

Arrowhead Lakes

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2024



Draft Rev 1

Arrowhead Lakes

January 1, 2024

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



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, 2024

Board of Directors
Arrowhead Lakes
Willis, TX

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Arrowhead Lakes 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 Arrowhead Lakes upon which this reserve management plan is based was performed by Greg Libke of Facilities Advisors Texas on November 7, 2023.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Arrowhead Lakes. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2024, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2024, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Arrowhead Lakes 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 Arrowhead Lakes, 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 Arrowhead Lakes, 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 Arrowhead Lakes'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 Arrowhead Lakes'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 Texas
Greg Libke, RS
May 23, 2024

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Arrowhead Lakes

January 1, 2024

Statement of Position

Projection period: January 1, 2024 to 2053
 Type of Project: Planned Development
 Number of Units: 0
 Location: Willis, TX
 Project Construction date: January 1, 1995
 On-Site analysis performed by: Greg Libke
 Component analysis performed by: Greg Libke
 Report prepared by: Greg Libke

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

Current Replacement Cost of All Components	\$ 299,395
Future Replacement Cost of All Components	\$ 453,702
Projected Balance of Reserve Funds at January 1, 2024	\$ 0
100% Funded Amount at January 1, 2024	\$ 120,748
Percent Funded at January 1, 2024	0.00 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2024	\$ 0
Projected Reserve Contribution	\$ 22,500
Average Annual Reserve Contribution Per Unit	\$ 0
Monthly Reserve Contribution First Year of Projection	\$ 1,875
Average Monthly Reserve Contribution Per Unit	\$ 0
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	1.00 %

Components Excluded from This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street Base	Lifetime Component
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

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Building Exteriors	15	\$ 76,722
Equipment	0-29	43,721
Furniture	8-24	122,828
Gates, Walls & Fencing	8-19	50,618
HVAC	8-9	26,358
Lakes	4-24	62,580
Landscape & Irrigation	5	4,637
Painting	7	4,920
Pavement	5-10	52,519
Remodel	6-9	8,801
		<u>\$ 453,704</u>

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Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/24 - 12/24	\$ 0.00	\$ 22,500.00	\$ 52.09	\$ 7,200.00	\$ 15,352.09
01/25 - 12/25	15,352.09	23,175.00	270.44	0.00	38,797.53
01/26 - 12/26	38,797.53	23,870.28	463.52	4,774.06	58,357.27
01/27 - 12/27	58,357.27	24,586.32	709.53	0.00	83,653.12
01/28 - 12/28	83,653.12	25,323.96	877.46	9,341.72	100,512.82
01/29 - 12/29	100,512.82	26,083.68	1,017.82	12,752.01	114,862.31
01/30 - 12/30	114,862.31	26,866.20	953.59	34,806.62	107,875.48
01/31 - 12/31	107,875.48	27,672.12	1,175.13	4,919.50	131,803.23
01/32 - 12/32	131,803.23	28,502.28	811.64	68,088.91	93,028.24
01/33 - 12/33	93,028.24	29,357.40	797.30	29,553.12	93,629.82
	0.00	257,937.24	7,128.52	171,435.94	93,629.82

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/34 - 12/34	\$ 93,629.82	\$ 30,238.08	\$ 859.39	\$ 24,190.50	\$ 100,536.79
01/35 - 12/35	100,536.79	31,145.28	1,166.17	0.00	132,848.24
01/36 - 12/36	132,848.24	32,079.60	1,385.67	11,406.09	154,907.42
01/37 - 12/37	154,907.42	33,042.00	1,603.15	12,335.68	177,216.89
01/38 - 12/38	177,216.89	34,033.32	1,894.19	5,899.10	207,245.30
01/39 - 12/39	207,245.30	35,054.28	1,276.35	101,961.18	141,614.75
01/40 - 12/40	141,614.75	36,105.84	1,495.62	11,232.95	167,983.26
01/41 - 12/41	167,983.26	37,189.08	1,874.04	0.00	207,046.38
01/42 - 12/42	207,046.38	38,304.72	1,794.39	49,625.93	197,519.56
01/43 - 12/43	197,519.56	39,453.84	1,711.23	48,922.81	189,761.82
	93,629.82	346,646.04	15,060.20	265,574.24	189,761.82

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/44 - 12/44	\$ 189,761.82	\$ 40,637.52	\$ 1,831.97	\$ 28,897.78	\$ 203,333.53
01/45 - 12/45	203,333.53	41,856.60	2,145.14	11,161.77	236,173.50
01/46 - 12/46	236,173.50	43,112.28	2,588.79	0.00	281,874.57
01/47 - 12/47	281,874.57	44,405.64	2,698.22	37,004.75	291,973.68
01/48 - 12/48	291,973.68	45,737.88	1,555.12	166,994.04	172,272.64
01/49 - 12/49	172,272.64	47,109.96	1,825.81	14,656.45	206,551.96
01/50 - 12/50	206,551.96	48,523.32	2,276.82	4,313.18	253,038.92
01/51 - 12/51	253,038.92	49,979.04	2,792.64	0.00	305,810.60
01/52 - 12/52	305,810.60	51,478.32	3,233.41	10,066.89	350,455.44
01/53 - 12/53	350,455.44	53,022.72	3,482.61	31,577.98	375,382.79
	189,761.82	465,863.28	24,430.53	304,672.84	375,382.79

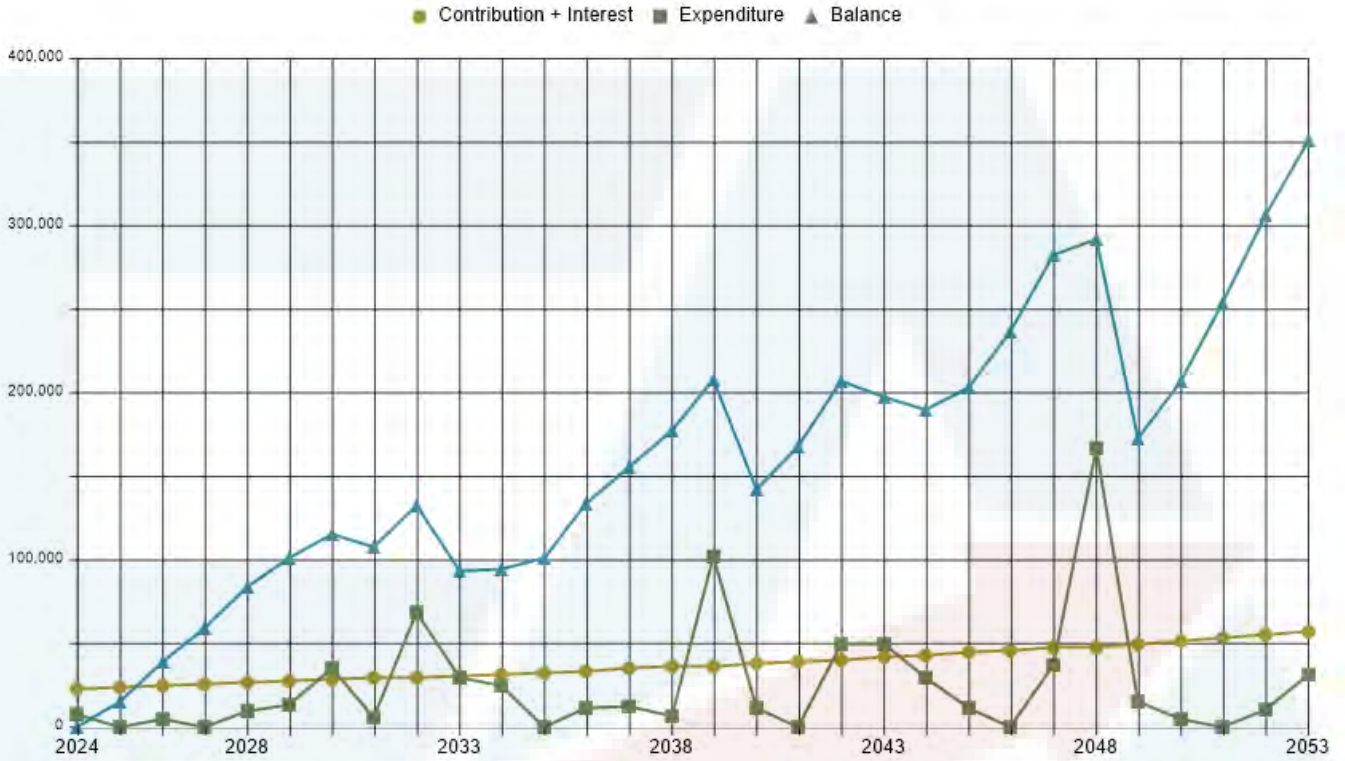


Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation: 3.00% Investment: 1.00% Contribution Factor: 0.00% Calc: Future

