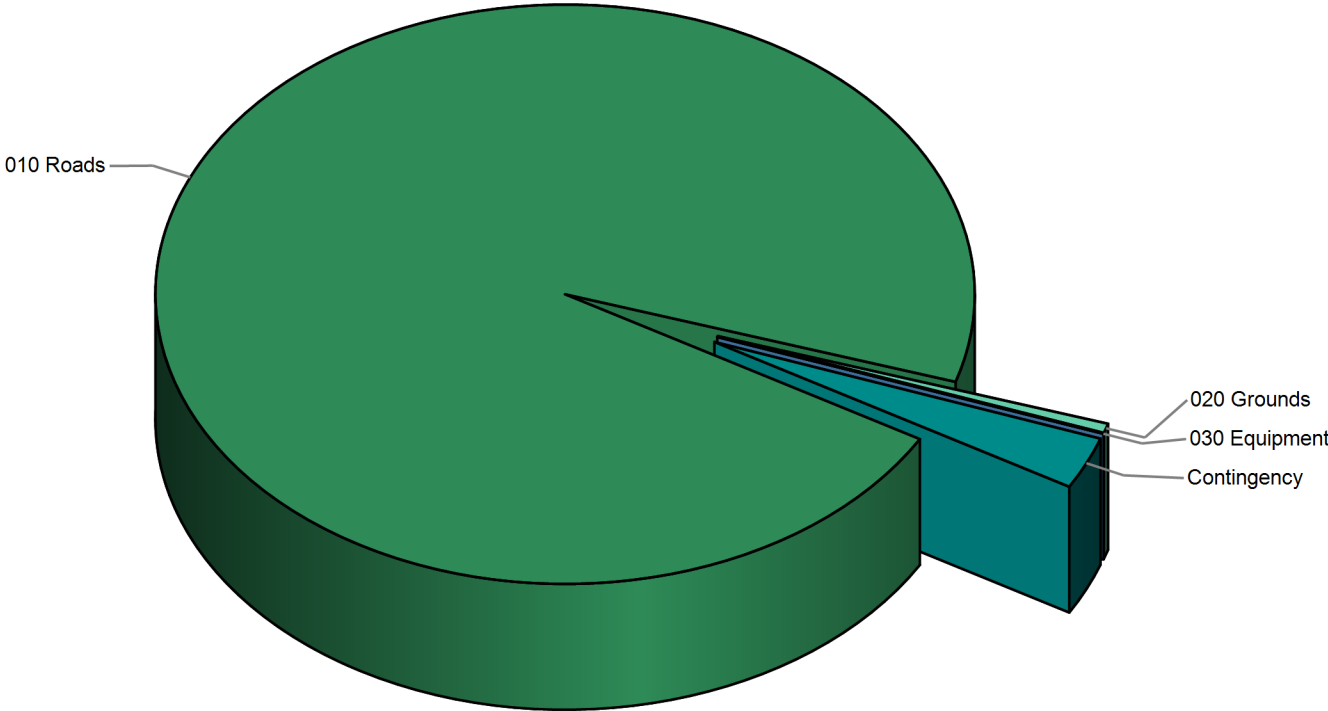


Nine Mile Ranch Homeowners Association

Management / Accounting Charts

Component Method; Sorted by Category

Monthly Member Contribution



010 Roads (97%) 030 Equipment (0%) Contingency (3%)
020 Grounds (1%)

Nine Mile Ranch Homeowners Association

Annual Expenditures Sorted by Alphabetical

2023-24 Fiscal Year

Road Drainage Projects - Canyon View Lane	\$4,146.00
Road Embankment Repair - Mallard Drive	\$1,263.00
Road Repair Projects - Gold Rush Ridge Road	\$23,826.00
Road Repair Projects - Old Trestle Road Spurs	\$3,457.00
Road Repair Projects - West Corral	\$15,332.00
Sub Total	\$48,024.00

2024-25 Fiscal Year

Road Repair Projects - Mallard Drive 1	\$2,813.96
Road Repair Projects - Meadowlark Road 1	\$2,813.96
Sub Total	\$5,627.92

2025-26 Fiscal Year

Road Repair Projects - Blue Grouse Road	\$5,090.20
Sub Total	\$5,090.20

2026-27 Fiscal Year

Road Repair Projects - Cougar Drive	\$76,290.92
Sub Total	\$76,290.92

2027-28 Fiscal Year

Road Repair Projects - Corral Drive 1	\$8,064.27
Sub Total	\$8,064.27

2028-29 Fiscal Year

Grounds - Signage	\$1,738.91
Sub Total	\$1,738.91

2029-30 Fiscal Year

Road Repair Projects - Allen Drive	\$70,409.68
Road Repair Projects - Meadowlark Road 2	\$3,430.51
Sub Total	\$73,840.19

