



RESERVE STUDY UPDATE WITHOUT SITE VISIT – MARCH 20, 2024

Crown Pointe Community Association, Incorporated
600 Edith Way
Long Beach, California

REVIEWED BY:

Les Weinberg, MBA, RS

DATE:

March 20, 2024




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OVERVIEW

This "Reserve Study Update Without Site Visit" has been prepared for "Crown Pointe Community Association, Incorporated" in Long Beach, California. The Update has been prepared **without** an onsite visual inspection and is based upon the information contained in the previous year Reserve Study as well as that provided to us from the association. Therefore, a new Condition Assessment has not been included herewith, only a Financial Analysis.

The Update entails the application of anticipated inflation factors to the current estimated replacement costs combined with interest rate assumptions and contingency reserve allowances. The results are then illustrated in four scenarios of which "Funding Plan #3" contains our suggested recommendation for a minimum funding scenario. However, it is ultimately the decision of the association to decide what the monthly reserve contribution should be with respect to the anticipated major repairs or replacements, as well as the desired "Percent Funded".

Information contained in this report will assist in compliance with the provisions of California Civil Code, Sections 5300, 5570, and 5550 which require, among other items, that a pro forma operating budget (which should include a summary of the Reserve Study) be distributed between 30 and 90 days prior to the beginning of the association's fiscal year. The code requires that the association perform a Reserve Study at least every 3 years, which must be updated annually. The summary of the Reserve Study must include:

- 1) An estimation of remaining life expectancy of those components.
- 2) A statement of annual contributions necessary to defray such costs.
- 3) Identification of common area components with less than a 30-year life.
- 4) A statement showing the current reserves available to defray such costs.
- 5) "Percent Funded" (i.e., item #4 above divided by item #3).
- 6) A statement as to whether the board has determined or anticipates any special assessments.
- 7) A statement regarding the procedures used for calculation and establishment of the reserves.

DOCUMENTS TO BE DISTRIBUTED (within 30 – 90 days prior to the fiscal year the study is for):

- 1) **Summary**
- 2) **Component Inventory**
- 3) **ARFDS (Assessment and Reserve Funding Disclosure Summary)**
- 4) **Copies of the full Reserve Study should be made available upon request.**

In addition to the legal objectives, the information contained in the study will provide a perpetual inventory of all common area components which can be expanded should the project undergo any future physical changes. Also, the detailed schedules will serve as an advance warning system with respect to major repair or replacement of the components. This will allow time for obtaining competitive bids, ultimately resulting in cost savings to the individual homeowners. As a planning tool, the study can be utilized as a "maintenance monitor", thus obtaining maximum life potential from the components and avoiding the "quick-fix" option that can occur due to a lack of funds.

One of the most important aspects of this report is that it will provide an educated estimate as to what the monthly reserve contribution realistically needs to be. This will ensure the physical well-being of the project and ultimately enhance each owner's investment while helping to avoid unexpected and costly special assessments.

It is important to note that the information contained herein includes estimates and assumptions based on various sources of information. While every effort has been made to ensure accurate results, this report reflects the judgment of Reserve Studies Inc. based on conditions present at the time of the study and should not be construed as a guarantee or assurance of future events. This study has been undertaken by an independent third party. RSI (Reserve Studies Inc.) is not involved with the client (association) outside of the scope of the services provided herein.

ASSUMPTIONS

Certain assumptions were necessary in the preparation of the Crown Pointe Community Association, Incorporated Reserve Study Update. They are as follows:

1. Changes included in this report allow for the most current rate of inflation, component price information and financial information provided by the association (i.e., interest rate, cash balance, reserve contribution). Unless additional information has been received from the association, no adjustments have been made for unanticipated events occurring during the previous year (i.e., weather, earthquakes, termite destruction, vandalism, etc.) and it is assumed that the components are depreciating at the rates identified in the previous Reserve Study.
2. We were informed of the following changes:
 - a. Bollard repair on Del Mar is anticipated to be done prior to 7/1/2024.
 - b. Pear tree trimming is anticipated to be done prior to 7/1/2024.
 - c. Asphalt repair at 608 Avery was done.
 - d. Marion concrete block wall painting was done.
 - e. Some tree removal was done.
 - f. Some landscape refurbishment was done.
 - g. Irrigation repairs were done.

SUMMARY
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED

ASSUMPTIONS:

(A) FISCAL (12 MONTH) PERIOD RESERVE STUDY IS TO COVER:	7/1/2024	through	6/30/2025
(B) INFLATION FACTOR (30 year average CPI per Bureau of Labor Statistics):			2.53%
(C) INTEREST % ON RESERVE FUNDS (informed interest goes to operating fund):			0.0000%
(D) BEGINNING RESERVE BALANCE PER ASSOCIATION AS OF:	7/1/2024		\$150,000
(E) NUMBER OF UNITS:			93

ANALYSIS OF MONTHLY RESERVE CONTRIBUTION	PERIOD			TOTAL	PER UNIT ¹
(F) CURRENTLY BUDGETED PER ASSOCIATION:	7/1/2023	through	6/30/2024	\$3,364.00	\$36.17
(G) RECOMMENDED TO BUDGET (see Funding Plan #3²):	7/1/2024	through	6/30/2025	\$4,390.02	\$47.20
(H) <u>DOLLAR</u> INCREASE / (DECREASE) ("G" less "F"):	7/1/2024	through	6/30/2025	\$1,026.02	\$11.03
(I) <u>%</u> INCREASE / (DECREASE) ("H" divided by "F"):	7/1/2024	through	6/30/2025	30.50%	30.50%
(J) SPECIAL ASSESSMENT (ANNUAL) - IN ADDITION TO "G":	7/1/2024	through	6/30/2025	\$0.00	\$0.00
(K) FUTURE <u>ANNUAL</u> % INCREASES / (DECREASES):	7/1/2025	through	6/30/2027	30.50%	30.50%
	7/1/2027	through	6/30/2054	0.46%	0.46%

ANALYSIS OF MONTHLY ASSESSMENT ("DUES"):	PERIOD			TOTAL	PER UNIT ¹
(L) CURRENTLY BUDGETED PER ASSOCIATION:	7/1/2023	through	6/30/2024	\$23,715.00	\$255.00
(M) RESERVE CONTRIBUTION % (item "F" divided by "L"):	7/1/2023	through	6/30/2024	14.19%	14.19%
(N) % CHANGE IN ASSESSMENT ("H" divided by "L") (if recommended reserve contribution implemented)	7/1/2024	through	6/30/2025	4.33%	4.33%

ACCUMULATED DEPRECIATION:	PERIOD			TOTAL	PER UNIT ¹
("ideal reserve balance" / funds in reserve accounts necessary to achieve 100% funding for the current year)	7/1/2024	through	6/30/2025	\$231,395	\$2,488

OVERAGE / (DEFICIT):	PERIOD			TOTAL	PER UNIT ¹
(between "actual" and "ideal" reserve balance)	7/1/2024	through	6/30/2025	(\$81,395)	(\$875)

PERCENT FUNDED³

as of 7/1/2024	64.82%
as of 6/30/2025 (if Funding Plan #3 ² recommended above is followed)	59.27%

FOOTNOTES:

1. Per Unit amounts reflect "Total" amounts divided by units - no adjustments made for variable rate assessments.
2. Funding Plan #3 reflects minimum funding and may only marginally cover total annual expenditures in some years.
3. Actual reserve balance (item "D") divided by accumulated depreciation (per schedule).

FINANCIAL ANALYSIS

This **Financial Analysis** reveals the financial ramifications over a 30-year projection resulting from the Condition Assessment, and consists of the following schedules:

- 1) **COMPONENT INVENTORY** - Lists all the components compiled from the Condition Assessment, including their quantity, typical useful lives, estimated remaining lives and average costs. Also provided for each component is an allocation of the beginning reserve balance, annual depreciation, accumulated depreciation, and monthly contributions.
- 1) **FUNDING PLANS / ILLUSTRATIONS** - Four funding plans / illustrations are provided to illustrate the effects of various levels of reserve contributions versus anticipated reserve expenditures. They include 30 years of activity, are detailed on an **annual** basis, and include interest income earned on reserve funds (net of taxes), which can offset the amount of contributions required.
- 2) **FUNDING ILLUSTRATION #1** - This illustration assumes that the current reserve contribution will remain the same throughout the 30-year projection. In most cases this will not be sufficient to cover future reserve expenditures over the 30-year period. **This is not a recommended funding plan.**
- 3) **FUNDING ILLUSTRATION #2** - This illustration also assumes that the current reserve contribution will remain the same throughout the 30-year projection. However, special assessments are generated for any year that the reserve balance would otherwise drop below \$0.00. **This is not a recommended funding plan**
- 4) **FUNDING PLAN #3** - This plan increases (or sometimes decreases) current reserve contributions as necessary to cover all future expenditures and achieve 100% funding at least by the end of the 30-year projection. It most fairly matches the depreciation of the common components and the enjoyment of the benefits. **This is a recommended funding plan** and fulfills the requirement of the California Civil Code with respect to distribution of a full funding plan.
- 5) **FUNDING ILLUSTRATION #4** - This illustration dictates what the reserve contribution would need to be to achieve annual 100% funding.
- 6) **COMPARISON OF FUNDING PLANS / ILLUSTRATIONS** - Details comparison of the 4 funding plans / illustrations on an annual basis, including the **monthly** reserve contributions and the percent funded for each year.
- 7) **GRAPH: FUNDING PLANS / ILLUSTRATIONS 1-4 vs. RESERVE EXPENDITURES** - Shows the cash receipts (reserve contributions plus interest income) in each of the 4 funding plans / illustrations versus the total reserve expenditures on an annual basis.
- 8) **GRAPH: FUNDING PLANS / ILLUSTRATIONS 1-4 vs. ACCUMULATED DEPRECIATION** - Shows the cash receipts versus the accumulated depreciation on an annual basis.
- 9) **RESERVE EXPENDITURES BY YEAR** – Details the component expenditures for each year they come due.
- 10) **COMPONENT ACCUMULATED DEPRECIATION ANALYSIS** – Calculates the accumulated depreciation for each component at year-end. The total accumulated depreciation per year is ideally the amount that should be in reserves and represents 100% funded. For example, if a component cost is \$1,000, has a useful life of 10 years and is 6 years old, then \$600 should be in reserves: \$1,000 divided by 10 years = \$100 per year x 6 years of depreciation.