Cash Flow - Chart



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Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Equipment										
Park Play Equipment - Replace							5,970			
Pool Chlorination System - Replace					2,251					
Pool Filter - Replace	2,400									
Pool Filter - Replace	2,400									
Pool Filter - Replace					2,701					
Pool Filter - Replace	2,400									
Pool Pump 3HP & Motors - Replace			2,387							2,936
Pool Pump 3HP & Motors - Replace			2,387							2,936
Safety Defibrillator - Replace						1,159				
Safety Emergency Phone - Replace							1,194			
	7,200	0	4,774	0	4,952	1,159	7,164	0	0	5,871
Furniture										
Lake Docks - Refurbish									4,434	
Lake Docks - Refurbish									4,434	
Lake Docks - Refurbish									4,434	
Lake Docks - Refurbish									4,434	
Park Furniture Wood Picnic Table - Re									2,534	
	0	0	0	0	0	0	0	0	20,268	0
Gates, Walls & Fencing										
Fence Chain Link - Replace									34,836	
	0	0	0	0	0	0	0	0	34,836	0
HVAC										
HVAC 4 Ton - Replace									12,984	
HVAC 4 Ton - Replace										13,374
	0	0	0	0	0	0	0	0	12,984	13,374

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Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Lakes										
Lake 26-acre - Maintenance					4,389					5,089
	0	0	0	0	4,389	0	0	0	0	5,089
Landscape & Irrigation										
Irrigation System & Controllers - Repla						4,637				
	0	0	0	0	0	4,637	0	0	0	0
Painting										
Community - Repaint								4,920		
	0	0	0	0	0	0	0	4,920	0	0
Pavement										
Concrete - Partial Replace						6,956				
Pool - Resurface							24,060			
	0	0	0	0	0	6,956	24,060	0	0	0
Remodel										
Pavilion - Refurbish										5,219
Restroom - Remodel							1,791			
Restroom - Remodel							1,791			
	0	0	0	0	0	0	3,582	0	0	5,219
	7,200	0	4,774	0	9,342	12,752	34,807	4,920	68,089	29,553

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Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Building Exteriors										
Roof Metal - Replace						68,924				
Roof Metal - Replace						2,345				
Roof Metal - Replace						5,453				
	0	0	0	0	0	76,722	0	0	0	0
Equipment										
Kitchen Appliance Microwave - Replac	1,344									
Kitchen Appliance Refrigerator - Repla	1,344									
Park Play Equipment - Replace									8,512	
Pool Chlorination System - Replace			2,852							
Pool Filter - Replace						3,739				
Pool Filter - Replace						3,739				
Pool Filter - Replace										4,208
Pool Filter - Replace				3,524						
Pool Filter - Replace						3,739				
Pool Pump 3HP & Motors - Replace							3,611			
Pool Pump 3HP & Motors - Replace							3,611			
Safety Defibrillator - Replace						1,558				
Safety Emergency Phone - Replace									1,702	
Water Heater Domestic 40-gal - Repla							4,012			
	2,688	0	2,852	3,524	0	12,775	11,233	0	10,215	4,208
Furniture										
Play Structure Rockers - Replace										4,559
Signage - Replace			8,555							
	0	0	8,555	0	0	0	0	0	0	4,559

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Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Gates, Walls & Fencing										
Monuments - Refurbish										15,782
	0	0	0	0	0	0	0	0	0	15,782
Lakes										
Lake 26-acre - Maintenance					5,899					6,839
Lake Dam Bridge - Maintenance										17,535
	0	0	0	0	5,899	0	0	0	0	24,374
Landscape & Irrigation										
Irrigation System & Controllers - Repla						6,232				
	0	0	0	0	0	6,232	0	0	0	0
Painting										
Community - Repaint						6,232				
	0	0	0	0	0	6,232	0	0	0	0
Pavement										
Asphalt - Repair & Reseal	21,503									
Concrete - Partial Replace				8,811						
Pool - Resurface									34,304	
	21,503	0	0	8,811	0	0	0	0	34,304	0
Remodel										
Restroom - Remodel									2,554	
Restroom - Remodel									2,554	
	0	0	0	0	0	0	0	0	5,107	0
	24,191	0	11,406	12,336	5,899	101,961	11,233	0	49,626	48,923

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Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Equipment										
Dosing Tank 750 gal - Replace										8,248
Kitchen Appliance Microwave - Replac						2,094				
Kitchen Appliance Refrigerator - Repla						2,094				
Pool Chlorination System - Replace	3,612								4,576	
Pool Filter - Replace									5,491	
Pool Pump 3HP & Motors - Replace				4,441						
Pool Pump 3HP & Motors - Replace				4,441						
Safety Defibrillator - Replace						2,094				
	3,612	0	0	8,881	0	6,281	0	0	10,067	8,248
Furniture										
Lake Docks - Refurbish	6,321									
Lake Docks - Refurbish	6,321									
Lake Docks - Refurbish	6,321									
Lake Docks - Refurbish	6,321									
Park Furniture Wood Picnic Table - Re							4,313			
Play Structure - Replace					60,984					
Play Structure Swing - Replace					14,230					
Play Structure Swing - Replace					14,230					
	25,286	0	0	0	89,443	0	4,313	0	0	0
HVAC										
HVAC 4 Ton - Replace				20,229						
HVAC 4 Ton - Replace					20,836					
	0	0	0	20,229	20,836	0	0	0	0	0
Lakes										
Lake 26-acre - Maintenance					7,928					9,191
Lake Dam - Maintenance					40,656					
	0	0	0	0	48,584	0	0	0	0	9,191

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Landscape & Irrigation										
Irrigation System & Controllers - Repla						8,375				
	0	0	0	0	0	8,375	0	0	0	0
Painting										
Community - Repaint				7,894						
	0	0	0	7,894	0	0	0	0	0	0
Pavement										
Concrete - Partial Replace		11,162								14,139
	0	11,162	0	0	0	0	0	0	0	14,139
Remodel										
Pavilion - Refurbish					8,131					
	0	0	0	0	8,131	0	0	0	0	0
	28,898	11,162	0	37,005	166,994	14,656	4,313	0	10,067	31,578

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Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Asphalt - Repair & Reseal										
Community - Repaint										
Community - Repaint								4,920		
Concrete - Partial Replace										
Concrete - Partial Replace						6,956				
Dosing Tank 750 gal - Replace										
Fence Chain Link - Replace										
Fence Chain Link - Replace									34,836	
HVAC 4 Ton - Replace										
HVAC 4 Ton - Replace									12,984	
HVAC 4 Ton - Replace										13,374
Irrigation System & Controllers - Repla										
Irrigation System & Controllers - Repla						4,637				
Kitchen Appliance Microwave - Replac										
Kitchen Appliance Refrigerator - Repla										
Lake 26-acre - Maintenance										
Lake 26-acre - Maintenance					4,389					5,089
Lake Dam - Maintenance										
Lake Dam Bridge - Maintenance										
Lake Docks - Refurbish										
Lake Docks - Refurbish									4,434	
Lake Docks - Refurbish									4,434	
Lake Docks - Refurbish									4,434	
Lake Docks - Refurbish									4,434	
Monuments - Refurbish										
Park Furniture Wood Picnic Table - Re										
Park Furniture Wood Picnic Table - Re									2,534	
Park Play Equipment - Replace										
Park Play Equipment - Replace							5,970			

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Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Pavilion - Refurbish										
Pavilion - Refurbish										5,219
Play Structure - Replace										
Play Structure Rockers - Replace										
Play Structure Swing - Replace										
Pool - Resurface										
Pool - Resurface							24,060			
Pool Chlorination System - Replace										
Pool Chlorination System - Replace					2,251					
Pool Filter - Replace										
Pool Filter - Replace	2,400									
Pool Filter - Replace	2,400									
Pool Filter - Replace					2,701					
Pool Filter - Replace	2,400									
Pool Pump 3HP & Motors - Replace										
Pool Pump 3HP & Motors - Replace			2,387							2,936
Pool Pump 3HP & Motors - Replace			2,387							2,936
Restroom - Remodel										
Restroom - Remodel							1,791			
Restroom - Remodel							1,791			
Roof Metal - Replace										
Safety Defibrillator - Replace										
Safety Defibrillator - Replace						1,159				
Safety Emergency Phone - Replace										
Safety Emergency Phone - Replace							1,194			
Signage - Replace										
Water Heater Domestic 40-gal - Repla										
	7,200	0	4,774	0	9,342	12,752	34,807	4,920	68,089	29,553