2031-32 Fiscal Year

Road Drainage Projects - Allen Drive	\$1,351.64
Road Drainage Projects - Cougar Drive	\$2,862.90
Road Repair Projects - Mallard Drive Creek Crossing	\$107,064.87
Sub Total	\$111,279.42

2033-34 Fiscal Year

Grounds - Signage	\$2,015.87
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Nine Mile Ranch Homeowners Association

Annual Expenditures Sorted by Alphabetical

Road Repair Projects - Corral Drive 2	\$7,157.70
Sub Total	\$9,173.57

2038-39 Fiscal Year

Grounds - Signage	\$2,336.95
Sub Total	\$2,336.95

2041-42 Fiscal Year

Road Repair Projects - Mallard Drive 2	\$7,895.88
Sub Total	\$7,895.88

2043-44 Fiscal Year

Grounds - Signage	\$2,709.17
Sub Total	\$2,709.17

2048-49 Fiscal Year

Grounds - Signage	\$3,140.67
Sub Total	\$3,140.67

Nine Mile Ranch Homeowners Association

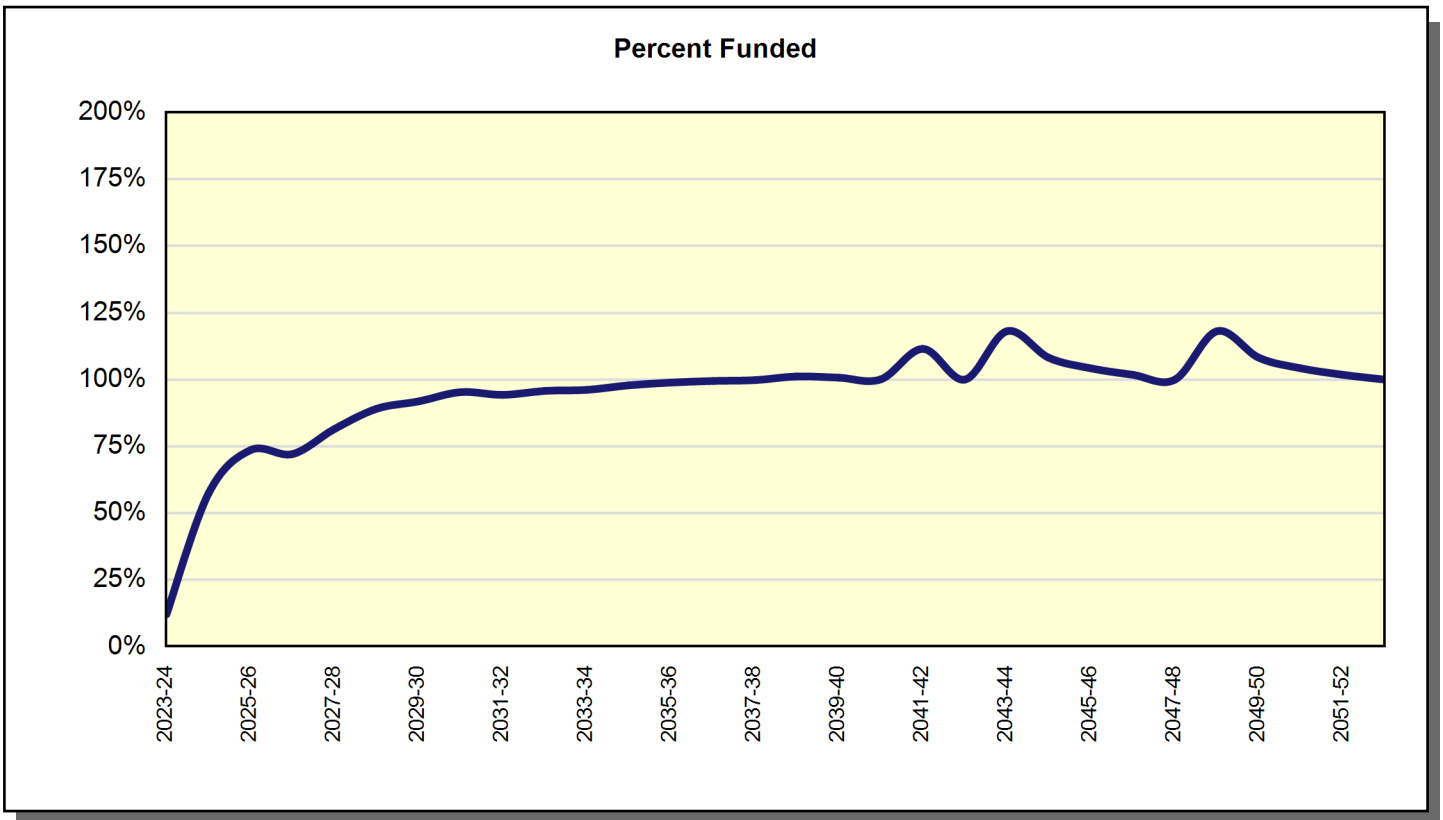
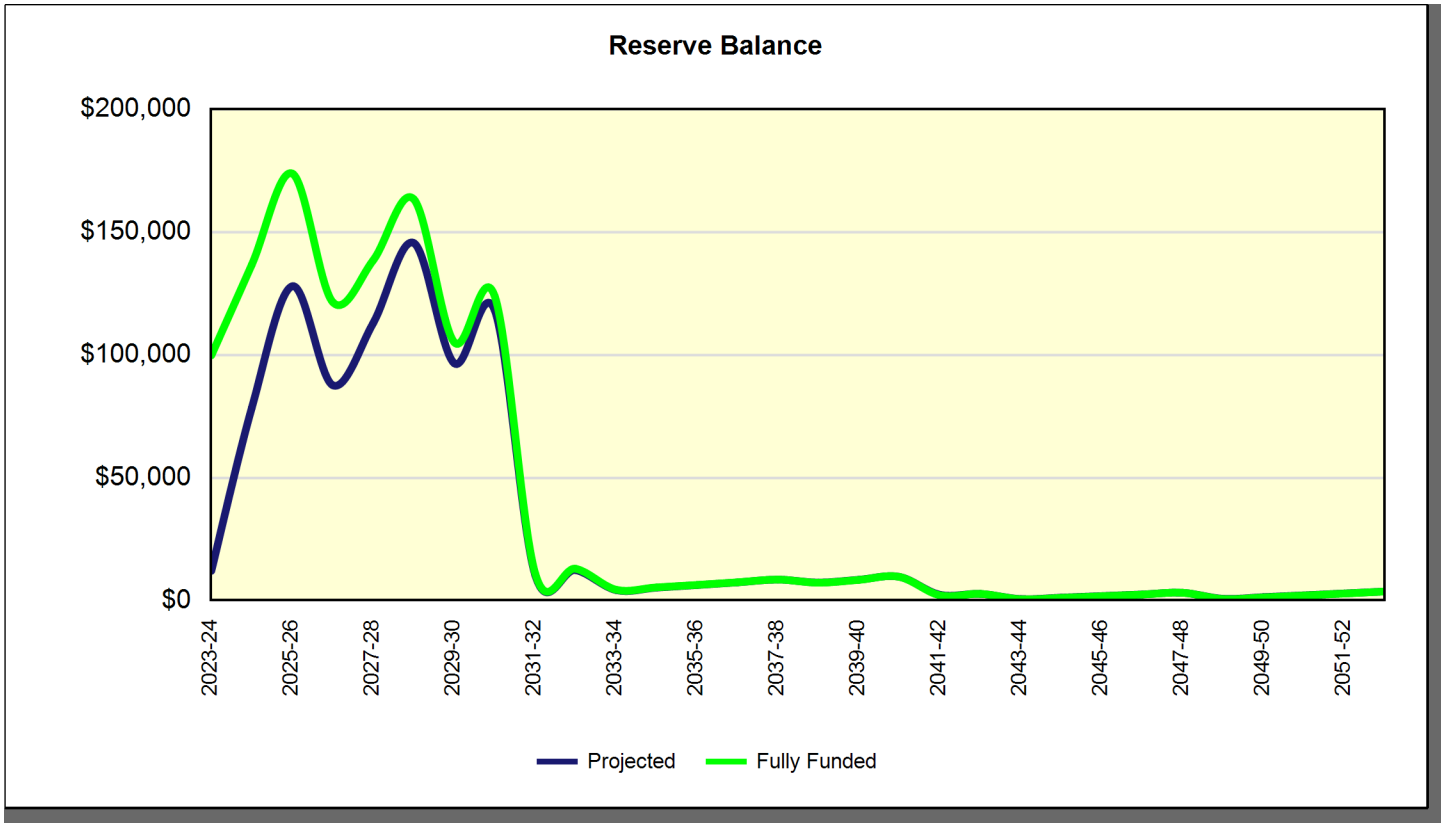
Projections