COMPONENT INVENTORY

threshold = \$1,000

CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED

AS OF: 7/1/2024

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEP RE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEP RE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
ROOF/DECKS											
cap sheet roof	0101	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
clay tile roof	0102	300 sq ft	35	0	3,100 ¹	89	2,010	3,100	(1,090)	45.07	58.81
STRUCTURE											
foundations/structural frame	0201	1 building	30+	30+	0	0	0	0	0	0.00	0.00
structural pest control	0202	4,000 cu ft	12	0	500 ¹	42	324	500	(176)	7.27	9.49
guard shack beams	0203	one-time	n/a	1	14,650 ²	0	4,748	7,325	(2,577)	106.49	138.97
PAINT											
stucco	0301	800 sq ft	8	0	1,400 ¹	175	908	1,400	(492)	20.35	26.56
trim	0302	350 sq ft	4	0	1,550 ¹	388	1,005	1,550	(545)	22.53	29.41
doors	0303	8 sides	4	0	1,000 ¹	250	648	1,000	(352)	14.54	18.97
interior flatwork	0304	650 sq ft	5	0	1,300 ¹	260	843	1,300	(457)	18.90	24.66
metal	0305	1,200 sq ft	3	0	4,300 ¹	1,433	2,787	4,300	(1,513)	62.51	81.58
streets	0306	allowance	4	0	950 ³	238	616	950	(334)	13.81	18.02
concrete block walls	0307	2,500 sq ft	5	3	1,700 ³	340	441	680	(239)	9.89	12.90
MECHANICAL											
gate operators-replace	0401	4 @ ½ hp	16	3	19,800 ²	1,238	10,429	16,088	(5,659)	233.89	305.22
gate operators-overhaul	0402	4 @ ½ hp	16	11	7,900 ¹	494	1,601	2,469	(868)	35.89	46.84
gate operators-safety loops	0403	allowance	16	14	2,600 ³	163	211	325	(114)	4.72	6.17
PLUMBING											
distribution piping	0501	guardhouse	40	10	3,700 ¹	93	1,799	2,775	(976)	40.34	52.65
drainage/sewer piping	0502	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00

COMPONENT INVENTORY threshold = \$1,000
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED

AS OF: 7/1/2024

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEP RE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEP RE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
ELECTRICAL											
intercoms	0601	2 intercoms	12	7	5,300 ¹	442	1,431	2,208	(777)	32.10	41.89
lighting-exterior (decorative)	0602	7 fixtures	15	8	2,300 ²	153	696	1,073	(377)	15.60	20.36
lighting-exterior (walkway)	0603	78 fixtures	15	9	64,650 ²	4,310	16,764	25,860	(9,096)	375.95	490.62
lighting-street	0604	46 fixtures	25	18	63,550 ²	2,542	11,535	17,794	(6,259)	258.69	337.59
lighting-landscape	0605	60 fixtures	15	8	10,000 ²	667	3,025	4,667	(1,642)	67.85	88.54
FLOORING											
vinyl	0701	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
LANDSCAPE/HARDSCAPE											
asphalt seal coat	0801	21,500 sq ft	4	1	3,400 ²	850	1,653	2,550	(897)	37.07	48.38
asphalt replacement	0802	21,500 sq ft	20	1	64,200 ²	3,210	39,536	60,990	(21,454)	886.67	1,157.10
concrete-block walls	0803	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
concrete-flatwork/colored	0804	allowance	1	0	5,300 ²	5,300	3,436	5,300	(1,864)	77.05	100.55
concrete-stamped/colored (refurb)	0805	9,500 sq ft	30	28	57,900 ²	1,930	2,502	3,860	(1,358)	56.12	73.23
concrete-streets/colored (seal)	0806	allowance	5	3	3,100 ²	620	804	1,240	(436)	18.03	23.53
concrete-streets/colored	0807	allowance	1	0	5,100 ¹	5,100	3,306	5,100	(1,794)	74.14	96.76
major tree trimming	0808	allowance	3	1	23,550 ²	7,850	10,177	15,700	(5,523)	228.25	297.86
major tree removal/replacement	0809	allowance	1	0	10,600 ²	10,600	6,871	10,600	(3,729)	154.10	201.10
irrigation controllers	0810	4 controllers	10	0	10,700 ²	1,070	6,936	10,700	(3,764)	155.56	203.00
landscape refurbishment	0811	allowance	3	2	7,500 ²	2,500	1,621	2,500	(879)	36.34	47.43
back flow preventers	0812	6 @ 2"	15	1	7,500 ²	500	4,538	7,000	(2,462)	101.77	132.80
RECREATION FACILITIES											
restroom	0901	1 restroom	20	0	2,400 ⁴	120	1,556	2,400	(844)	34.89	45.53

COMPONENT INVENTORY ADDENDUM
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST
			USEFUL	REMAIN	
COMPONENTS WITH 0 YEARS REMAINING LIFE:					
clay tile roof	0102	300 sq ft	35	0	3,100
structural pest control	0202	4,000 cu ft	12	0	500
stucco	0301	800 sq ft	8	0	1,400
trim	0302	350 sq ft	4	0	1,550
doors	0303	8 sides	4	0	1,000
interior flatwork	0304	650 sq ft	5	0	1,300
metal	0305	1,200 sq ft	3	0	4,300
streets	0306	allowance	4	0	950
concrete-flatwork/colored	0804	allowance	1	0	5,300
concrete-streets/colored	0807	allowance	1	0	5,100
major tree removal/replacement	0809	allowance	1	0	10,600
irrigation controllers	0810	4 controllers	10	0	10,700
restroom	0901	1 restroom	20	0	2,400
monuments	1004	2 monuments	20	0	2,900
TOTAL					51,100
COMPONENTS WITH 1 YEAR REMAINING LIFE:					
guard shack beams	0203	one-time	n/a	1	14,650
asphalt seal coat	0801	21,500 sq ft	4	1	3,400
asphalt replacement	0802	21,500 sq ft	20	1	64,200
major tree trimming	0808	allowance	3	1	23,550
back flow preventers	0812	6 @ 2"	15	1	7,500
signs-entrance	1002	3 signs	15	1	1,300
TOTAL					114,600
COMPONENTS WITH 2 YEARS REMAINING LIFE:					
landscape refurbishment	0811	allowance	3	2	7,500
TOTAL					7,500