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Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Asphalt - Repair & Reseal										
Asphalt - Repair & Reseal	21,503									
Community - Repaint										
Community - Repaint						6,232				
Concrete - Partial Replace										
Concrete - Partial Replace				8,811						
Dosing Tank 750 gal - Replace										
Fence Chain Link - Replace										
HVAC 4 Ton - Replace										
Irrigation System & Controllers - Repla										
Irrigation System & Controllers - Repla						6,232				
Kitchen Appliance Microwave - Replac										
Kitchen Appliance Microwave - Replac	1,344									
Kitchen Appliance Refrigerator - Repla										
Kitchen Appliance Refrigerator - Repla	1,344									
Lake 26-acre - Maintenance										
Lake 26-acre - Maintenance					5,899					6,839
Lake Dam - Maintenance										
Lake Dam Bridge - Maintenance										
Lake Dam Bridge - Maintenance										17,535
Lake Docks - Refurbish										
Monuments - Refurbish										
Monuments - Refurbish										15,782
Park Furniture Wood Picnic Table - Re										
Park Play Equipment - Replace										
Park Play Equipment - Replace									8,512	
Pavilion - Refurbish										
Play Structure - Replace										
Play Structure Rockers - Replace										

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Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Play Structure Rockers - Replace										4,559
Play Structure Swing - Replace										
Pool - Resurface										
Pool - Resurface									34,304	
Pool Chlorination System - Replace										
Pool Chlorination System - Replace			2,852							
Pool Filter - Replace										
Pool Filter - Replace						3,739				
Pool Filter - Replace						3,739				
Pool Filter - Replace										4,208
Pool Filter - Replace				3,524						
Pool Filter - Replace						3,739				
Pool Pump 3HP & Motors - Replace										
Pool Pump 3HP & Motors - Replace							3,611			
Pool Pump 3HP & Motors - Replace							3,611			
Restroom - Remodel										
Restroom - Remodel									2,554	
Restroom - Remodel									2,554	
Roof Metal - Replace										
Roof Metal - Replace						68,924				
Roof Metal - Replace						2,345				
Roof Metal - Replace						5,453				
Safety Defibrillator - Replace										
Safety Defibrillator - Replace						1,558				
Safety Emergency Phone - Replace										
Safety Emergency Phone - Replace									1,702	
Signage - Replace										
Signage - Replace			8,555							
Water Heater Domestic 40-gal - Repla										

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Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Water Heater Domestic 40-gal - Repla							4,012			
	24,191	0	11,406	12,336	5,899	101,961	11,233	0	49,626	48,923

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Analysis Date - January 1, 2024

Inflation: 3.00% Investment: 1.00% Contribution Factor: 0.00% Calc: Future

Expenditures - Matrix Items

Component	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Asphalt - Repair & Reseal										
Community - Repaint										
Community - Repaint				7,894						
Concrete - Partial Replace										
Concrete - Partial Replace		11,162								14,139
Dosing Tank 750 gal - Replace										
Dosing Tank 750 gal - Replace										8,248
Fence Chain Link - Replace										
HVAC 4 Ton - Replace										
HVAC 4 Ton - Replace				20,229						
HVAC 4 Ton - Replace					20,836					
Irrigation System & Controllers - Repla										
Irrigation System & Controllers - Repla						8,375				
Kitchen Appliance Microwave - Replac										
Kitchen Appliance Microwave - Replac						2,094				
Kitchen Appliance Refrigerator - Repla										
Kitchen Appliance Refrigerator - Repla						2,094				
Lake 26-acre - Maintenance										
Lake 26-acre - Maintenance					7,928					9,191
Lake Dam - Maintenance										
Lake Dam - Maintenance					40,656					
Lake Dam Bridge - Maintenance										
Lake Docks - Refurbish										
Lake Docks - Refurbish	6,321									
Lake Docks - Refurbish	6,321									
Lake Docks - Refurbish	6,321									
Lake Docks - Refurbish	6,321									
Monuments - Refurbish										
Park Furniture Wood Picnic Table - Re										

Draft Rev 1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Park Furniture Wood Picnic Table - Re							4,313			
Park Play Equipment - Replace										
Pavilion - Refurbish										
Pavilion - Refurbish					8,131					
Play Structure - Replace										
Play Structure - Replace					60,984					
Play Structure Rockers - Replace										
Play Structure Swing - Replace										
Play Structure Swing - Replace					14,230					
Play Structure Swing - Replace					14,230					
Pool - Resurface										
Pool Chlorination System - Replace										
Pool Chlorination System - Replace	3,612								4,576	
Pool Filter - Replace										
Pool Filter - Replace									5,491	
Pool Pump 3HP & Motors - Replace										
Pool Pump 3HP & Motors - Replace				4,441						
Pool Pump 3HP & Motors - Replace				4,441						
Restroom - Remodel										
Roof Metal - Replace										
Safety Defibrillator - Replace										
Safety Defibrillator - Replace						2,094				
Safety Emergency Phone - Replace										
Signage - Replace										
Water Heater Domestic 40-gal - Repla										
	28,898	11,162	0	37,005	166,994	14,656	4,313	0	10,067	31,578

Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Asphalt - Repair & Reseal	1/2034	\$ 4.00	4,000 Sq Ft	\$ 16,000	40:00	10:00	\$ 21,503
Community - Repaint	1/2031	4,000.00	1 Job	4,000	8:00	7:00	4,920
Concrete - Partial Replace	1/2029	2.00	3,000 Sq Ft	6,000	8:00	5:00	6,956
Dosing Tank 750 gal - Replace	1/2053	3,500.00	1 Each	3,500	30:00	29:00	8,248
Fence Chain Link - Replace	1/2032	55.00	500 LF	27,500	35:00	8:00	34,836
HVAC 4 Ton - Replace	1/32 - 1/33	10,250.00	2 Each	20,500	15:00	8:06	26,358
Irrigation System & Controllers - Replace/Ref	1/2029	4,000.00	1 Each	4,000	10:00	5:00	4,637
Kitchen Appliance Microwave - Replace	1/2034	1,000.00	1 Each	1,000	15:00	10:00	1,344
Kitchen Appliance Refrigerator - Replace	1/2034	1,000.00	1 Each	1,000	15:00	10:00	1,344
Lake 26-acre - Maintenance	1/2028	150.00	26 Acres	3,900	5:00	4:00	4,389
Lake Dam - Maintenance	1/2048	20,000.00	1 Allowanc	20,000	25:00	24:00	40,656
Lake Dam Bridge - Maintenance	1/2043	10,000.00	1 Allowanc	10,000	20:00	19:00	17,535
Lake Docks - Refurbish	1/2032	3,500.00	4 Each	14,000	12:00	8:00	17,735
Monuments - Refurbish	1/2043	1,500.00	6 Each	9,000	25:00	19:00	15,782
Park Furniture Wood Picnic Table - Replace	1/2032	250.00	8 Each	2,000	18:00	8:00	2,534
Park Play Equipment - Replace	1/2030	5,000.00	1 Allowanc	5,000	12:00	6:00	5,970
Pavilion - Refurbish	1/2033	4,000.00	1 Job	4,000	15:00	9:00	5,219
Play Structure - Replace	1/2048	30,000.00	1 Each	30,000	25:00	24:00	60,984
Play Structure Rockers - Replace	1/2043	2,600.00	1 Each	2,600	20:00	19:00	4,559
Play Structure Swing - Replace	1/2048	7,000.00	2 Each	14,000	25:00	24:00	28,459
Pool - Resurface	1/2030	6.50	3,100 Sq Ft	20,150	12:00	6:00	24,060
Pool Chlorination System - Replace	1/2028	2,000.00	1 Each	2,000	8:00	4:00	2,251
Pool Filter - Replace	1/24 - 1/37	2,400.00	5 Each	12,000	15:00	3:05	13,426
Pool Pump 3HP & Motors - Replace	1/2026	2,250.00	2 Allowanc	4,500	7:00	2:00	4,774
Restroom - Remodel	1/2030	1,500.00	2 Each	3,000	12:00	6:00	3,582
Roof Metal - Replace	1/2039	7.00	7,035 Sq Ft	49,245	35:00	15:00	76,722
Safety Defibrillator - Replace	1/2029	1,000.00	1 Each	1,000	10:00	5:00	1,159
Safety Emergency Phone - Replace	1/2030	1,000.00	1 Each	1,000	12:00	6:00	1,194
Signage - Replace	1/2036	1,500.00	4 Allowanc	6,000	20:00	12:00	8,555
Water Heater Domestic 40-gal - Replace	1/2040	2,500.00	1 Each	2,500	20:00	16:00	4,012
				\$ 299,395			\$ 453,702