Component Method

Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenses	Ending Balance	Fully Funded Balance	Percent Funded
2023-24	\$0	\$60,360	(\$215)	\$48,024	\$12,121	\$99,850	12%
2024-25	\$12,121	\$71,612	\$414	\$5,628	\$78,519	\$136,789	57%
2025-26	\$78,519	\$53,582	\$1,033	\$5,090	\$128,044	\$173,905	74%
2026-27	\$128,044	\$35,233	\$716	\$76,291	\$87,702	\$121,561	72%
2027-28	\$87,702	\$32,387	\$997	\$8,064	\$113,021	\$138,592	82%
2028-29	\$113,021	\$33,035	\$1,334	\$1,739	\$145,650	\$163,489	89%
2029-30	\$145,650	\$23,991	\$873	\$73,840	\$96,675	\$105,243	92%
2030-31	\$96,675	\$20,454	\$1,119	\$0	\$118,247	\$124,041	95%
2031-32	\$118,247	\$3,475	\$90	\$111,279	\$10,534	\$11,171	94%
2032-33	\$10,534	\$1,812	\$120	\$0	\$12,465	\$13,015	96%
2033-34	\$12,465	\$966	\$39	\$9,174	\$4,297	\$4,469	96%
2034-35	\$4,297	\$959	\$50	\$0	\$5,307	\$5,422	98%
2035-36	\$5,307	\$990	\$61	\$0	\$6,357	\$6,428	99%
2036-37	\$6,357	\$1,023	\$72	\$0	\$7,452	\$7,490	99%
2037-38	\$7,452	\$1,057	\$84	\$0	\$8,592	\$8,609	100%
2038-39	\$8,592	\$1,070	\$71	\$2,337	\$7,397	\$7,310	101%
2039-40	\$7,397	\$1,062	\$83	\$0	\$8,542	\$8,479	101%
2040-41	\$8,542	\$1,084	\$95	\$0	\$9,721	\$9,711	100%
2041-42	\$9,721	\$570	\$22	\$7,896	\$2,417	\$2,167	112%
2042-43	\$2,417	\$346	\$27	\$0	\$2,790	\$2,790	100%
2043-44	\$2,790	\$594	\$4	\$2,709	\$679	\$575	118%
2044-45	\$679	\$592	\$10	\$0	\$1,281	\$1,184	108%
2045-46	\$1,281	\$610	\$16	\$0	\$1,907	\$1,830	104%
2046-47	\$1,907	\$628	\$23	\$0	\$2,558	\$2,513	102%
2047-48	\$2,558	\$647	\$30	\$0	\$3,235	\$3,235	100%
2048-49	\$3,235	\$689	\$4	\$3,141	\$787	\$666	118%
2049-50	\$787	\$686	\$12	\$0	\$1,485	\$1,373	108%
2050-51	\$1,485	\$707	\$19	\$0	\$2,211	\$2,121	104%
2051-52	\$2,211	\$728	\$27	\$0	\$2,965	\$2,913	102%
2052-53	\$2,965	\$750	\$35	\$0	\$3,750	\$3,750	100%