**COMPARISON OF FUNDING PLANS / ILLUSTRATIONS
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

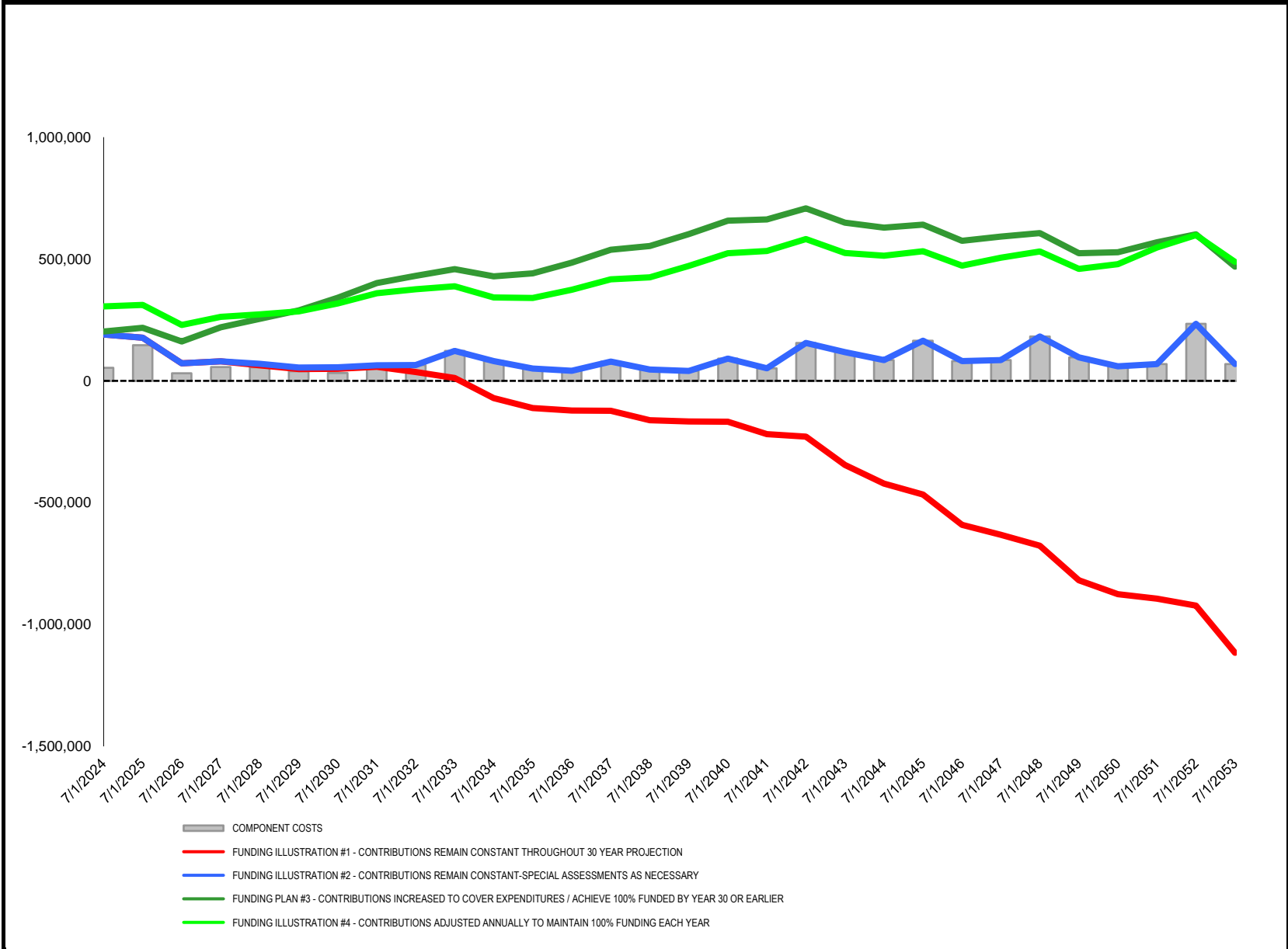
FUNDING ILLUSTRATION #1			FUNDING ILLUSTRATION #2			FUNDING PLAN #3			FUNDING ILLUSTRATION #4		
YEAR	Monthly Contribution	Percent Funded	Monthly Contribution	Annual % Change	Percent Funded	Monthly Contribution	Annual % Change	Percent Funded	Monthly Contribution	Annual % Change	Percent Funded
7/1/2024	3,364	64.82%	3,364	0.00%	64.82%	4,390	30.50%	64.82%	12,924	284.18%	64.82%
7/1/2025	3,364	54.37%	3,364	0.00%	54.37%	5,729	30.50%	59.27%	5,023	-61.13%	100.00%
7/1/2026	3,364	18.76%	3,364	0.00%	18.76%	7,476	30.50%	43.32%	5,302	5.54%	100.00%
7/1/2027	3,364	20.22%	3,364	0.00%	20.22%	7,511	0.46%	65.72%	5,435	2.51%	100.00%
7/1/2028	3,364	11.57%	3,856	14.62%	11.57%	7,545	0.46%	79.22%	5,515	1.47%	100.00%
7/1/2029	3,364	3.92%	3,364	-12.75%	6.64%	7,580	0.46%	91.44%	5,670	2.82%	100.00%
7/1/2030	3,364	3.82%	3,364	0.00%	6.22%	7,615	0.46%	101.77%	5,996	5.74%	100.00%
7/1/2031	3,364	6.13%	3,364	0.00%	8.20%	7,650	0.46%	108.33%	6,159	2.72%	100.00%
7/1/2032	3,364	-1.51%	5,281	56.98%	0.48%	7,685	0.46%	114.03%	6,547	6.30%	100.00%
7/1/2033	3,364	-9.29%	10,231	93.74%	0.01%	7,720	0.46%	117.81%	6,429	-1.79%	100.00%
7/1/2034	3,364	-41.96%	6,764	-33.89%	0.02%	7,756	0.46%	126.71%	6,443	0.21%	100.00%
7/1/2035	3,364	-58.23%	4,197	-37.95%	0.00%	7,792	0.46%	133.14%	6,613	2.64%	100.00%
7/1/2036	3,364	-55.83%	3,456	-17.67%	0.02%	7,827	0.46%	134.70%	6,992	5.74%	100.00%
7/1/2037	3,364	-49.06%	6,564	89.95%	0.00%	7,863	0.46%	133.29%	7,031	0.55%	100.00%
7/1/2038	3,364	-59.60%	3,864	-41.13%	0.01%	7,900	0.46%	135.69%	7,248	3.09%	100.00%
7/1/2039	3,364	-54.78%	3,389	-12.29%	0.01%	7,936	0.46%	133.93%	7,710	6.37%	100.00%
7/1/2040	3,364	-48.24%	7,597	124.18%	0.02%	7,972	0.46%	130.47%	7,722	0.15%	100.00%
7/1/2041	3,364	-59.85%	4,272	-43.77%	0.01%	8,009	0.46%	131.06%	8,397	8.75%	100.00%
7/1/2042	3,364	-55.95%	12,997	204.22%	0.02%	8,046	0.46%	126.90%	8,305	-1.10%	100.00%
7/1/2043	3,364	-90.54%	9,797	-24.62%	0.01%	8,083	0.46%	129.74%	8,320	0.18%	100.00%
7/1/2044	3,364	-113.41%	7,110	-27.43%	0.01%	8,120	0.46%	130.33%	8,852	6.40%	100.00%
7/1/2045	3,364	-118.37%	13,739	93.24%	0.01%	8,158	0.46%	126.81%	8,585	-3.01%	100.00%
7/1/2046	3,364	-172.27%	6,756	-50.83%	0.02%	8,195	0.46%	129.93%	8,843	3.00%	100.00%
7/1/2047	3,364	-171.63%	7,089	4.93%	0.02%	8,233	0.46%	126.03%	9,473	7.12%	100.00%
7/1/2048	3,364	-170.59%	15,197	114.38%	0.02%	8,271	0.46%	120.72%	9,193	-2.95%	100.00%
7/1/2049	3,364	-246.63%	8,047	-47.05%	0.03%	8,309	0.46%	121.82%	9,285	1.00%	100.00%
7/1/2050	3,364	-252.02%	4,964	-38.31%	0.02%	8,347	0.46%	117.71%	9,644	3.87%	100.00%
7/1/2051	3,364	-222.88%	5,706	14.94%	0.01%	8,385	0.46%	111.62%	10,623	10.15%	100.00%
7/1/2052	3,364	-201.24%	19,506	241.86%	0.02%	8,424	0.46%	104.57%	9,970	-6.15%	100.00%
7/1/2053	3,364	-317.75%	5,756	-70.49%	0.02%	8,463	0.46%	100.91%	10,316	3.47%	100.00%

AVERAGE: **-84.58%** **4.37%** **113.34%** **100.00%**

FOOTNOTES: (1) If there are special assessments, they are prorated on a monthly basis

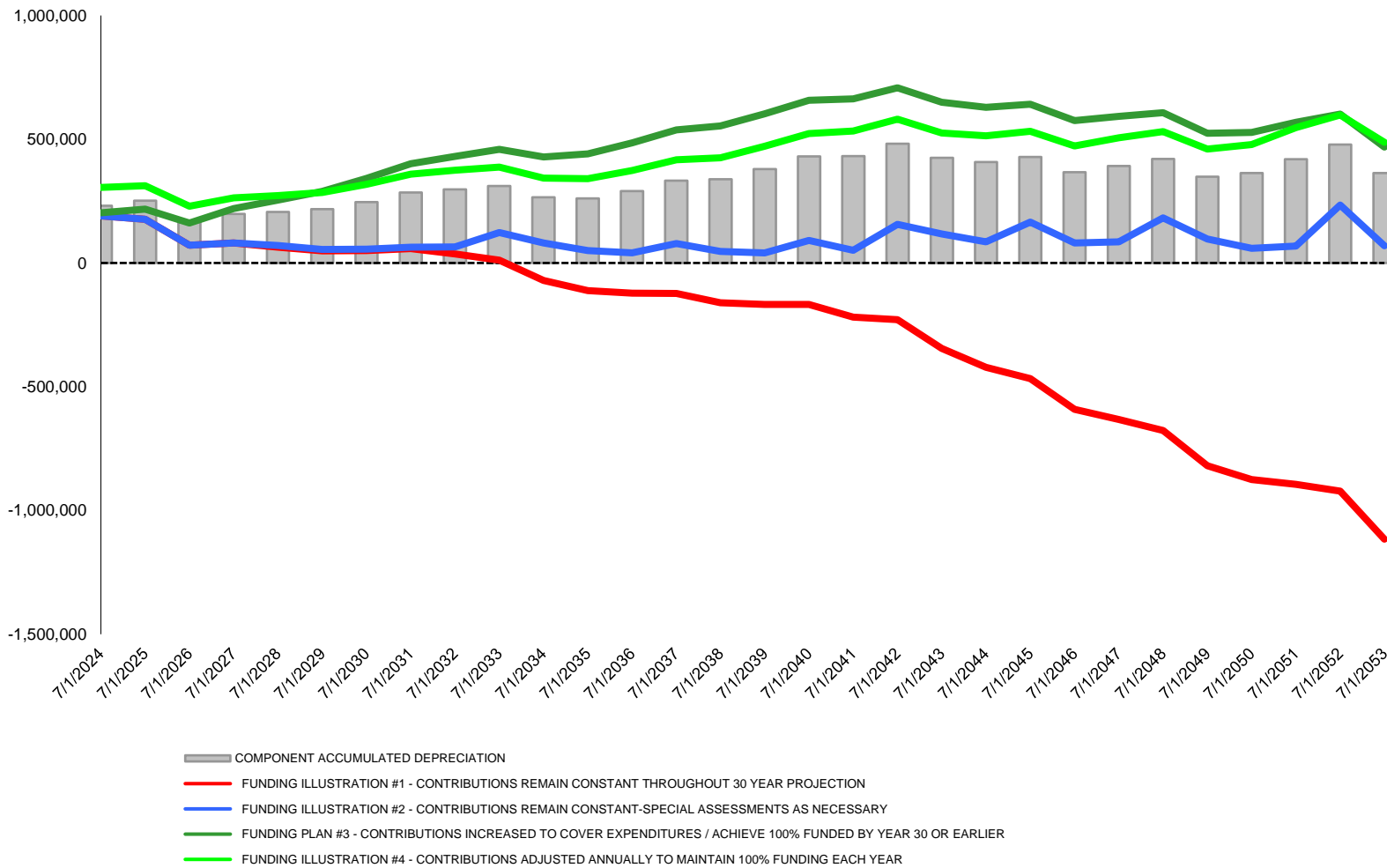
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED

GRAPH 1: FUNDING PLAN / ILLUSTRATIONS 1-4 vs COMPONENT COSTS



CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED

GRAPH 2: FUNDING PLAN / ILLUSTRATIONS 1-4 vs COMPONENT DEPRECIATION



FUNDING ILLUSTRATION #1 (assumption: current contribution remains constant throughout 30 year projection) **ILLUSTRATION ONLY / NOT RECOMMENDED**
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED **ANNUAL BASIS**