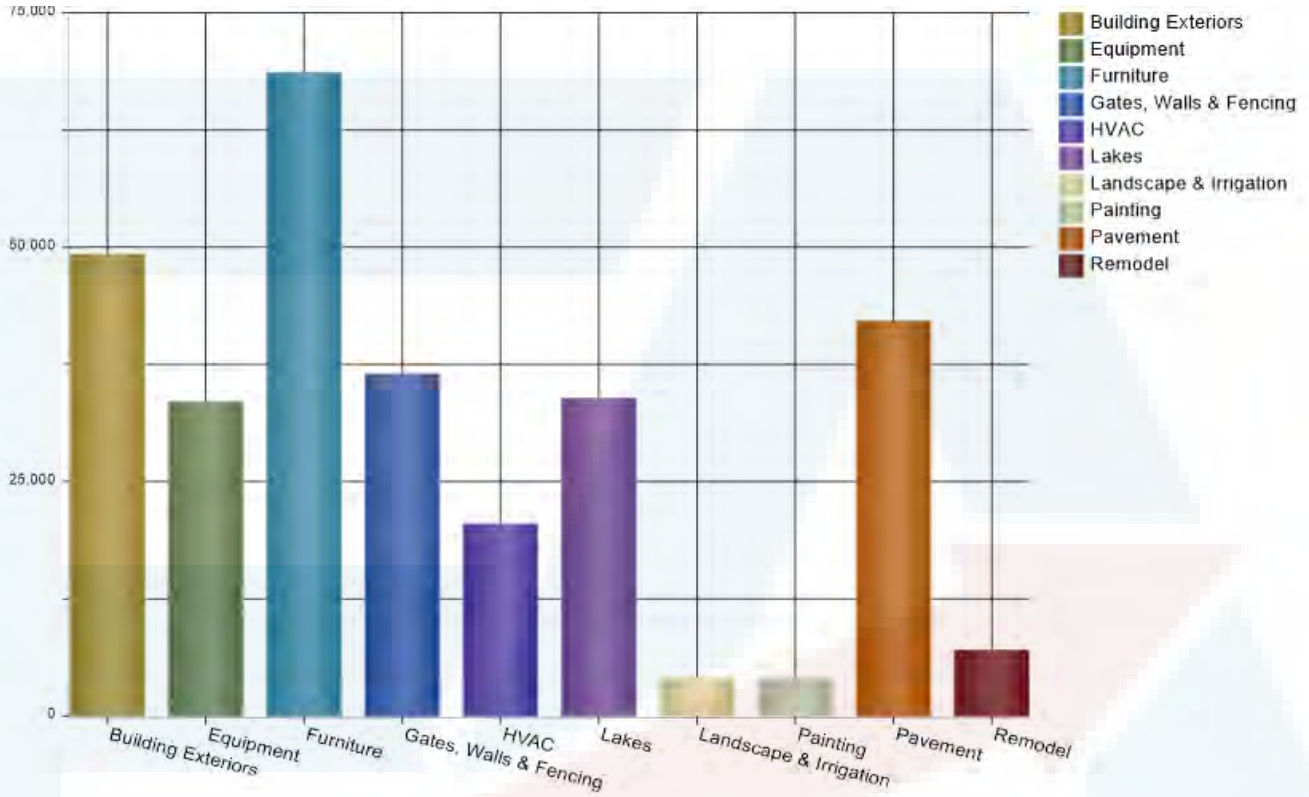


Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Category - Chart



Draft Rev1

Arrowhead Lakes

January 1, 2024

Disclosures

Site Analysis

Arrowhead Lakes is a planned development association located in Willis, TX. The Association consists of 0 units located at the corner of Arrowhead Loop W and Navajo Trail, encompassing numerous acres. The units were constructed as a single phase in January 1, 1995. The project consists of a pool and pavilion, a playground with play structures, a 26-acre lake and several pocket parks.

The site analysis was performed on November 7, 2023 by Greg Libke of Facilities Advisors Texas. The Association manager was 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.

Arrowhead Lakes

January 1, 2024

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 1.00%. 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 0.00% as of January 1, 2024 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 0, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 0

Arrowhead Lakes

January 1, 2024

Significant Assumptions

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 1.00% is used in the funding plan.

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

Draft Rev1

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

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Building Exteriors	35:00	15:00	\$ 76,722
Equipment	7:00 -30:00	0:00 -29:00	43,721
Furniture	12:00 -25:00	8:00 -24:00	122,828
Gates, Walls & Fencing	25:00 -35:00	8:00 -19:00	50,618
HVAC	15:00	8:00 - 9:00	26,358
Lakes	5:00 -25:00	4:00 -24:00	62,580
Landscape & Irrigation	10:00	5:00	4,637
Painting	8:00	7:00	4,920
Pavement	8:00 -40:00	5:00 -10:00	52,519
Remodel	12:00 -15:00	6:00 - 9:00	8,801
			453,702

Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Asphalt - Repair & Reseal								
910-000-0001	01/01/2034	\$ 4.00	4,000 Sq Ft	\$ 16,000	40:00	40:00	10:00	\$ 21,503
			4,000 Sq Ft	16,000				21,503
Community - Repaint								
910-000-0003	01/01/2031	\$ 4,000.00	1 Job	\$ 4,000	8:00	8:00	7:00	\$ 4,920
			1 Job	4,000				4,920
Concrete - Partial Replace								
910-000-0004	01/01/2029	\$ 2.00	3,000 Sq Ft	\$ 6,000	8:00	8:00	5:00	\$ 6,956
			3,000 Sq Ft	6,000				6,956
Dosing Tank 750 gal - Replace								
910-000-0005	01/01/2053	\$ 3,500.00	1 Each	\$ 3,500	30:00	30:00	29:00	\$ 8,248
			1 Each	3,500				8,248
Fence Chain Link - Replace								
910-000-0007	01/01/2032	\$ 55.00	500 LF	\$ 27,500	35:00	35:00	8:00	\$ 34,836
			500 LF	27,500				34,836
HVAC 4 Ton - Replace								
920-001-0008	01/01/2032	\$ 10,250.00	1 Each	\$ 10,250	15:00	15:00	8:00	\$ 12,984
920-002-0008	01/01/2033	10,250.00	1 Each	10,250	15:00	15:00	9:00	13,374
			2 Each	20,500				26,358
Irrigation System & Controllers - Replace/Refurbis								
910-000-0009	01/01/2029	\$ 4,000.00	1 Each	\$ 4,000	10:00	10:00	5:00	\$ 4,637
			1 Each	4,000				4,637
Kitchen Appliance Microwave - Replace								
910-000-0010	01/01/2034	\$ 1,000.00	1 Each	\$ 1,000	15:00	15:00	10:00	\$ 1,344
			1 Each	1,000				1,344
Kitchen Appliance Refrigerator - Replace								
910-000-0011	01/01/2034	\$ 1,000.00	1 Each	\$ 1,000	15:00	15:00	10:00	\$ 1,344
			1 Each	1,000				1,344
Lake 26-acre - Maintenance								
910-000-0012	01/01/2028	\$ 150.00	26 Acres	\$ 3,900	5:00	5:00	4:00	\$ 4,389
			26 Acres	3,900				4,389
Lake Dam - Maintenance								
910-000-0013	01/01/2048	\$ 20,000.00	1 Allowanc	\$ 20,000	25:00	25:00	24:00	\$ 40,656
			1 Allowanc	20,000				40,656



Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Lake Dam Bridge - Maintenance								
910-000-0014	01/01/2043	\$ 10,000.00	1 Allowanc	\$ 10,000	20:00	20:00	19:00	\$ 17,535
			1 Allowanc	10,000				17,535
Lake Docks - Refurbish								
920-001-0015	01/01/2032	\$ 3,500.00	1 Each	\$ 3,500	12:00	12:00	8:00	\$ 4,434
920-002-0015	01/01/2032	3,500.00	1 Each	3,500	12:00	12:00	8:00	4,434
920-003-0015	01/01/2032	3,500.00	1 Each	3,500	12:00	12:00	8:00	4,434
920-004-0015	01/01/2032	3,500.00	1 Each	3,500	12:00	12:00	8:00	4,434
			4 Each	14,000				17,735
Monuments - Refurbish								
910-000-0016	01/01/2043	\$ 1,500.00	6 Each	\$ 9,000	25:00	25:00	19:00	\$ 15,782
			6 Each	9,000				15,782
Park Furniture Wood Picnic Table - Replace								
910-000-0017	01/01/2032	\$ 250.00	8 Each	\$ 2,000	18:00	18:00	8:00	\$ 2,534
			8 Each	2,000				2,534
Park Play Equipment - Replace								
910-000-0033	01/01/2030	\$ 5,000.00	1 Allowanc	\$ 5,000	12:00	12:00	6:00	\$ 5,970
			1 Allowanc	5,000				5,970
Pavilion - Refurbish								
910-000-0018	01/01/2033	\$ 4,000.00	1 Job	\$ 4,000	15:00	15:00	9:00	\$ 5,219
			1 Job	4,000				5,219
Play Structure - Replace								
910-000-0019	01/01/2048	\$ 30,000.00	1 Each	\$ 30,000	25:00	25:00	24:00	\$ 60,984
			1 Each	30,000				60,984
Play Structure Rockers - Replace								
910-000-0020	01/01/2043	\$ 2,600.00	1 Each	\$ 2,600	20:00	20:00	19:00	\$ 4,559
			1 Each	2,600				4,559
Play Structure Swing - Replace								
920-001-0021	01/01/2048	\$ 7,000.00	1 Each	\$ 7,000	25:00	25:00	24:00	\$ 14,230
920-002-0021	01/01/2048	7,000.00	1 Each	7,000	25:00	25:00	24:00	14,230
			2 Each	14,000				28,459
Pool - Resurface								
910-000-0022	01/01/2030	\$ 6.50	3,100 Sq Ft	\$ 20,150	12:00	12:00	6:00	\$ 24,060
			3,100 Sq Ft	20,150				24,060
Pool Chlorination System - Replace								
910-000-0023	01/01/2028	\$ 2,000.00	1 Each	\$ 2,000	8:00	8:00	4:00	\$ 2,251
			1 Each	2,000				2,251



Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Pool Filter - Replace								
920-001-0024	01/01/2024	\$ 2,400.00	1 Each	\$ 2,400	15:00	15:00	0:00	\$ 2,400
920-002-0024	01/01/2024	2,400.00	1 Each	2,400	15:00	15:00	0:00	2,400
920-003-0024	01/01/2028	2,400.00	1 Each	2,400	15:00	15:00	4:00	2,701
920-004-0024	01/01/2037	2,400.00	1 Each	2,400	15:00	15:00	13:00	3,524
920-005-0024	01/01/2024	2,400.00	1 Each	2,400	15:00	15:00	0:00	2,400
			5 Each	12,000				13,426
Pool Pump 3HP & Motors - Replace								
920-001-0025	01/01/2026	\$ 2,250.00	1 Allowanc	\$ 2,250	7:00	7:00	2:00	\$ 2,387
920-002-0025	01/01/2026	2,250.00	1 Allowanc	2,250	7:00	7:00	2:00	2,387
			2 Allowanc	4,500				4,774
Restroom - Remodel								
920-001-0026	01/01/2030	\$ 1,500.00	1 Each	\$ 1,500	12:00	12:00	6:00	\$ 1,791
920-002-0026	01/01/2030	1,500.00	1 Each	1,500	12:00	12:00	6:00	1,791
			2 Each	3,000				3,582
Roof Metal - Replace								
920-001-0027	01/01/2039	\$ 7.00	6,320 Sq Ft	\$ 44,240	35:00	35:00	15:00	\$ 68,924
920-002-0027	01/01/2039	7.00	215 Sq Ft	1,505	35:00	35:00	15:00	2,345
920-003-0027	01/01/2039	7.00	500 Sq Ft	3,500	35:00	35:00	15:00	5,453
			7,035 Sq Ft	49,245				76,722
Safety Defibrillator - Replace								
910-000-0028	01/01/2029	\$ 1,000.00	1 Each	\$ 1,000	10:00	10:00	5:00	\$ 1,159
			1 Each	1,000				1,159
Safety Emergency Phone - Replace								
910-000-0029	01/01/2030	\$ 1,000.00	1 Each	\$ 1,000	12:00	12:00	6:00	\$ 1,194
			1 Each	1,000				1,194
Signage - Replace								
910-000-0031	01/01/2036	\$ 1,500.00	4 Allowanc	\$ 6,000	20:00	20:00	12:00	\$ 8,555
			4 Allowanc	6,000				8,555
Water Heater Domestic 40-gal - Replace								
910-000-0032	01/01/2040	\$ 2,500.00	1 Each	\$ 2,500	20:00	20:00	16:00	\$ 4,012
			1 Each	2,500				4,012
				299,395				453,702



Arrowhead Lakes

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2024



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

Draft Rev1

Arrowhead Lakes
January 1, 2024

Supplementary Schedules
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Draft Rev1

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



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Preparer's Report on Supplemental Information
Reserve Management Plan

Type I Reserve Study with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2024