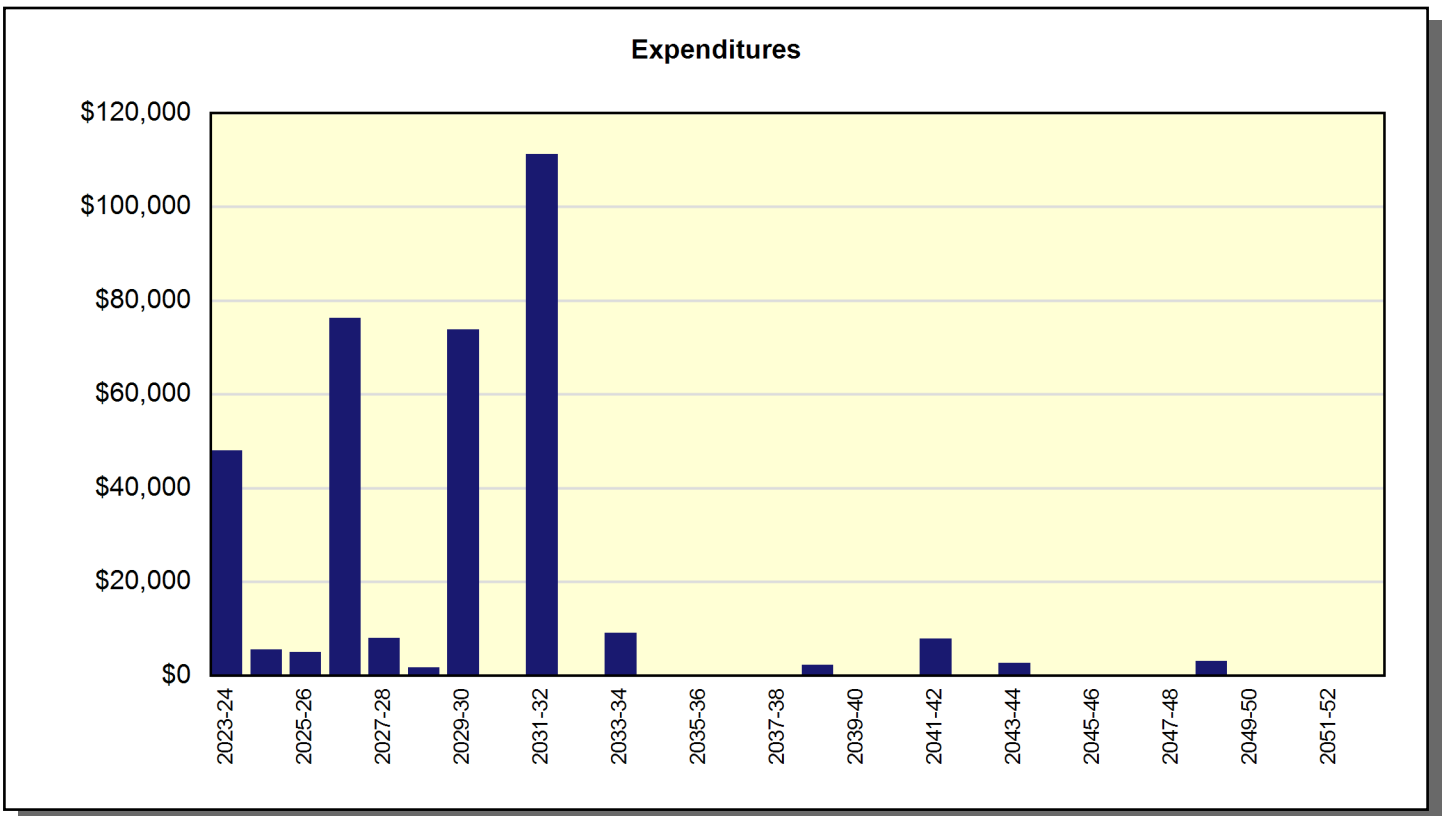
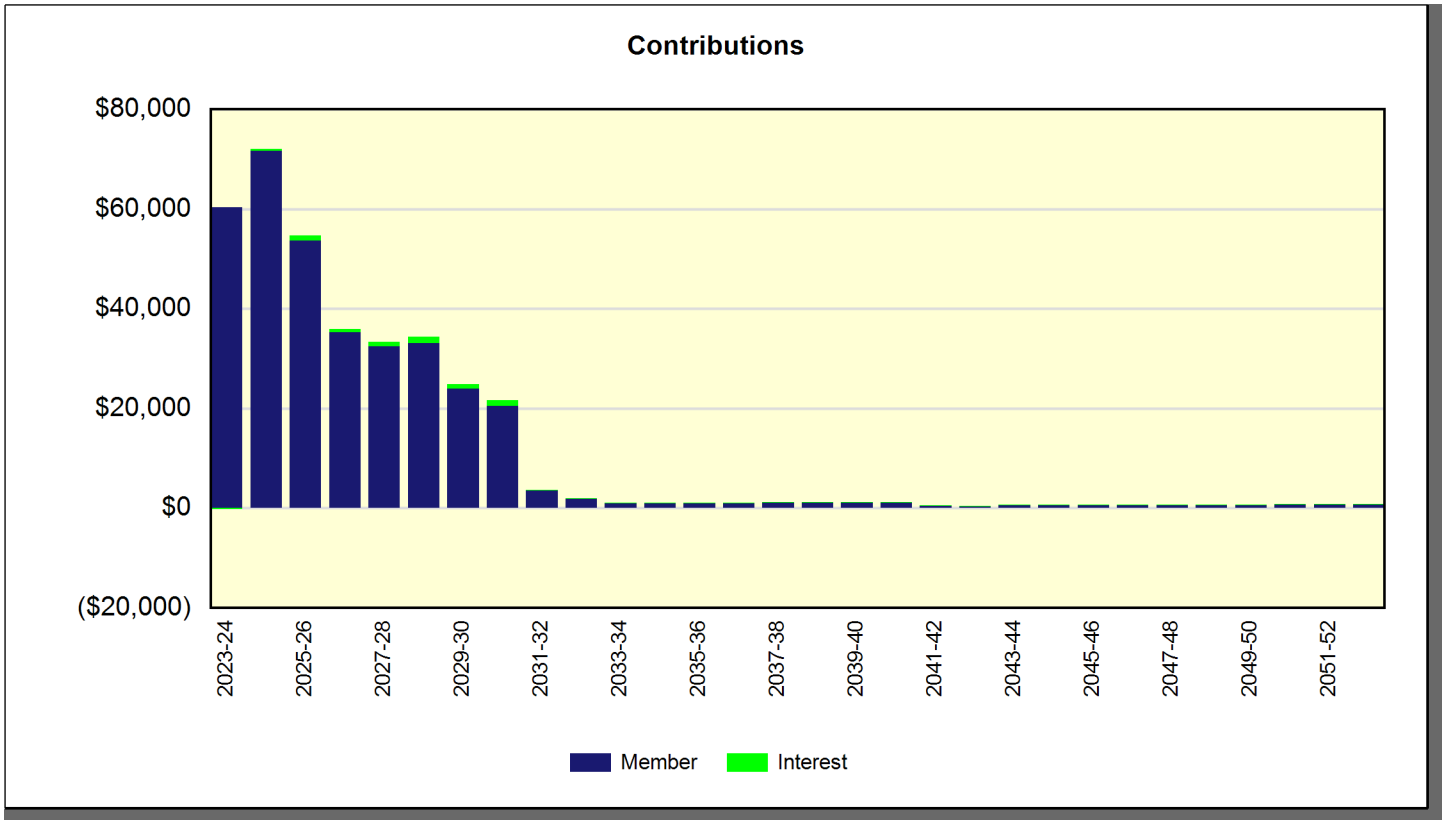
Nine Mile Ranch Homeowners Association