DESCRIPTION	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	7/1/2031	7/1/2032	7/1/2033	7/1/2034	7/1/2035	7/1/2036	7/1/2037	7/1/2038
RESERVE CONTRIBUTION	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(53,655)	(145,983)	(31,458)	(56,472)	(55,754)	(39,499)	(32,263)	(62,346)	(64,756)	(122,733)	(81,221)	(50,313)	(41,523)	(78,754)	(46,335)
NET RECEIPTS/(DISBURSE)	(13,287)	(105,615)	8,910	(16,104)	(15,386)	869	8,105	(21,978)	(24,388)	(82,365)	(40,853)	(9,945)	(1,155)	(38,386)	(5,967)
CASH BALANCE: begin year	150,000	136,713	31,098	40,008	23,904	8,518	9,387	17,492	(4,486)	(28,873)	(111,239)	(152,091)	(162,036)	(163,192)	(201,578)
CASH BALANCE: end year	136,713	31,098	40,008	23,904	8,518	9,387	17,492	(4,486)	(28,873)	(111,239)	(152,091)	(162,036)	(163,192)	(201,578)	(207,545)
COMPONENT ACCUMULATED DEPRECIATION (c)	231,395	251,432	165,729	197,892	206,641	217,068	245,613	285,300	296,863	310,669	265,090	261,185	290,229	332,615	338,229
less: beginning cash balance	150,000	136,713	31,098	40,008	23,904	8,518	9,387	17,492	(4,486)	(28,873)	(111,239)	(152,091)	(162,036)	(163,192)	(201,578)
over/(under) funded-total	(81,395)	(114,719)	(134,631)	(157,884)	(182,737)	(208,550)	(236,226)	(267,808)	(301,348)	(339,543)	(376,328)	(413,276)	(452,266)	(495,807)	(539,807)
" " " per unit	(875)	(1,234)	(1,448)	(1,698)	(1,965)	(2,242)	(2,540)	(2,880)	(3,240)	(3,651)	(4,047)	(4,444)	(4,863)	(5,331)	(5,804)

DESCRIPTION	7/1/2039	7/1/2040	7/1/2041	7/1/2042	7/1/2043	7/1/2044	7/1/2045	7/1/2046	7/1/2047	7/1/2048	7/1/2049	7/1/2050	7/1/2051	7/1/2052	7/1/2053
RESERVE CONTRIBUTION	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(40,630)	(91,220)	(51,224)	(155,994)	(117,569)	(85,326)	(164,844)	(81,053)	(85,072)	(182,361)	(96,571)	(59,615)	(68,437)	(234,078)	(69,130)
NET RECEIPTS/(DISBURSE)	(262)	(50,852)	(10,856)	(115,626)	(77,201)	(44,958)	(124,476)	(40,685)	(44,704)	(141,993)	(56,203)	(19,247)	(28,069)	(193,710)	(28,762)
CASH BALANCE: begin year	(207,545)	(207,807)	(258,659)	(269,515)	(385,141)	(462,342)	(507,300)	(631,776)	(672,460)	(717,164)	(859,157)	(915,360)	(934,607)	(962,676)	(1,156,385)
CASH BALANCE: end year	(207,807)	(258,659)	(269,515)	(385,141)	(462,342)	(507,300)	(631,776)	(672,460)	(717,164)	(859,157)	(915,360)	(934,607)	(962,676)	(1,156,385)	(1,185,147)
COMPONENT ACCUMULATED DEPRECIATION (c)	378,869	430,758	432,197	481,737	425,402	407,667	428,562	366,741	391,805	420,406	348,361	363,212	419,331	478,372	363,934
less: beginning cash balance	(207,545)	(207,807)	(258,659)	(269,515)	(385,141)	(462,342)	(507,300)	(631,776)	(672,460)	(717,164)	(859,157)	(915,360)	(934,607)	(962,676)	(1,156,385)
over/(under) funded-total	(586,414)	(638,565)	(690,856)	(751,252)	(810,543)	(870,009)	(935,862)	(998,516)	(1,064,265)	(1,137,570)	(1,207,518)	(1,278,572)	(1,353,938)	(1,441,047)	(1,520,319)
" " " per unit	(6,306)	(6,866)	(7,429)	(8,078)	(8,716)	(9,355)	(10,063)	(10,737)	(11,444)	(12,232)	(12,984)	(13,748)	(14,558)	(15,495)	(16,348)

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3% Rate: 0.0000%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

FUNDING ILLUSTRATION #2 (assumption: current contribution constant - special assess as necessary) **ILLUSTRATION ONLY / NOT RECOMMENDED**
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED **ANNUAL BASIS**

DESCRIPTION	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	7/1/2031	7/1/2032	7/1/2033	7/1/2034	7/1/2035	7/1/2036	7/1/2037	7/1/2038
RESERVE CONTRIBUTION	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368
SPECIAL ASSESSMENT	0	0	0	0	5,900	0	0	0	23,000	82,400	40,800	10,000	1,100	38,400	6,000
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(53,655)	(145,983)	(31,458)	(56,472)	(55,754)	(39,499)	(32,263)	(62,346)	(64,756)	(122,733)	(81,221)	(50,313)	(41,523)	(78,754)	(46,335)
NET RECEIPTS/(DISBURSE)	(13,287)	(105,615)	8,910	(16,104)	(9,486)	869	8,105	(21,978)	(1,388)	35	(53)	55	(55)	14	33
CASH BALANCE: begin year	150,000	136,713	31,098	40,008	23,904	14,418	15,287	23,392	1,414	27	61	9	64	8	22
CASH BALANCE: end year	136,713	31,098	40,008	23,904	14,418	15,287	23,392	1,414	27	61	9	64	8	22	55
COMPONENT ACCUMULATED DEPRECIATION (c)	231,395	251,432	165,729	197,892	206,641	217,068	245,613	285,300	296,863	310,669	265,090	261,185	290,229	332,615	338,229
less: beginning cash balance	150,000	136,713	31,098	40,008	23,904	14,418	15,287	23,392	1,414	27	61	9	64	8	22
over/(under) funded-total	(81,395)	(114,719)	(134,631)	(157,884)	(182,737)	(202,650)	(230,326)	(261,908)	(295,448)	(310,643)	(265,028)	(261,176)	(290,166)	(332,607)	(338,207)
" " " per unit	(875)	(1,234)	(1,448)	(1,698)	(1,965)	(2,179)	(2,477)	(2,816)	(3,177)	(3,340)	(2,850)	(2,808)	(3,120)	(3,576)	(3,637)

DESCRIPTION	7/1/2039	7/1/2040	7/1/2041	7/1/2042	7/1/2043	7/1/2044	7/1/2045	7/1/2046	7/1/2047	7/1/2048	7/1/2049	7/1/2050	7/1/2051	7/1/2052	7/1/2053
RESERVE CONTRIBUTION	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368	40,368
SPECIAL ASSESSMENT	300	50,800	10,900	115,600	77,200	44,950	124,500	40,700	44,700	142,000	56,200	19,200	28,100	193,700	28,700
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(40,630)	(91,220)	(51,224)	(155,994)	(117,569)	(85,326)	(164,844)	(81,053)	(85,072)	(182,361)	(96,571)	(59,615)	(68,437)	(234,078)	(69,130)
NET RECEIPTS/(DISBURSE)	38	(52)	44	(26)	(1)	(8)	24	15	(4)	7	(3)	(47)	31	(10)	(62)
CASH BALANCE: begin year	55	93	41	85	59	58	50	74	90	86	93	90	43	74	65
CASH BALANCE: end year	93	41	85	59	58	50	74	90	86	93	90	43	74	65	3
COMPONENT ACCUMULATED DEPRECIATION (c)	378,869	430,758	432,197	481,737	425,402	407,667	428,562	366,741	391,805	420,406	348,361	363,212	419,331	478,372	363,934
less: beginning cash balance	55	93	41	85	59	58	50	74	90	86	93	90	43	74	65
over/(under) funded-total	(378,814)	(430,665)	(432,156)	(481,652)	(425,343)	(407,609)	(428,512)	(366,666)	(391,715)	(420,320)	(348,268)	(363,122)	(419,288)	(478,297)	(363,869)
" " " per unit	(4,073)	(4,631)	(4,647)	(5,179)	(4,574)	(4,383)	(4,608)	(3,943)	(4,212)	(4,520)	(3,745)	(3,905)	(4,508)	(5,143)	(3,913)

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3% Rate: 0.0000%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

FUNDING PLAN #3 (assumption: current contribution increased as necessary to cover all expenditures)
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED

RECOMMENDED TO BE ADOPTED

ANNUAL BASIS

DESCRIPTION	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	7/1/2031	7/1/2032	7/1/2033	7/1/2034	7/1/2035	7/1/2036	7/1/2037	7/1/2038
RESERVE CONTRIBUTION	52,680	68,748	89,716	90,128	90,543	90,960	91,378	91,798	92,221	92,645	93,071	93,499	93,929	94,361	94,795
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(53,655)	(145,983)	(31,458)	(56,472)	(55,754)	(39,499)	(32,263)	(62,346)	(64,756)	(122,733)	(81,221)	(50,313)	(41,523)	(78,754)	(46,335)
NET RECEIPTS/(DISBURSE)	(975)	(77,235)	58,258	33,656	34,789	51,461	59,115	29,452	27,465	(30,089)	11,850	43,186	52,406	15,607	48,460
CASH BALANCE: begin year	150,000	149,025	71,790	130,048	163,704	198,494	249,954	309,069	338,521	365,986	335,898	347,748	390,934	443,340	458,947
CASH BALANCE: end year	149,025	71,790	130,048	163,704	198,494	249,954	309,069	338,521	365,986	335,898	347,748	390,934	443,340	458,947	507,407
COMPONENT ACCUMULATED DEPRECIATION (c)	231,395	251,432	165,729	197,892	206,641	217,068	245,613	285,300	296,863	310,669	265,090	261,185	290,229	332,615	338,229
less: beginning cash balance	150,000	149,025	71,790	130,048	163,704	198,494	249,954	309,069	338,521	365,986	335,898	347,748	390,934	443,340	458,947
over/(under) funded-total	(81,395)	(102,406)	(93,939)	(67,844)	(42,936)	(18,574)	4,341	23,769	41,659	55,317	70,808	86,563	100,705	110,725	120,718
" " " per unit	(875)	(1,101)	(1,010)	(730)	(462)	(200)	47	256	448	595	761	931	1,083	1,191	1,298