Board of Directors
Arrowhead Lakes
Willis, TX

Report on Supplementary Information

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

Facilities Advisors Texas
Greg Libke, RS
May 23, 2024

Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Ending Balance

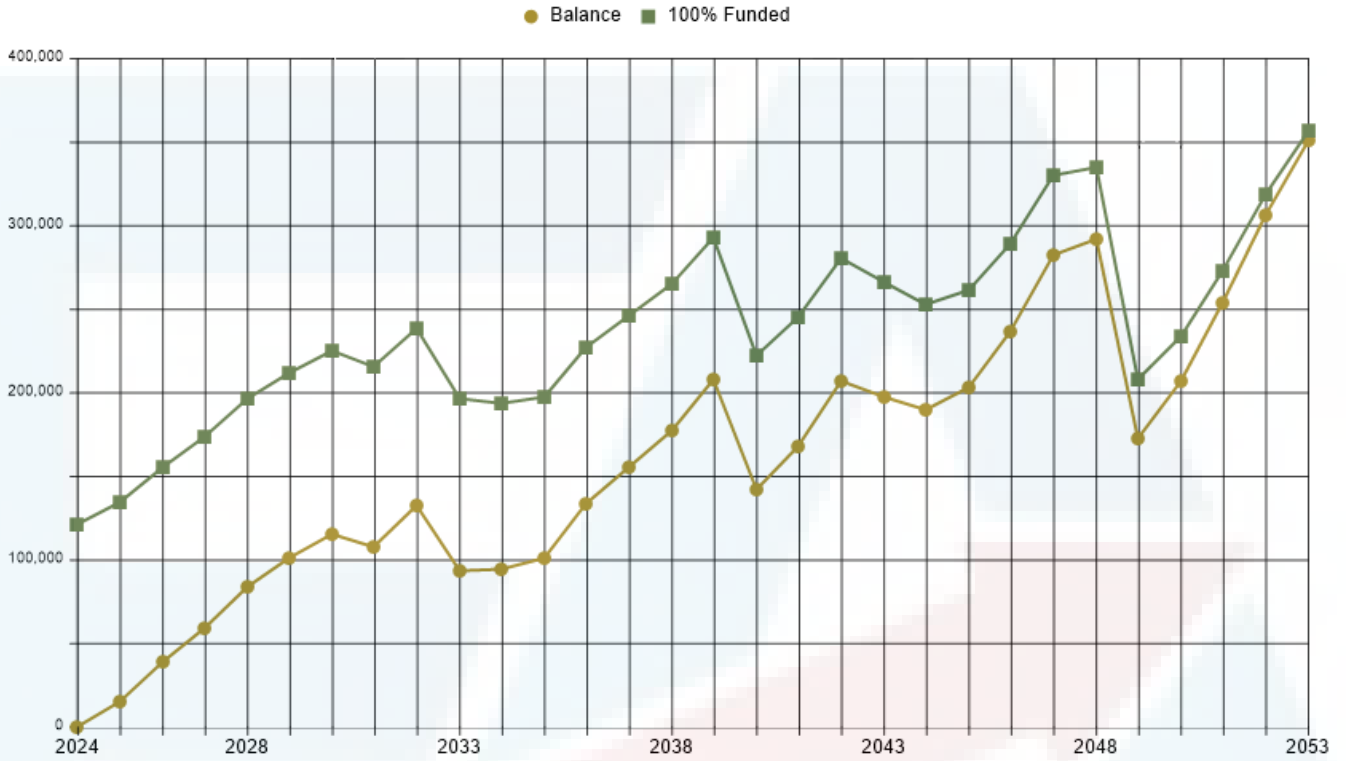
Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/24 - 12/24	\$ 0	\$ 22,500	0.00 %	\$ 52	\$ 7,200	\$ 15,352	11.47 %	\$ 133,827
1/25 - 12/25	15,352	23,175	3.00	270	0	38,798	24.99	155,220
1/26 - 12/26	38,798	23,870	3.00	464	4,774	58,357	33.76	172,859
1/27 - 12/27	58,357	24,586	3.00	710	0	83,653	42.57	196,482
1/28 - 12/28	83,653	25,324	3.00	877	9,342	100,513	47.46	211,744
1/29 - 12/29	100,513	26,084	3.00	1,018	12,752	114,862	51.15	224,521
1/30 - 12/30	114,862	26,866	3.00	954	34,807	107,875	50.04	215,553
1/31 - 12/31	107,875	27,672	3.00	1,175	4,920	131,803	55.44	237,703
1/32 - 12/32	131,803	28,502	3.00	812	68,089	93,028	47.44	196,076
1/33 - 12/33	93,028	29,357	3.00	797	29,553	93,630	48.37	193,533
1/34 - 12/34	93,630	30,238	3.00	859	24,191	100,537	51.00	197,097
1/35 - 12/35	100,537	31,145	3.00	1,166	0	132,848	58.68	226,366
1/36 - 12/36	132,848	32,080	3.00	1,386	11,406	154,907	63.10	245,464
1/37 - 12/37	154,907	33,042	3.00	1,603	12,336	177,217	66.89	264,900
1/38 - 12/38	177,217	34,033	3.00	1,894	5,899	207,245	70.90	292,291
1/39 - 12/39	207,245	35,054	3.00	1,276	101,961	141,615	63.69	222,327
1/40 - 12/40	141,615	36,106	3.00	1,496	11,233	167,983	68.70	244,502
1/41 - 12/41	167,983	37,189	3.00	1,874	0	207,046	74.01	279,724
1/42 - 12/42	207,046	38,305	3.00	1,794	49,626	197,520	74.33	265,725
1/43 - 12/43	197,520	39,454	3.00	1,711	48,923	189,762	75.03	252,892
1/44 - 12/44	189,762	40,638	3.00	1,832	28,898	203,334	77.84	261,187
1/45 - 12/45	203,334	41,857	3.00	2,145	11,162	236,174	81.74	288,913
1/46 - 12/46	236,174	43,112	3.00	2,589	0	281,875	85.43	329,910
1/47 - 12/47	281,875	44,406	3.00	2,698	37,005	291,974	87.15	334,991
1/48 - 12/48	291,974	45,738	3.00	1,555	166,994	172,273	83.08	207,335
1/49 - 12/49	172,273	47,110	3.00	1,826	14,656	206,552	88.35	233,785
1/50 - 12/50	206,552	48,523	3.00	2,277	4,313	253,039	92.77	272,743
1/51 - 12/51	253,039	49,979	3.00	2,793	0	305,811	96.04	318,404
1/52 - 12/52	305,811	51,478	3.00	3,233	10,067	350,455	98.39	356,189
1/53 - 12/53	350,455	53,023	3.00	3,483	31,578	375,383	100.20	369,885

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation: 3.00% Investment: 1.00% Contribution Factor: 0.00% Calc: Future

Percent Funded - Annual - Chart



Draft Rev1

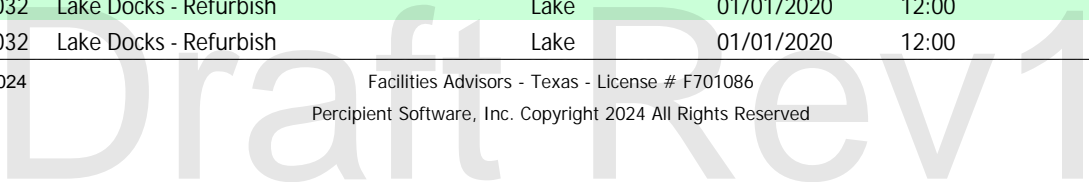
Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2024					
01/01/2024	Pool Filter - Replace	Pool Equipmen	01/01/2009	15:00	\$ 2,400.00
01/01/2024	Pool Filter - Replace	Pool Equipmen	01/01/2009	15:00	2,400.00
01/01/2024	Pool Filter - Replace	Pool Equipmen	01/01/2009	15:00	2,400.00
					7,200.00
Year : 2026					
01/01/2026	Pool Pump 3HP & Motors - Replace	Pool Equipmen	01/01/2019	7:00	\$ 2,387.03
01/01/2026	Pool Pump 3HP & Motors - Replace	Pool Equipmen	01/01/2019	7:00	2,387.03
					4,774.06
Year : 2028					
01/01/2028	Lake 26-acre - Maintenance	Lake	01/01/2023	5:00	\$ 4,389.48
01/01/2028	Pool Chlorination System - Replace	Pool Equipmen	01/01/2020	8:00	2,251.02
01/01/2028	Pool Filter - Replace	Pool Equipmen	01/01/2013	15:00	2,701.22
					9,341.72
Year : 2029					
01/01/2029	Concrete - Partial Replace	Community	01/01/2021	8:00	\$ 6,955.64
01/01/2029	Irrigation System & Controllers - Replace/Ref	Pavilion	01/01/2019	10:00	4,637.10
01/01/2029	Safety Defibrillator - Replace	Pavilion	01/01/2019	10:00	1,159.27
					12,752.01
Year : 2030					
01/01/2030	Park Play Equipment - Replace	Community	01/01/2018	12:00	\$ 5,970.26
01/01/2030	Pool - Resurface	Pool	01/01/2018	12:00	24,060.15
01/01/2030	Restroom - Remodel	Pavilion	01/01/2018	12:00	1,791.08
01/01/2030	Restroom - Remodel	Pavilion	01/01/2018	12:00	1,791.08
01/01/2030	Safety Emergency Phone - Replace	Pavilion	01/01/2018	12:00	1,194.05
					34,806.62
Year : 2031					
01/01/2031	Community - Repaint	Community	01/01/2023	8:00	\$ 4,919.50
					4,919.50
Year : 2032					
01/01/2032	Fence Chain Link - Replace	Pool	01/01/1997	35:00	\$ 34,836.18
01/01/2032	HVAC 4 Ton - Replace	Pavilion	01/01/2017	15:00	12,984.39
01/01/2032	Lake Docks - Refurbish	Lake	01/01/2020	12:00	4,433.70
01/01/2032	Lake Docks - Refurbish	Lake	01/01/2020	12:00	4,433.70



Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
01/01/2032	Lake Docks - Refurbish	Lake	01/01/2020	12:00	\$ 4,433.70
01/01/2032	Lake Docks - Refurbish	Lake	01/01/2020	12:00	4,433.70
01/01/2032	Park Furniture Wood Picnic Table - Replace	Community	01/01/2014	18:00	2,533.54
					68,088.91

Year : 2033

01/01/2033	HVAC 4 Ton - Replace	Pavilion	01/01/2018	15:00	\$ 13,373.93
01/01/2033	Lake 26-acre - Maintenance	Lake	01/01/2028	5:00	5,088.62
01/01/2033	Pavilion - Refurbish	Pavilion	01/01/2018	15:00	5,219.09
01/01/2033	Pool Pump 3HP & Motors - Replace	Pool Equipmen	01/01/2026	7:00	2,935.74
01/01/2033	Pool Pump 3HP & Motors - Replace	Pool Equipmen	01/01/2026	7:00	2,935.74
					29,553.12

Year : 2034

01/01/2034	Asphalt - Repair & Reseal	Pavilion	01/01/1994	40:00	\$ 21,502.66
01/01/2034	Kitchen Appliance Microwave - Replace	Pavilion	01/01/2019	15:00	1,343.92
01/01/2034	Kitchen Appliance Refrigerator - Replace	Pavilion	01/01/2019	15:00	1,343.92
					24,190.50

Year : 2036

01/01/2036	Pool Chlorination System - Replace	Pool Equipmen	01/01/2028	8:00	\$ 2,851.52
01/01/2036	Signage - Replace	Community	01/01/2016	20:00	8,554.57
					11,406.09