Projection Charts Component Method



Nine Mile Ranch Homeowners Association

Projection Charts Component Method



Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Gravel Road Maintenance (Unfunded)

Category	010 Roads	Quantity	0 comment
Photo Date	May 4, 2023	Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	06/2023	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00



At the request of the client, budgeting for this component has been excluded as it will be budgeted for in the client's operating budget. This component is listed for inventory purposes only.

The association spends on average \$78,969.10 per year to maintain the association.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Drainage Projects - Allen Drive

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$1,067.00
		% of Replacement	100.00%
		Current Cost	\$1,067.00
Placed In Service	06/2021	Future Cost	\$1,351.64
Useful Life	10		
		Assigned Reserves at FYB	\$0.00
Remaining Life	8	Monthly Member Contribution	\$12.17
Replacement Year	2031-32	Monthly Interest Contribution	\$0.06
	One-Time Replacement	Total Monthly Contribution	\$12.23

This is to repair a section of road drainage ditch located approximately 400' up Allen Drive in Division II.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Drainage Projects - Canyon View Lane
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Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$4,146.00
		% of Replacement	100.00%
		Current Cost	\$4,146.00
Placed In Service	06/2021	Future Cost	
Useful Life	2		
Remaining Life	0	Assigned Reserves at FYB	\$0.00
Replacement Year	2023-24	Monthly Member Contribution	\$0.00
		Monthly Interest Contribution	(\$3.65)
		Total Monthly Contribution	(\$3.65)

One-Time Replacement



This is to repair a section of road drainage ditch located at the entrance of Canyon View Lane in Division VII.

This is to include installing a culvert, repairing the asphalt road and installing rip rap rock at the culvert outlet for erosion control.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Drainage Projects - Cougar Drive

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$2,260.00
		% of Replacement	100.00%
		Current Cost	\$2,260.00
Placed In Service	06/2021	Future Cost	\$2,862.90
Useful Life	10		
		Assigned Reserves at FYB	\$0.00
Remaining Life	8	Monthly Member Contribution	\$25.77
Replacement Year	2031-32	Monthly Interest Contribution	\$0.12
	One-Time Replacement	Total Monthly Contribution	\$25.90

This is to repair a section of Longhorn Drive road drainage ditch located at approximately between .3 miles and .5 miles after Orchard View intersection.

This is to include installing 8 rip rap check dams.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Embankment Repair - Mallard Drive

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$1,263.00
		% of Replacement	100.00%
		Current Cost	\$1,263.00
Placed In Service	06/2021	Future Cost	
Useful Life	2		
		Assigned Reserves at FYB	\$0.00
Remaining Life	0	Monthly Member Contribution	\$0.00
Replacement Year	2023-24	Monthly Interest Contribution	(\$1.11)
	One-Time Replacement	Total Monthly Contribution	(\$1.11)

This is to repair the embankment that is sloughing located mid-way along the south side of creek ravine traversal on the downhill side of Mallard Drive.

This includes 2 bags of grass seed and labor.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Allen Drive

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$58,967.00
		% of Replacement	100.00%
		Current Cost	\$58,967.00
Placed In Service	06/2019	Future Cost	\$70,409.68
Useful Life	10		
		Assigned Reserves at FYB	\$0.00
Remaining Life	6	Monthly Member Contribution	\$880.02
Replacement Year	2029-30	Monthly Interest Contribution	\$4.25
	One-Time Replacement	Total Monthly Contribution	\$884.26

This is to reconstruct approximately .25 miles of Allen Drive in division II.

This section of road gets soft and ruts form in the road during wet weather.

This includes reshaping approximately 770' x 16' of the road, repairing the drainage ditches, installing road fabric, installing a 4" layer of 2" ballast rock, a 4" layer of 1 1/4" crushed rock and compacting.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Blue Grouse Road

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$4,798.00
		% of Replacement	100.00%
		Current Cost	\$4,798.00
Placed In Service	06/2023	Future Cost	\$5,090.20
Useful Life	2		
		Assigned Reserves at FYB	\$0.00
Remaining Life	2	Monthly Member Contribution	\$206.88
Replacement Year	2025-26	Monthly Interest Contribution	\$1.00
	One-Time Replacement	Total Monthly Contribution	\$207.88

This is to reconstruct a section of Blue Grouse Road near the end at a narrow ravine, that is littered with jagged rocks.