DESCRIPTION	7/1/2039	7/1/2040	7/1/2041	7/1/2042	7/1/2043	7/1/2044	7/1/2045	7/1/2046	7/1/2047	7/1/2048	7/1/2049	7/1/2050	7/1/2051	7/1/2052	7/1/2053
RESERVE CONTRIBUTION	95,231	95,669	96,110	96,552	96,996	97,442	97,890	98,340	98,793	99,247	99,704	100,162	100,623	101,086	101,551
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(40,630)	(91,220)	(51,224)	(155,994)	(117,569)	(85,326)	(164,844)	(81,053)	(85,072)	(182,361)	(96,571)	(59,615)	(68,437)	(234,078)	(69,130)
NET RECEIPTS/(DISBURSE)	54,602	4,450	44,885	(59,443)	(20,573)	12,116	(66,954)	17,288	13,721	(83,114)	3,133	40,548	32,186	(132,991)	32,421
CASH BALANCE: begin year	507,407	562,009	566,458	611,343	551,901	531,328	543,444	476,490	493,778	507,499	424,385	427,518	468,066	500,252	367,261
CASH BALANCE: end year	562,009	566,458	611,343	551,901	531,328	543,444	476,490	493,778	507,499	424,385	427,518	468,066	500,252	367,261	399,682
COMPONENT ACCUMULATED DEPRECIATION (c)	378,869	430,758	432,197	481,737	425,402	407,667	428,562	366,741	391,805	420,406	348,361	363,212	419,331	478,372	363,934
less: beginning cash balance	507,407	562,009	566,458	611,343	551,901	531,328	543,444	476,490	493,778	507,499	424,385	427,518	468,066	500,252	367,261
over/(under) funded-total	128,538	131,251	134,261	129,606	126,499	123,661	114,882	109,750	101,973	87,093	76,025	64,307	48,735	21,881	3,327
" " " per unit	1,382	1,411	1,444	1,394	1,360	1,330	1,235	1,180	1,096	936	817	691	524	235	36

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
 (b) See "Reserve Expenditures By Year Schedule"
 (c) See "Component Accumulated Depreciation Analysis"

Rate: 0.0000%

FUNDING ILLUSTRATION #4 (assumption: contributions as necessary for 100% funding annually)
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED

ILLUSTRATION ONLY - NOT RECOMMENDED

ANNUAL BASIS

DESCRIPTION	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	7/1/2031	7/1/2032	7/1/2033	7/1/2034	7/1/2035	7/1/2036	7/1/2037	7/1/2038
RESERVE CONTRIBUTION	155,087	60,280	63,621	65,221	66,181	68,044	71,950	73,909	78,562	77,154	77,316	79,357	83,909	84,368	86,975
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(53,655)	(145,983)	(31,458)	(56,472)	(55,754)	(39,499)	(32,263)	(62,346)	(64,756)	(122,733)	(81,221)	(50,313)	(41,523)	(78,754)	(46,335)
NET RECEIPTS/(DISBURSE)	101,432	(85,703)	32,163	8,749	10,427	28,545	39,686	11,563	13,807	(45,580)	(3,905)	29,044	42,386	5,614	40,639
CASH BALANCE: begin year	150,000	251,432	165,729	197,892	206,641	217,068	245,613	285,300	296,863	310,669	265,090	261,185	290,229	332,615	338,229
CASH BALANCE: end year	251,432	165,729	197,892	206,641	217,068	245,613	285,300	296,863	310,669	265,090	261,185	290,229	332,615	338,229	378,869
COMPONENT ACCUMULATED DEPRECIATION (c)	231,395	251,432	165,729	197,892	206,641	217,068	245,613	285,300	296,863	310,669	265,090	261,185	290,229	332,615	338,229
less: beginning cash balance	150,000	251,432	165,729	197,892	206,641	217,068	245,613	285,300	296,863	310,669	265,090	261,185	290,229	332,615	338,229
over/(under) funded-total	(81,395)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
" " " per unit	(875)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

DESCRIPTION	7/1/2039	7/1/2040	7/1/2041	7/1/2042	7/1/2043	7/1/2044	7/1/2045	7/1/2046	7/1/2047	7/1/2048	7/1/2049	7/1/2050	7/1/2051	7/1/2052	7/1/2053
RESERVE CONTRIBUTION	92,519	92,659	100,764	99,659	99,834	106,221	103,023	106,117	113,673	110,316	111,422	115,734	127,478	119,640	123,789
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(40,630)	(91,220)	(51,224)	(155,994)	(117,569)	(85,326)	(164,844)	(81,053)	(85,072)	(182,361)	(96,571)	(59,615)	(68,437)	(234,078)	(69,130)
NET RECEIPTS/(DISBURSE)	51,889	1,439	49,540	(56,336)	(17,734)	20,895	(61,821)	25,064	28,601	(72,045)	14,851	56,119	59,041	(114,438)	54,659
CASH BALANCE: begin year	378,869	430,758	432,197	481,737	425,402	407,667	428,562	366,741	391,805	420,406	348,361	363,212	419,331	478,372	363,934
CASH BALANCE: end year	430,758	432,197	481,737	425,402	407,667	428,562	366,741	391,805	420,406	348,361	363,212	419,331	478,372	363,934	418,593
COMPONENT ACCUMULATED DEPRECIATION (c)	378,869	430,758	432,197	481,737	425,402	407,667	428,562	366,741	391,805	420,406	348,361	363,212	419,331	478,372	363,934
less: beginning cash balance	378,869	430,758	432,197	481,737	425,402	407,667	428,562	366,741	391,805	420,406	348,361	363,212	419,331	478,372	363,934
over/(under) funded-total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
" " " per unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
 (b) See "Reserve Expenditures By Year Schedule"
 (c) See "Component Accumulated Depreciation Analysis"

Rate: 0.0000%

RESERVE EXPENDITURES BY YEAR
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED

7/1/2024 through 7/1/2038

EXPENDITURES	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	7/1/2031	7/1/2032	7/1/2033	7/1/2034	7/1/2035	7/1/2036	7/1/2037	7/1/2038
ROOF/DECKS															
cap sheet roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
clay tile roof	3,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STRUCTURE															
foundations/structural frame	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control	500	0	0	0	0	0	0	0	0	0	0	0	675	0	0
guard shack beams	0	15,021	0	0	0	0	0	0	0	0	0	0	0	0	0
PAINT															
stucco	1,400	0	0	0	0	0	0	0	1,708	0	0	0	0	0	0
trim	1,550	0	0	0	1,712	0	0	0	1,892	0	0	0	2,091	0	0
doors	1,000	0	0	0	1,105	0	0	0	1,221	0	0	0	1,349	0	0
interior flatwork	1,300	0	0	0	0	1,473	0	0	0	0	1,668	0	0	0	0
metal	4,300	0	0	4,635	0	0	4,995	0	0	5,384	0	0	5,803	0	0
streets	950	0	0	0	1,050	0	0	0	1,161	0	0	0	1,283	0	0
concrete block walls	0	0	0	1,832	0	0	0	0	2,076	0	0	0	0	2,353	0
MECHANICAL															
gate operators-replace	0	0	0	21,342	0	0	0	0	0	0	0	0	0	0	0
gate operators-overhaul	0	0	0	0	0	0	0	0	0	0	0	10,398	0	0	0
gate operators-safety loops	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,688
PLUMBING															
distribution piping	0	0	0	0	0	0	0	0	0	0	4,749	0	0	0	0
drainage/sewer piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL															
intercoms	0	0	0	0	0	0	0	6,313	0	0	0	0	0	0	0
lighting-exterior (decorative)	0	0	0	0	0	0	0	0	2,809	0	0	0	0	0	0
lighting-exterior (walkway)	0	0	0	0	0	0	0	0	0	80,952	0	0	0	0	0
lighting-street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-landscape	0	0	0	0	0	0	0	0	12,213	0	0	0	0	0	0

RESERVE EXPENDITURES BY YEAR
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED

7/1/2024 through 7/1/2038

EXPENDITURES	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	7/1/2031	7/1/2032	7/1/2033	7/1/2034	7/1/2035	7/1/2036	7/1/2037	7/1/2038
FLOORING															
vinyl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LANDSCAPE/HARDSCAPE															
asphalt seal coat	0	3,486	0	0	0	3,852	0	0	0	4,256	0	0	0	4,703	0
asphalt replacement	0	65,824	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete-block walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete-flatwork/colored	5,300	5,434	5,571	5,712	5,857	6,005	6,157	6,313	6,473	6,637	6,805	6,977	7,154	7,335	7,521
concrete-stamped/colored (refurb)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete-streets/colored (seal)	0	0	0	3,340	0	0	0	0	3,785	0	0	0	0	4,289	0
concrete-streets/colored	5,100	5,229	5,361	5,497	5,636	5,779	5,925	6,075	6,229	6,387	6,549	6,715	6,885	7,059	7,238
major tree trimming	0	24,146	0	0	26,025	0	0	28,050	0	0	30,234	0	0	32,587	0
major tree removal/replacement	10,600	10,868	11,143	11,425	11,714	12,010	12,314	12,626	12,945	13,273	13,609	13,953	14,306	14,668	15,039
irrigation controllers	10,700	0	0	0	0	0	0	0	0	0	13,739	0	0	0	0
landscape refurbishment	0	0	7,885	0	0	8,499	0	0	9,160	0	0	9,874	0	0	10,643
back flow preventers	0	7,690	0	0	0	0	0	0	0	0	0	0	0	0	0
RECREATION FACILITIES															
restroom	2,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MISCELLANEOUS															
mailboxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
signs-entrance	0	1,333	0	0	0	0	0	0	0	0	0	0	0	0	0
signs-streets	0	0	0	0	0	0	1,336	0	0	0	0	0	0	0	0
monuments	2,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0
directory board	0	0	0	0	0	0	0	0	0	0	0	0	0	2,010	0
CONTINGENCY RESERVE	2,555	6,952	1,498	2,689	2,655	1,881	1,536	2,969	3,084	5,844	3,868	2,396	1,977	3,750	2,206
(5% / year of annual expenditures)															
TOTAL	53,655	145,983	31,458	56,472	55,754	39,499	32,263	62,346	64,756	122,733	81,221	50,313	41,523	78,754	46,335

RESERVE EXPENDITURES BY YEAR
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED

7/1/2039 through 7/1/2053

EXPENDITURES	7/1/2039	7/1/2040	7/1/2041	7/1/2042	7/1/2043	7/1/2044	7/1/2045	7/1/2046	7/1/2047	7/1/2048	7/1/2049	7/1/2050	7/1/2051	7/1/2052	7/1/2053	TOTAL
ROOF/DECKS																
cap sheet roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
clay tile roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,100
STRUCTURE																
foundations/structural frame	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control	0	0	0	0	0	0	0	0	0	910	0	0	0	0	0	2,085
guard shack beams	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,021
PAINT																
stucco	0	2,085	0	0	0	0	0	0	0	2,546	0	0	0	0	0	7,739
trim	0	2,311	0	0	0	2,553	0	0	0	2,822	0	0	0	3,118	0	18,049
doors	0	1,491	0	0	0	1,649	0	0	0	1,823	0	0	0	2,014	0	11,652
interior flatwork	1,889	0	0	0	0	2,141	0	0	0	0	2,426	0	0	0	0	10,897
metal	6,255	0	0	6,741	0	0	7,266	0	0	7,831	0	0	8,440	0	0	61,650
streets	0	1,417	0	0	0	1,567	0	0	0	1,733	0	0	0	1,915	0	11,076
concrete block walls	0	0	0	2,667	0	0	0	0	3,022	0	0	0	0	3,422	0	15,372
MECHANICAL																
gate operators-replace	0	0	0	0	31,831	0	0	0	0	0	0	0	0	0	0	53,173
gate operators-overhaul	0	0	0	0	0	0	0	0	0	0	0	0	15,509	0	0	25,907
gate operators-safety loops	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,688
PLUMBING																
distribution piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,749
drainage/sewer piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL																
intercoms	0	0	0	0	8,521	0	0	0	0	0	0	0	0	0	0	14,834
lighting-exterior (decorative)	0	0	0	0	0	0	0	0	4,089	0	0	0	0	0	0	6,898
lighting-exterior (walkway)	0	0	0	0	0	0	0	0	0	117,759	0	0	0	0	0	198,711
lighting-street	0	0	0	99,640	0	0	0	0	0	0	0	0	0	0	0	99,640
lighting-landscape	0	0	0	0	0	0	0	0	17,766	0	0	0	0	0	0	29,979

**RESERVE EXPENDITURES BY YEAR
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

7/1/2039 through 7/1/2053

EXPENDITURES	7/1/2039	7/1/2040	7/1/2041	7/1/2042	7/1/2043	7/1/2044	7/1/2045	7/1/2046	7/1/2047	7/1/2048	7/1/2049	7/1/2050	7/1/2051	7/1/2052	7/1/2053	TOTAL
FLOORING																
vinyl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LANDSCAPE/HARDSCAPE																
asphalt seal coat	0	0	5,197	0	0	0	5,743	0	0	0	6,347	0	0	0	7,015	40,599
asphalt replacement	0	0	0	0	0	0	108,494	0	0	0	0	0	0	0	0	174,318
concrete-block walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete-flatwork/colored	7,711	7,906	8,106	8,311	8,521	8,737	8,958	9,185	9,417	9,655	9,899	10,149	10,406	10,669	10,939	233,820
concrete-stamped/colored (refurb)	0	0	0	0	0	0	0	0	0	0	0	0	0	116,549	0	116,549
concrete-streets/colored (seal)	0	0	0	4,860	0	0	0	0	5,507	0	0	0	0	6,239	0	28,020
concrete-streets/colored	7,421	7,609	7,802	7,999	8,201	8,408	8,621	8,839	9,063	9,292	9,527	9,768	10,015	10,268	10,528	225,025
major tree trimming	0	35,123	0	0	37,857	0	0	40,804	0	0	43,979	0	0	47,403	0	346,208
major tree removal/replacement	15,419	15,809	16,209	16,619	17,039	17,470	17,912	18,365	18,830	19,306	19,794	20,295	20,808	21,334	21,874	467,576
irrigation controllers	0	0	0	0	0	17,639	0	0	0	0	0	0	0	0	0	42,078
landscape refurbishment	0	0	11,471	0	0	12,364	0	0	13,327	0	0	14,364	0	0	15,482	113,069
back flow preventers	0	11,188	0	0	0	0	0	0	0	0	0	0	0	0	0	18,878
RECREATION FACILITIES																
restroom	0	0	0	0	0	3,956	0	0	0	0	0	0	0	0	0	6,356
MISCELLANEOUS																
mailboxes	0	0	0	1,729	0	0	0	0	0	0	0	0	0	0	0	1,729
signs-entrance	0	1,937	0	0	0	0	0	0	0	0	0	0	0	0	0	3,270
signs-streets	0	0	0	0	0	0	0	0	0	0	0	2,200	0	0	0	3,536
monuments	0	0	0	0	0	4,779	0	0	0	0	0	0	0	0	0	7,679
directory board	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,010
CONTINGENCY RESERVE	1,935	4,344	2,439	7,428	5,599	4,063	7,850	3,860	4,051	8,684	4,599	2,839	3,259	11,147	3,292	121,247
<small>(5% / year of annual expenditures)</small>																
TOTAL	40,630	91,220	51,224	155,994	117,569	85,326	164,844	81,053	85,072	182,361	96,571	59,615	68,437	234,078	69,130	2,546,187

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

7/1/2024 through 7/1/2038

COMPONENT	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	7/1/2031	7/1/2032	7/1/2033	7/1/2034	7/1/2035	7/1/2036	7/1/2037	7/1/2038
cap sheet roof															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
clay tile roof															
Useful life	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Remaining life	0	34	33	32	31	30	29	28	27	26	25	24	23	22	21
Replacement cost	3,100	3,178	3,258	3,340	3,425	3,512	3,601	3,692	3,785	3,881	3,979	4,080	4,183	4,289	4,398
Accumulated depreciation	3,100	91	186	286	391	502	617	738	865	998	1,137	1,282	1,434	1,593	1,759
foundations/structural frame															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	0	11	10	9	8	7	6	5	4	3	2	1	0	11	10
Replacement cost	500	513	526	539	553	567	581	596	611	626	642	658	675	692	710
Accumulated depreciation	500	43	88	135	184	236	291	348	407	470	535	603	675	58	118
guard shack beams															
Useful life	2	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	1	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	14,650	15,021	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	7,325	15,021	0	0	0	0	0	0	0	0	0	0	0	0	0
stucco															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	0	7	6	5	4	3	2	1	0	7	6	5	4	3	2
Replacement cost	1,400	1,435	1,471	1,508	1,546	1,585	1,625	1,666	1,708	1,751	1,795	1,840	1,887	1,935	1,984
Accumulated depreciation	1,400	179	368	566	773	991	1,219	1,458	1,708	219	449	690	944	1,209	1,488
trim															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2
Replacement cost	1,550	1,589	1,629	1,670	1,712	1,755	1,799	1,845	1,892	1,940	1,989	2,039	2,091	2,144	2,198
Accumulated depreciation	1,550	397	815	1,253	1,712	439	900	1,384	1,892	485	995	1,529	2,091	536	1,099
doors															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2
Replacement cost	1,000	1,025	1,051	1,078	1,105	1,133	1,162	1,191	1,221	1,252	1,284	1,316	1,349	1,383	1,418
Accumulated depreciation	1,000	256	526	809	1,105	283	581	893	1,221	313	642	987	1,349	346	709
interior flatwork															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	0	4	3	2	1	0	4	3	2	1	0	4	3	2	1
Replacement cost	1,300	1,333	1,367	1,402	1,437	1,473	1,510	1,548	1,587	1,627	1,668	1,710	1,753	1,797	1,842
Accumulated depreciation	1,300	267	547	841	1,150	1,473	302	619	952	1,302	1,668	342	701	1,078	1,474

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

7/1/2024 through 7/1/2038

COMPONENT	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	7/1/2031	7/1/2032	7/1/2033	7/1/2034	7/1/2035	7/1/2036	7/1/2037	7/1/2038
metal															
Useful life	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Remaining life	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1
Replacement cost	4,300	4,409	4,521	4,635	4,752	4,872	4,995	5,121	5,251	5,384	5,520	5,660	5,803	5,950	6,101
Accumulated depreciation	4,300	1,470	3,014	4,635	1,584	3,248	4,995	1,707	3,501	5,384	1,840	3,773	5,803	1,983	4,067
streets															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	0	3	2	1	0	3	2	1	0	3	2	1	0	3	2
Replacement cost	950	974	999	1,024	1,050	1,077	1,104	1,132	1,161	1,190	1,220	1,251	1,283	1,315	1,348
Accumulated depreciation	950	244	500	768	1,050	269	552	849	1,161	298	610	938	1,283	329	674
concrete block walls															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	1,700	1,743	1,787	1,832	1,878	1,926	1,975	2,025	2,076	2,129	2,183	2,238	2,295	2,353	2,413
Accumulated depreciation	680	1,046	1,430	1,832	376	770	1,185	1,620	2,076	426	873	1,343	1,836	2,353	483
gate operators-replace															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	3	2	1	0	15	14	13	12	11	10	9	8	7	6	5
Replacement cost	19,800	20,301	20,815	21,342	21,882	22,436	23,004	23,586	24,183	24,795	25,422	26,065	26,724	27,400	28,093
Accumulated depreciation	16,088	17,763	19,514	21,342	1,368	2,805	4,313	5,897	7,557	9,298	11,122	13,033	15,032	17,125	19,314
gate operators-overhaul															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	11	10	9	8	7	6	5	4	3	2	1	0	15	14	13
Replacement cost	7,900	8,100	8,305	8,515	8,730	8,951	9,177	9,409	9,647	9,891	10,141	10,398	10,661	10,931	11,208
Accumulated depreciation	2,469	3,038	3,633	4,258	4,911	5,594	6,309	7,057	7,838	8,655	9,507	10,398	666	1,366	2,102
gate operators-safety loops															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	2,600	2,666	2,733	2,802	2,873	2,946	3,021	3,097	3,175	3,255	3,337	3,421	3,508	3,597	3,688
Accumulated depreciation	325	500	683	876	1,077	1,289	1,511	1,742	1,984	2,238	2,503	2,780	3,070	3,372	3,688
distribution piping															
Useful life	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Remaining life	10	9	8	7	6	5	4	3	2	1	0	39	38	37	36
Replacement cost	3,700	3,794	3,890	3,988	4,089	4,192	4,298	4,407	4,518	4,632	4,749	4,869	4,992	5,118	5,247
Accumulated depreciation	2,775	2,940	3,112	3,290	3,476	3,668	3,868	4,076	4,292	4,516	4,749	122	250	384	525
drainage/sewer piping															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
intercoms															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	7	6	5	4	3	2	1	0	11	10	9	8	7	6	5
Replacement cost	5,300	5,434	5,571	5,712	5,857	6,005	6,157	6,313	6,473	6,637	6,805	6,977	7,154	7,335	7,521
Accumulated depreciation	2,208	2,717	3,250	3,808	4,393	5,004	5,644	6,313	539	1,106	1,701	2,326	2,981	3,668	4,387