Year : 2037

01/01/2037	Concrete - Partial Replace	Community	01/01/2029	8:00	\$ 8,811.20
01/01/2037	Pool Filter - Replace	Pool Equipmen	01/01/2022	15:00	3,524.48
					12,335.68

Year : 2038

01/01/2038	Lake 26-acre - Maintenance	Lake	01/01/2033	5:00	\$ 5,899.10
					5,899.10

Year : 2039

01/01/2039	Community - Repaint	Community	01/01/2031	8:00	\$ 6,231.87
01/01/2039	Irrigation System & Controllers - Replace/Ref	Pavilion	01/01/2029	10:00	6,231.87
01/01/2039	Pool Filter - Replace	Pool Equipmen	01/01/2024	15:00	3,739.12
01/01/2039	Pool Filter - Replace	Pool Equipmen	01/01/2024	15:00	3,739.12
01/01/2039	Pool Filter - Replace	Pool Equipmen	01/01/2024	15:00	3,739.12
01/01/2039	Roof Metal - Replace	Pavilion	01/01/2004	35:00	68,924.48

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
01/01/2039	Roof Metal - Replace	Pool	01/01/2004	35:00	\$ 2,344.74
01/01/2039	Roof Metal - Replace	Pool	01/01/2004	35:00	5,452.89
01/01/2039	Safety Defibrillator - Replace	Pavilion	01/01/2029	10:00	1,557.97
					101,961.18

Year : 2040

01/01/2040	Pool Pump 3HP & Motors - Replace	Pool Equipmen	01/01/2033	7:00	\$ 3,610.59
01/01/2040	Pool Pump 3HP & Motors - Replace	Pool Equipmen	01/01/2033	7:00	3,610.59
01/01/2040	Water Heater Domestic 40-gal - Replace	Pavilion	01/01/2020	20:00	4,011.77
					11,232.95

Year : 2042

01/01/2042	Park Play Equipment - Replace	Community	01/01/2030	12:00	\$ 8,512.17
01/01/2042	Pool - Resurface	Pool	01/01/2030	12:00	34,304.03
01/01/2042	Restroom - Remodel	Pavilion	01/01/2030	12:00	2,553.65
01/01/2042	Restroom - Remodel	Pavilion	01/01/2030	12:00	2,553.65
01/01/2042	Safety Emergency Phone - Replace	Pavilion	01/01/2030	12:00	1,702.43
					49,625.93

Year : 2043

01/01/2043	Lake 26-acre - Maintenance	Lake	01/01/2038	5:00	\$ 6,838.67
01/01/2043	Lake Dam Bridge - Maintenance	Lake	01/01/2023	20:00	17,535.06
01/01/2043	Monuments - Refurbish	Community	01/01/2018	25:00	15,781.55
01/01/2043	Play Structure Rockers - Replace	Park	01/01/2023	20:00	4,559.12
01/01/2043	Pool Filter - Replace	Pool Equipmen	01/01/2028	15:00	4,208.41
					48,922.81

Year : 2044

01/01/2044	Lake Docks - Refurbish	Lake	01/01/2032	12:00	\$ 6,321.39
01/01/2044	Lake Docks - Refurbish	Lake	01/01/2032	12:00	6,321.39
01/01/2044	Lake Docks - Refurbish	Lake	01/01/2032	12:00	6,321.39
01/01/2044	Lake Docks - Refurbish	Lake	01/01/2032	12:00	6,321.39
01/01/2044	Pool Chlorination System - Replace	Pool Equipmen	01/01/2036	8:00	3,612.22
					28,897.78

Year : 2045

01/01/2045	Concrete - Partial Replace	Community	01/01/2037	8:00	\$ 11,161.77
					11,161.77



Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2047					
01/01/2047	Community - Repaint	Community	01/01/2039	8:00	\$ 7,894.35
01/01/2047	HVAC 4 Ton - Replace	Pavilion	01/01/2032	15:00	20,229.26
01/01/2047	Pool Pump 3HP & Motors - Replace	Pool Equipmen	01/01/2040	7:00	4,440.57
01/01/2047	Pool Pump 3HP & Motors - Replace	Pool Equipmen	01/01/2040	7:00	4,440.57
					37,004.75
Year : 2048					
01/01/2048	HVAC 4 Ton - Replace	Pavilion	01/01/2033	15:00	\$ 20,836.14
01/01/2048	Lake 26-acre - Maintenance	Lake	01/01/2043	5:00	7,927.90
01/01/2048	Lake Dam - Maintenance	Lake	01/01/2023	25:00	40,655.88
01/01/2048	Pavilion - Refurbish	Pavilion	01/01/2033	15:00	8,131.18
01/01/2048	Play Structure - Replace	Park	01/01/2023	25:00	60,983.82
01/01/2048	Play Structure Swing - Replace	Pavilion	01/01/2023	25:00	14,229.56
01/01/2048	Play Structure Swing - Replace	Community	01/01/2023	25:00	14,229.56
					166,994.04
Year : 2049					
01/01/2049	Irrigation System & Controllers - Replace/Ref	Pavilion	01/01/2039	10:00	\$ 8,375.11
01/01/2049	Kitchen Appliance Microwave - Replace	Pavilion	01/01/2034	15:00	2,093.78
01/01/2049	Kitchen Appliance Refrigerator - Replace	Pavilion	01/01/2034	15:00	2,093.78
01/01/2049	Safety Defibrillator - Replace	Pavilion	01/01/2039	10:00	2,093.78
					14,656.45
Year : 2050					
01/01/2050	Park Furniture Wood Picnic Table - Replace	Community	01/01/2032	18:00	\$ 4,313.18
					4,313.18
Year : 2052					
01/01/2052	Pool Chlorination System - Replace	Pool Equipmen	01/01/2044	8:00	\$ 4,575.86
01/01/2052	Pool Filter - Replace	Pool Equipmen	01/01/2037	15:00	5,491.03
					10,066.89
Year : 2053					
01/01/2053	Concrete - Partial Replace	Community	01/01/2045	8:00	\$ 14,139.39
01/01/2053	Dosing Tank 750 gal - Replace	Community	01/01/2023	30:00	8,247.98
01/01/2053	Lake 26-acre - Maintenance	Lake	01/01/2048	5:00	9,190.61
					31,577.98



Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Repair & Reseal

Item Number	1	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	40 Years
Category	Pavement	Basis Cost	\$ 4.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion		Good	01/01/1994	01/01/2034	10:00	40:00	4,000	16,000.00	21,502.66
								16,000.00	21,502.66

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Community - Repaint

Item Number	3	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Painting	Basis Cost	\$ 4,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2023	01/01/2031	7:00	8:00	1	4,000.00	4,919.50
								4,000.00	4,919.50

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete - Partial Replace

Item Number	4	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Pavement	Basis Cost	\$ 2.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2021	01/01/2029	5:00	8:00	3,000	6,000.00	6,955.64
								6,000.00	6,955.64

Comments



pavilion

Funding to repair concrete as needed @ park and

Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Dosing Tank 750 gal - Replace

Item Number	5	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Equipment	Basis Cost	\$ 3,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2023	01/01/2053	29:00	30:00	1	3,500.00	8,247.98
								3,500.00	8,247.98

Comments



Aqua Safe

Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fence Chain Link - Replace

Item Number	7	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	35 Years
Category	Gates, Walls & Fencing	Basis Cost	\$ 55.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/1997	01/01/2032	8:00	35:00	500	27,500.00	34,836.18
								27,500.00	34,836.18

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

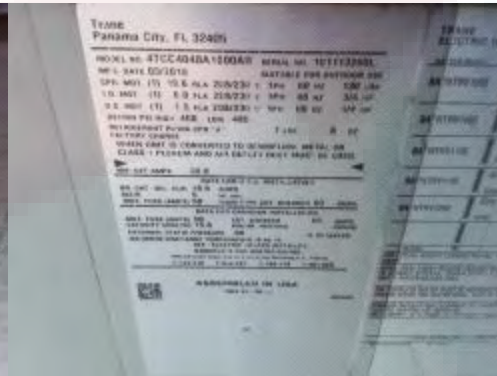
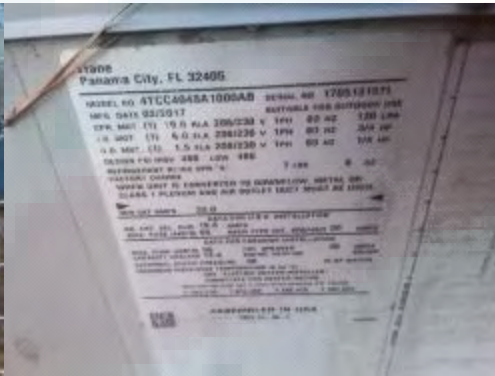
Component List - Full Detail