This includes removing boulder heads from the road surface, 528' x 14' of 2" crushed rock, 5/8" minus gravel and compacting.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Corral Drive 1

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$7,165.00
		% of Replacement	100.00%
		Current Cost	\$7,165.00
Placed In Service	06/2023	Future Cost	\$8,064.27
Useful Life	4		
		Assigned Reserves at FYB	\$0.00
Remaining Life	4	Monthly Member Contribution	\$157.41
Replacement Year	2027-28	Monthly Interest Contribution	\$0.76
	One-Time Replacement	Total Monthly Contribution	\$158.17

This is to reconstruct approximately 150' of Corral Drive located at approximately .75 miles on a short sloped hill. This section of road has no road base and ruts when wet.

This includes installing 70 yards of pit run rock, 4" deep of 5/8" crushed rock and compacting.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Corral Drive 2

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$5,326.00
		% of Replacement	100.00%
		Current Cost	\$5,326.00
Placed In Service	06/2023	Future Cost	\$7,157.70
Useful Life	10		
		Assigned Reserves at FYB	\$0.00
Remaining Life	10	Monthly Member Contribution	\$49.50
Replacement Year	2033-34	Monthly Interest Contribution	\$0.24
	One-Time Replacement	Total Monthly Contribution	\$49.74

This is to reconstruct approximately 150' of Corral Drive located at approximately 1 mile on a sloped section that is not adequately crowned.

This includes cutting in ditches along road, 6" deep of 5/8" crushed rock and compacting.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Cougar Drive

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$69,817.00
		% of Replacement	100.00%
		Current Cost	\$69,817.00
Placed In Service	06/2021	Future Cost	\$76,290.92
Useful Life	5		
		Assigned Reserves at FYB	\$0.00
Remaining Life	3	Monthly Member Contribution	\$2,025.96
Replacement Year	2026-27	Monthly Interest Contribution	\$9.78
	One-Time Replacement	Total Monthly Contribution	\$2,035.74

This is to reconstruct approximately the last tenth mile of Cougar Drive . This section of road is rough, steep and with surfaced boulder heads.

This includes having the property lines surveyed, remove topsoil and organic matter in road area, install 24" culvert, filling in the dip in the road with pit run, 3" deep of 5/8" crushed rock, compacting, adjust road approaches and place topsoil along edge of road.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Gold Rush Ridge Road

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$23,826.00
		% of Replacement	100.00%
		Current Cost	\$23,826.00
Placed In Service	06/2021	Future Cost	
Useful Life	2		
		Assigned Reserves at FYB	\$0.00
Remaining Life	0	Monthly Member Contribution	\$0.00
Replacement Year	2023-24	Monthly Interest Contribution	(\$20.95)
	One-Time Replacement	Total Monthly Contribution	(\$20.95)

This is to reconstruct the last 800' of Gold Rush Ridge Road. The road has a dip in the road and then a sharp rise with bedrock in the middle of the road.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Mallard Drive 1

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$2,732.00
		% of Replacement	100.00%
		Current Cost	\$2,732.00
Placed In Service	06/2023	Future Cost	\$2,813.96
Useful Life	1		
		Assigned Reserves at FYB	\$0.00
Remaining Life	1	Monthly Member Contribution	\$233.37
Replacement Year	2024-25	Monthly Interest Contribution	\$1.13
	One-Time Replacement	Total Monthly Contribution	\$234.50

This is to reconstruct a section of Mallard Drive from mile point 2.54 to the end of the road, that is littered with jagged rocks.

This includes includes removing boulder heads from the road surface, 2" crushed rock, 5/8" minus gravel and compacting.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Mallard Drive 2

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$4,638.00
		% of Replacement	100.00%
		Current Cost	\$4,638.00
Placed In Service	06/2023	Future Cost	\$7,895.88
Useful Life	18		
		Assigned Reserves at FYB	\$0.00
Remaining Life	18	Monthly Member Contribution	\$25.76
Replacement Year	2041-42	Monthly Interest Contribution	\$0.12
	One-Time Replacement	Total Monthly Contribution	\$25.88

This is to reconstruct approximately 100' of Mallard Drive located just before the Meadowlark Road intersection. This section of road is under water during winter runoff.

This includes raising approximately 100' x 16' of the road, installing 2 loads of pit run rock, approximately 69 yards of 2" crushed rock and compacting.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Mallard Drive Creek Crossing

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$84,518.00
		% of Replacement	100.00%
		Current Cost	\$84,518.00
Placed In Service	06/2023	Future Cost	\$107,064.87
Useful Life	8		
		Assigned Reserves at FYB	\$0.00
Remaining Life	8	Monthly Member Contribution	\$963.80
Replacement Year	2031-32	Monthly Interest Contribution	\$4.65
	One-Time Replacement	Total Monthly Contribution	\$968.45

This is to reconstruct a section of Mallard Drive located approximately .55 miles from Nine Mile Road that switchbacks through a creek and ravine.