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

7/1/2024 through 7/1/2038

COMPONENT	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	7/1/2031	7/1/2032	7/1/2033	7/1/2034	7/1/2035	7/1/2036	7/1/2037	7/1/2038
lighting-exterior (decorative)															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	8	7	6	5	4	3	2	1	0	14	13	12	11	10	9
Replacement cost	2,300	2,358	2,418	2,479	2,542	2,606	2,672	2,740	2,809	2,880	2,953	3,028	3,105	3,184	3,265
Accumulated depreciation	1,073	1,258	1,451	1,653	1,864	2,085	2,316	2,557	2,809	192	394	606	828	1,061	1,306
lighting-exterior (walkway)															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	9	8	7	6	5	4	3	2	1	0	14	13	12	11	10
Replacement cost	64,650	66,286	67,963	69,682	71,445	73,253	75,106	77,006	78,954	80,952	83,000	85,100	87,253	89,461	91,724
Accumulated depreciation	25,860	30,933	36,247	41,809	47,630	53,719	60,085	66,739	73,690	80,952	5,533	11,347	17,451	23,856	30,575
lighting-street															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	63,550	65,158	66,806	68,496	70,229	72,006	73,828	75,696	77,611	79,575	81,588	83,652	85,768	87,938	90,163
Accumulated depreciation	17,794	20,851	24,050	27,398	30,901	34,563	38,391	42,390	46,567	50,928	55,480	60,229	65,184	70,350	75,737
lighting-landscape															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	8	7	6	5	4	3	2	1	0	14	13	12	11	10	9
Replacement cost	10,000	10,253	10,512	10,778	11,051	11,331	11,618	11,912	12,213	12,522	12,839	13,164	13,497	13,838	14,188
Accumulated depreciation	4,667	5,468	6,307	7,185	8,104	9,065	10,069	11,118	12,213	835	1,712	2,633	3,599	4,613	5,675
vinyl															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
asphalt seal coat															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3
Replacement cost	3,400	3,486	3,574	3,664	3,757	3,852	3,949	4,049	4,151	4,256	4,364	4,474	4,587	4,703	4,822
Accumulated depreciation	2,550	3,486	894	1,832	2,818	3,852	987	2,025	3,113	4,256	1,091	2,237	3,440	4,703	1,206
asphalt replacement															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	1	0	19	18	17	16	15	14	13	12	11	10	9	8	7
Replacement cost	64,200	65,824	67,489	69,196	70,947	72,742	74,582	76,469	78,404	80,388	82,422	84,507	86,645	88,837	91,085
Accumulated depreciation	60,990	65,824	3,374	6,920	10,642	14,548	18,646	22,941	27,441	32,155	37,090	42,254	47,655	53,302	59,205
concrete-block walls															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete-flatwork/colored															
Useful life	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Remaining life	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement cost	5,300	5,434	5,571	5,712	5,857	6,005	6,157	6,313	6,473	6,637	6,805	6,977	7,154	7,335	7,521
Accumulated depreciation	5,300	5,434	5,571	5,712	5,857	6,005	6,157	6,313	6,473	6,637	6,805	6,977	7,154	7,335	7,521

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

7/1/2024 through 7/1/2038

COMPONENT	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	7/1/2031	7/1/2032	7/1/2033	7/1/2034	7/1/2035	7/1/2036	7/1/2037	7/1/2038
concrete-stamped/colored (refurb)															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14
Replacement cost	57,900	59,365	60,867	62,407	63,986	65,605	67,265	68,967	70,712	72,501	74,335	76,216	78,144	80,121	82,148
Accumulated depreciation	3,860	5,937	8,116	10,401	12,797	15,308	17,937	20,690	23,571	26,584	29,734	33,027	36,467	40,061	43,812
concrete-streets/colored (seal)															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	3,100	3,178	3,258	3,340	3,425	3,512	3,601	3,692	3,785	3,881	3,979	4,080	4,183	4,289	4,398
Accumulated depreciation	1,240	1,907	2,606	3,340	685	1,405	2,161	2,954	3,785	776	1,592	2,448	3,346	4,289	880
concrete-streets/colored															
Useful life	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Remaining life	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement cost	5,100	5,229	5,361	5,497	5,636	5,779	5,925	6,075	6,229	6,387	6,549	6,715	6,885	7,059	7,238
Accumulated depreciation	5,100	5,229	5,361	5,497	5,636	5,779	5,925	6,075	6,229	6,387	6,549	6,715	6,885	7,059	7,238
major tree trimming															
Useful life	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Remaining life	1	0	2	1	0	2	1	0	2	1	0	2	1	0	2
Replacement cost	23,550	24,146	24,757	25,383	26,025	26,683	27,358	28,050	28,760	29,488	30,234	30,999	31,783	32,587	33,411
Accumulated depreciation	15,700	24,146	8,252	16,922	26,025	8,894	18,239	28,050	9,587	19,659	30,234	10,333	21,189	32,587	11,137
major tree removal/replacement															
Useful life	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Remaining life	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement cost	10,600	10,868	11,143	11,425	11,714	12,010	12,314	12,626	12,945	13,273	13,609	13,953	14,306	14,668	15,039
Accumulated depreciation	10,600	10,868	11,143	11,425	11,714	12,010	12,314	12,626	12,945	13,273	13,609	13,953	14,306	14,668	15,039
irrigation controllers															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	0	9	8	7	6	5	4	3	2	1	0	9	8	7	6
Replacement cost	10,700	10,971	11,249	11,534	11,826	12,125	12,432	12,747	13,069	13,400	13,739	14,087	14,443	14,808	15,183
Accumulated depreciation	10,700	1,097	2,250	3,460	4,730	6,063	7,459	8,923	10,455	12,060	13,739	1,409	2,889	4,442	6,073
landscape refurbishment															
Useful life	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Remaining life	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0
Replacement cost	7,500	7,690	7,885	8,084	8,289	8,499	8,714	8,934	9,160	9,392	9,630	9,874	10,124	10,380	10,643
Accumulated depreciation	2,500	5,127	7,885	2,695	5,526	8,499	2,905	5,956	9,160	3,131	6,420	9,874	3,375	6,920	10,643
back flow preventers															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	1	0	14	13	12	11	10	9	8	7	6	5	4	3	2
Replacement cost	7,500	7,690	7,885	8,084	8,289	8,499	8,714	8,934	9,160	9,392	9,630	9,874	10,124	10,380	10,643
Accumulated depreciation	7,000	7,690	526	1,078	1,658	2,266	2,905	3,574	4,275	5,009	5,778	6,583	7,424	8,304	9,224
restroom															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	0	19	18	17	16	15	14	13	12	11	10	9	8	7	6
Replacement cost	2,400	2,461	2,523	2,587	2,652	2,719	2,788	2,859	2,931	3,005	3,081	3,159	3,239	3,321	3,405
Accumulated depreciation	2,400	123	252	388	530	680	836	1,001	1,172	1,352	1,541	1,737	1,943	2,159	2,384

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

7/1/2024 through 7/1/2038

COMPONENT	7/1/2024	7/1/2025	7/1/2026	7/1/2027	7/1/2028	7/1/2029	7/1/2030	7/1/2031	7/1/2032	7/1/2033	7/1/2034	7/1/2035	7/1/2036	7/1/2037	7/1/2038
mailboxes															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	1,100	1,128	1,157	1,186	1,216	1,247	1,279	1,311	1,344	1,378	1,413	1,449	1,486	1,524	1,563
Accumulated depreciation	110	169	231	297	365	436	512	590	672	758	848	942	1,040	1,143	1,250
signs-entrance															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	1	0	14	13	12	11	10	9	8	7	6	5	4	3	2
Replacement cost	1,300	1,333	1,367	1,402	1,437	1,473	1,510	1,548	1,587	1,627	1,668	1,710	1,753	1,797	1,842
Accumulated depreciation	1,213	1,333	91	187	287	393	503	619	741	868	1,001	1,140	1,286	1,438	1,596
signs-streets															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	6	5	4	3	2	1	0	19	18	17	16	15	14	13	12
Replacement cost	1,150	1,179	1,209	1,240	1,271	1,303	1,336	1,370	1,405	1,441	1,477	1,514	1,552	1,591	1,631
Accumulated depreciation	805	884	967	1,054	1,144	1,238	1,336	69	141	216	295	379	466	557	652
monuments															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	0	19	18	17	16	15	14	13	12	11	10	9	8	7	6
Replacement cost	2,900	2,973	3,048	3,125	3,204	3,285	3,368	3,453	3,540	3,630	3,722	3,816	3,913	4,012	4,114
Accumulated depreciation	2,900	149	305	469	641	821	1,010	1,209	1,416	1,634	1,861	2,099	2,348	2,608	2,880
directory board															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	13	12	11	10	9	8	7	6	5	4	3	2	1	0	19
Replacement cost	1,450	1,487	1,525	1,564	1,604	1,645	1,687	1,730	1,774	1,819	1,865	1,912	1,960	2,010	2,061
Accumulated depreciation	508	595	686	782	882	987	1,097	1,211	1,331	1,455	1,585	1,721	1,862	2,010	103
Contingency - 5%	2,555	6,952	1,498	2,689	2,655	1,881	1,536	2,969	3,084	5,844	3,868	2,396	1,977	3,750	2,206
TOTAL Accumulated depreciation	231,395	251,432	165,729	197,892	206,641	217,068	245,613	285,300	296,863	310,669	265,090	261,185	290,229	332,615	338,229