HVAC 4 Ton - Replace

Item Number	8	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	HVAC	Basis Cost	\$ 10,250.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion	170513157L	Good	01/01/2017	01/01/2032	8:00	15:00	1	10,250.00	12,984.39
Pavilion	181113260L	Good	01/01/2018	01/01/2033	9:00	15:00	1	10,250.00	13,373.93
								20,500.00	26,358.32

Comments



units
Both units model# 4TCC4048A1000AB

HVAC -Trane

Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation System & Controllers - Replace/Refurbis

Item Number	9	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Landscape & Irrigation	Basis Cost	\$ 4,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion		Good	01/01/2019	01/01/2029	5:00	10:00	1	4,000.00	4,637.10
								4,000.00	4,637.10

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Kitchen Appliance Microwave - Replace

Item Number	10	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 1,000.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion		Good	01/01/2019	01/01/2034	10:00	15:00	1	1,000.00	1,343.92
								1,000.00	1,343.92



Sharp microwave made in 1998 Model#R-310BW Serial#10511860Hz 14 amps

Draft Rev 1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Kitchen Appliance Refrigerator - Replace

Item Number	11	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 1,000.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion		Good	01/01/2019	01/01/2034	10:00	15:00	1	1,000.00	1,343.92
								1,000.00	1,343.92



Model#GSH25JSTA SSSerial#GM21361711.2 amps

Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lake 26-acre - Maintenance

Item Number	12	Measurement Basis	Acres
Type	Common Area	Estimated Useful Life	5 Years
Category	Lakes	Basis Cost	\$ 150.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lake		Good	01/01/2023	01/01/2028	4:00	5:00	26	3,900.00	4,389.48
								3,900.00	4,389.48

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lake Dam - Maintenance

Item Number	13	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	25 Years
Category	Lakes	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lake		Good	01/01/2023	01/01/2048	24:00	25:00	1	20,000.00	40,655.88
								20,000.00	40,655.88

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lake Dam Bridge - Maintenance

Item Number	14	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	20 Years
Category	Lakes	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lake		Good	01/01/2023	01/01/2043	19:00	20:00	1	10,000.00	17,535.06
								10,000.00	17,535.06

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lake Docks - Refurbish

Item Number	15	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Furniture	Basis Cost	\$ 3,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lake	Hester	Good	01/01/2020	01/01/2032	8:00	12:00	1	3,500.00	4,433.70
Lake	Curry	Good	01/01/2020	01/01/2032	8:00	12:00	1	3,500.00	4,433.70
Lake	Michell	Good	01/01/2020	01/01/2032	8:00	12:00	1	3,500.00	4,433.70
Lake	McFadden	Good	01/01/2020	01/01/2032	8:00	12:00	1	3,500.00	4,433.70
								14,000.00	17,734.80

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Monuments - Refurbish

Item Number	16	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Gates, Walls & Fencing	Basis Cost	\$ 1,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2018	01/01/2043	19:00	25:00	6	9,000.00	15,781.55
								9,000.00	15,781.55

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Furniture Wood Picnic Table - Replace

Item Number	17	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	18 Years
Category	Furniture	Basis Cost	\$ 250.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2014	01/01/2032	8:00	18:00	8	2,000.00	2,533.54
								2,000.00	2,533.54

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Park Play Equipment - Replace

Item Number	33	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Soccer Goals,	Good	01/01/2018	01/01/2030	6:00	12:00	1	5,000.00	5,970.26
								5,000.00	5,970.26

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pavilion - Refurbish

Item Number	18	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Remodel	Basis Cost	\$ 4,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion		Good	01/01/2018	01/01/2033	9:00	15:00	1	4,000.00	5,219.09
								4,000.00	5,219.09

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Play Structure - Replace

Item Number	19	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Furniture	Basis Cost	\$ 30,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Park		Good	01/01/2023	01/01/2048	24:00	25:00	1	30,000.00	60,983.82
								30,000.00	60,983.82

Comments



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Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Play Structure Rockers - Replace

Item Number	20	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Furniture	Basis Cost	\$ 2,600.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Park		Good	01/01/2023	01/01/2043	19:00	20:00	1	2,600.00	4,559.12
								2,600.00	4,559.12

Comments



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Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Play Structure Swing - Replace

Item Number	21	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Furniture	Basis Cost	\$ 7,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion		Good	01/01/2023	01/01/2048	24:00	25:00	1	7,000.00	14,229.56
Community	McClendon Par	Good	01/01/2023	01/01/2048	24:00	25:00	1	7,000.00	14,229.56
								14,000.00	28,459.12

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool - Resurface

Item Number	22	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	12 Years
Category	Pavement	Basis Cost	\$ 6.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2018	01/01/2030	6:00	12:00	3,100	20,150.00	24,060.15
								20,150.00	24,060.15

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Chlorination System - Replace

Item Number	23	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 2,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Equipment		Good	01/01/2020	01/01/2028	4:00	8:00	1	2,000.00	2,251.02
								2,000.00	2,251.02

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Filter - Replace

Item Number	24	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 2,400.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Equipment		Good	01/01/2009	01/01/2024	0:00	15:00	1	2,400.00	2,400.00
Pool Equipment		Good	01/01/2009	01/01/2024	0:00	15:00	1	2,400.00	2,400.00
Pool Equipment		Good	01/01/2013	01/01/2028	4:00	15:00	1	2,400.00	2,701.22
Pool Equipment		Good	01/01/2022	01/01/2037	13:00	15:00	1	2,400.00	3,524.48
Pool Equipment		Good	01/01/2009	01/01/2024	0:00	15:00	1	2,400.00	2,400.00
								12,000.00	13,425.70

Comments



Triton II

Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Pump 3HP & Motors - Replace

Item Number	25	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 2,250.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Equipment		Good	01/01/2019	01/01/2026	2:00	7:00	1	2,250.00	2,387.03
Pool Equipment		Good	01/01/2019	01/01/2026	2:00	7:00	1	2,250.00	2,387.03
								4,500.00	4,774.06

Comments



Pumps - 1 pump is by Pentair 3HP

Model#CHII N13FE

Part#345209

Motor#196247

No date

Pump #2 not sure of the brand

Part#354817SMotor#56PP300PSC202Made 11-13-2020

Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Restroom - Remodel

Item Number 26	Measurement Basis	Each							
Type			Common Area			Estimated Useful Life			12 Years
Category			Remodel			Basis Cost			\$ 1,500.00
Tracking Method			Logistical						
			Fixed						

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion	Men	Good	01/01/2018	01/01/2030	6:00	12:00	1	1,500.00	1,791.08
Pavilion	Women	Good	01/01/2018	01/01/2030	6:00	12:00	1	1,500.00	1,791.08
								3,000.00	3,582.16



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Roof Metal - Replace

Item Number	27	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	35 Years
Category	Building Exteriors	Basis Cost	\$ 7.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion		Good	01/01/2004	01/01/2039	15:00	35:00	6,320	44,240.00	68,924.48
Pool	Pool Ramada	Good	01/01/2004	01/01/2039	15:00	35:00	215	1,505.00	2,344.74
Pool	Pool Equipmen	Good	01/01/2004	01/01/2039	15:00	35:00	500	3,500.00	5,452.89
								49,245.00	76,722.11

Comments



Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Safety Defibrillator - Replace

Item Number	28	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 1,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion		Good	01/01/2019	01/01/2029	5:00	10:00	1	1,000.00	1,159.27
								1,000.00	1,159.27

Comments

Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Safety Emergency Phone - Replace

Item Number	29	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 1,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion		Good	01/01/2018	01/01/2030	6:00	12:00	1	1,000.00	1,194.05
								1,000.00	1,194.05

Comments

Draft Rev1

Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Signage - Replace

Item Number	31	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	20 Years
Category	Furniture	Basis Cost	\$ 1,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2016	01/01/2036	12:00	20:00	4	6,000.00	8,554.57
								6,000.00	8,554.57

Comments



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Arrowhead Lakes

Analysis Date - January 1, 2024

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Water Heater Domestic 40-gal - Replace

Item Number	32	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 2,500.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pavilion		Good	01/01/2020	01/01/2040	16:00	20:00	1	2,500.00	4,011.77
								2,500.00	4,011.77



model#PROG40-38N RH62Serial #MO11219751