This section of road is too narrow to safely traverse with oncoming traffic.

The association should hire a civil engineer to create a plan for reconstruction of the road.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Meadowlark Road 1

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$2,732.00
		% of Replacement	100.00%
		Current Cost	\$2,732.00
Placed In Service	06/2023	Future Cost	\$2,813.96
Useful Life	1		
		Assigned Reserves at FYB	\$0.00
Remaining Life	1	Monthly Member Contribution	\$233.37
Replacement Year	2024-25	Monthly Interest Contribution	\$1.13
	One-Time Replacement	Total Monthly Contribution	\$234.50

This is to add a culvert and reconstruct a section of Meadowlark Road located approximately .2 miles from the Mallard Road intersection. This section of road is low and experiences erosion during winter runoff .

This includes installing a culvert, using harvested rock from Nine Mile creek ravine and Mallard Road. 1 load of 2" crushed rock and compacting.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Meadowlark Road 2

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$2,873.00
		% of Replacement	100.00%
		Current Cost	\$2,873.00
Placed In Service	06/2023	Future Cost	\$3,430.51
Useful Life	6		
		Assigned Reserves at FYB	\$0.00
Remaining Life	6	Monthly Member Contribution	\$42.88
Replacement Year	2029-30	Monthly Interest Contribution	\$0.21
	One-Time Replacement	Total Monthly Contribution	\$43.08

This is to reconstruct a section of Meadowlark Road located approximately 300' from the Mallard Road intersection. This section of road has a tendency for hydrostatic permeation during high water runoff years..

This includes raising approximately 100' x 16' of the road, installing 2 loads of pit run rock, approximately 23 yards of 2" crushed rock and compacting.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - Old Trestle Road Spurs

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$3,457.00
		% of Replacement	100.00%
		Current Cost	\$3,457.00
Placed In Service	06/2018	Future Cost	
Useful Life	5		
		Assigned Reserves at FYB	\$0.00
Remaining Life	0	Monthly Member Contribution	\$0.00
Replacement Year	2023-24	Monthly Interest Contribution	(\$3.04)
	One-Time Replacement	Total Monthly Contribution	(\$3.04)

This is to mow the overgrowth, rake the existing gravel road and sterilize the road way to help prevent overgrowth located at the two road spurs at the west end of Old Trestle in Division IV. The road spurs are approximately 1,200'.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Road Repair Projects - West Corral

Category	010 Roads	Quantity	1 total
Photo Date	May 4, 2023	Unit Cost	\$15,332.00
		% of Replacement	100.00%
		Current Cost	\$15,332.00
Placed In Service	06/2021	Future Cost	
Useful Life	2		
		Assigned Reserves at FYB	\$0.00
Remaining Life	0	Monthly Member Contribution	\$0.00
Replacement Year	2023-24	Monthly Interest Contribution	(\$13.48)
	One-Time Replacement	Total Monthly Contribution	(\$13.48)

This is to reconstruct approximately 350' of West Corral located at approximately mile 3.65. This section of road has bedrock at the surface of the road with no ditches along the road.

This includes 10" deep of 2" rock, 4" deep of 5/8" crushed rock and compacting.

The replacement timeline for this project and original cost for this component was originally provided by the client, and has been adjusted to allow for inflation.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Grounds - Signage

Category	020 Grounds	Quantity	1 provision
Photo Date	May 4, 2023	Unit Cost	\$1,500.00
		% of Replacement	100.00%
		Current Cost	\$1,500.00
Placed In Service	08/2023	Future Cost	\$1,738.91
Useful Life	5		
		Assigned Reserves at FYB	\$0.00
Remaining Life	5	Monthly Member Contribution	\$26.61
Replacement Year	2028-29	Monthly Interest Contribution	\$0.13
		Total Monthly Contribution	\$26.74



This is to provide funds to repair or replace the various signs located throughout the community.

Nine Mile Ranch Homeowners Association

Component Detail

Component Calculation Method; Sorted By Category

Equipment - Road Rake (Unfunded)

Category	030 Equipment	Quantity	0 comment
Photo Date	May 4, 2023	Unit Cost	\$0.00
		% of Replacement	0.00%
		Current Cost	\$0.00
Placed In Service	04/2020	Future Cost	\$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	\$0.00
Remaining Life	n.a.	Monthly Member Contribution	\$0.00
Replacement Year	n.a.	Monthly Interest Contribution	\$0.00
		Total Monthly Contribution	\$0.00



At the request of the client, budgeting for this component has been excluded at this time. This component is listed for inventory purposes only.

The association purchased a Poor Boy Grader in 2020 at a cost of \$18,861.00.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis.

Nine Mile Ranch Homeowners Association

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20 Components