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

7/1/2039 through 7/1/2053

COMPONENT	7/1/2039	7/1/2040	7/1/2041	7/1/2042	7/1/2043	7/1/2044	7/1/2045	7/1/2046	7/1/2047	7/1/2048	7/1/2049	7/1/2050	7/1/2051	7/1/2052	7/1/2053
cap sheet roof															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
clay tile roof															
Useful life	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Remaining life	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6
Replacement cost	4,509	4,623	4,740	4,860	4,983	5,109	5,238	5,371	5,507	5,646	5,789	5,935	6,085	6,239	6,397
Accumulated depreciation	1,932	2,113	2,302	2,499	2,705	2,919	3,143	3,376	3,619	3,872	4,135	4,409	4,694	4,991	5,300
foundations/structural frame															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	9	8	7	6	5	4	3	2	1	0	11	10	9	8	7
Replacement cost	728	746	765	784	804	824	845	866	888	910	933	957	981	1,006	1,031
Accumulated depreciation	182	249	319	392	469	549	634	722	814	910	78	160	245	335	430
guard shack beams															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
stucco															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	1	0	7	6	5	4	3	2	1	0	7	6	5	4	3
Replacement cost	2,034	2,085	2,138	2,192	2,247	2,304	2,362	2,422	2,483	2,546	2,610	2,676	2,744	2,813	2,884
Accumulated depreciation	1,780	2,085	267	548	843	1,152	1,476	1,817	2,173	2,546	326	669	1,029	1,407	1,803
trim															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3
Replacement cost	2,254	2,311	2,369	2,429	2,490	2,553	2,618	2,684	2,752	2,822	2,893	2,966	3,041	3,118	3,197
Accumulated depreciation	1,691	2,311	592	1,215	1,868	2,553	655	1,342	2,064	2,822	723	1,483	2,281	3,118	799
doors															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3
Replacement cost	1,454	1,491	1,529	1,568	1,608	1,649	1,691	1,734	1,778	1,823	1,869	1,916	1,964	2,014	2,065
Accumulated depreciation	1,091	1,491	382	784	1,206	1,649	423	867	1,334	1,823	467	958	1,473	2,014	516
interior flatwork															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	0	4	3	2	1	0	4	3	2	1	0	4	3	2	1
Replacement cost	1,889	1,937	1,986	2,036	2,088	2,141	2,195	2,251	2,308	2,366	2,426	2,487	2,550	2,615	2,681
Accumulated depreciation	1,889	387	794	1,222	1,670	2,141	439	900	1,385	1,893	2,426	497	1,020	1,569	2,145

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

7/1/2039 through 7/1/2053

COMPONENT	7/1/2039	7/1/2040	7/1/2041	7/1/2042	7/1/2043	7/1/2044	7/1/2045	7/1/2046	7/1/2047	7/1/2048	7/1/2049	7/1/2050	7/1/2051	7/1/2052	7/1/2053
metal															
Useful life	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Remaining life	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1
Replacement cost	6,255	6,413	6,575	6,741	6,912	7,087	7,266	7,450	7,638	7,831	8,029	8,232	8,440	8,654	8,873
Accumulated depreciation	6,255	2,138	4,383	6,741	2,304	4,725	7,266	2,483	5,092	7,831	2,676	5,488	8,440	2,885	5,915
streets															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	1	0	3	2	1	0	3	2	1	0	3	2	1	0	3
Replacement cost	1,382	1,417	1,453	1,490	1,528	1,567	1,607	1,648	1,690	1,733	1,777	1,822	1,868	1,915	1,963
Accumulated depreciation	1,037	1,417	363	745	1,146	1,567	402	824	1,268	1,733	444	911	1,401	1,915	491
concrete block walls															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	2,474	2,537	2,601	2,667	2,734	2,803	2,874	2,947	3,022	3,098	3,176	3,256	3,338	3,422	3,509
Accumulated depreciation	990	1,522	2,081	2,667	547	1,121	1,724	2,358	3,022	620	1,270	1,954	2,670	3,422	702
gate operators-replace															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	4	3	2	1	0	15	14	13	12	11	10	9	8	7	6
Replacement cost	28,804	29,533	30,280	31,046	31,831	32,636	33,462	34,309	35,177	36,067	36,979	37,915	38,874	39,858	40,866
Accumulated depreciation	21,603	23,996	26,495	29,106	31,831	2,040	4,183	6,433	8,794	11,271	13,867	16,588	19,437	22,420	25,541
gate operators-overhaul															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	12	11	10	9	8	7	6	5	4	3	2	1	0	15	14
Replacement cost	11,492	11,783	12,081	12,387	12,700	13,021	13,350	13,688	14,034	14,389	14,753	15,126	15,509	15,901	16,303
Accumulated depreciation	2,873	3,682	4,530	5,419	6,350	7,324	8,344	9,411	10,526	11,691	12,909	14,181	15,509	994	2,038
gate operators-safety loops															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Replacement cost	3,781	3,877	3,975	4,076	4,179	4,285	4,393	4,504	4,618	4,735	4,855	4,978	5,104	5,233	5,365
Accumulated depreciation	236	485	745	1,019	1,306	1,607	1,922	2,252	2,598	2,959	3,338	3,734	4,147	4,579	5,030
distribution piping															
Useful life	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Remaining life	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21
Replacement cost	5,380	5,516	5,656	5,799	5,946	6,096	6,250	6,408	6,570	6,736	6,906	7,081	7,260	7,444	7,632
Accumulated depreciation	673	827	990	1,160	1,338	1,524	1,719	1,922	2,135	2,358	2,590	2,832	3,086	3,350	3,625
drainage/sewer piping															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
intercoms															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	4	3	2	1	0	11	10	9	8	7	6	5	4	3	2
Replacement cost	7,711	7,906	8,106	8,311	8,521	8,737	8,958	9,185	9,417	9,655	9,899	10,149	10,406	10,669	10,939
Accumulated depreciation	5,141	5,930	6,755	7,618	8,521	728	1,493	2,296	3,139	4,023	4,950	5,920	6,937	8,002	9,116

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

7/1/2039 through 7/1/2053

COMPONENT	7/1/2039	7/1/2040	7/1/2041	7/1/2042	7/1/2043	7/1/2044	7/1/2045	7/1/2046	7/1/2047	7/1/2048	7/1/2049	7/1/2050	7/1/2051	7/1/2052	7/1/2053
lighting-exterior (decorative)															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	8	7	6	5	4	3	2	1	0	14	13	12	11	10	9
Replacement cost	3,348	3,433	3,520	3,609	3,700	3,794	3,890	3,988	4,089	4,192	4,298	4,407	4,518	4,632	4,749
Accumulated depreciation	1,562	1,831	2,112	2,406	2,713	3,035	3,371	3,722	4,089	279	573	881	1,205	1,544	1,900
lighting-exterior (walkway)															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	9	8	7	6	5	4	3	2	1	0	14	13	12	11	10
Replacement cost	94,045	96,424	98,864	101,365	103,930	106,559	109,255	112,019	114,853	117,759	120,738	123,793	126,925	130,136	133,428
Accumulated depreciation	37,618	44,998	52,727	60,819	69,287	78,143	87,404	97,083	107,196	117,759	8,049	16,506	25,385	34,703	44,476
lighting-street															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	3	2	1	0	24	23	22	21	20	19	18	17	16	15	14
Replacement cost	92,444	94,783	97,181	99,640	102,161	104,746	107,396	110,113	112,899	115,755	118,684	121,687	124,766	127,923	131,159
Accumulated depreciation	81,351	87,200	93,294	99,640	4,086	8,380	12,888	17,618	22,580	27,781	33,232	38,940	44,916	51,169	57,710
lighting-landscape															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	8	7	6	5	4	3	2	1	0	14	13	12	11	10	9
Replacement cost	14,547	14,915	15,292	15,679	16,076	16,483	16,900	17,328	17,766	18,215	18,676	19,149	19,633	20,130	20,639
Accumulated depreciation	6,789	7,955	9,175	10,453	11,789	13,186	14,647	16,173	17,766	1,214	2,490	3,830	5,235	6,710	8,256
vinyl															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
asphalt seal coat															
Useful life	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Remaining life	2	1	0	3	2	1	0	3	2	1	0	3	2	1	0
Replacement cost	4,944	5,069	5,197	5,328	5,463	5,601	5,743	5,888	6,037	6,190	6,347	6,508	6,673	6,842	7,015
Accumulated depreciation	2,472	3,802	5,197	1,332	2,732	4,201	5,743	1,472	3,019	4,643	6,347	1,627	3,337	5,132	7,015
asphalt replacement															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	6	5	4	3	2	1	0	19	18	17	16	15	14	13	12
Replacement cost	93,389	95,752	98,175	100,659	103,206	105,817	108,494	111,239	114,053	116,939	119,898	122,931	126,041	129,230	132,500
Accumulated depreciation	65,372	71,814	78,540	85,560	92,885	100,526	108,494	5,562	11,405	17,541	23,980	30,733	37,812	45,231	53,000
concrete-block walls															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete-flatwork/colored															
Useful life	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Remaining life	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement cost	7,711	7,906	8,106	8,311	8,521	8,737	8,958	9,185	9,417	9,655	9,899	10,149	10,406	10,669	10,939
Accumulated depreciation	7,711	7,906	8,106	8,311	8,521	8,737	8,958	9,185	9,417	9,655	9,899	10,149	10,406	10,669	10,939

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

7/1/2039 through 7/1/2053

COMPONENT	7/1/2039	7/1/2040	7/1/2041	7/1/2042	7/1/2043	7/1/2044	7/1/2045	7/1/2046	7/1/2047	7/1/2048	7/1/2049	7/1/2050	7/1/2051	7/1/2052	7/1/2053
concrete-stamped/colored (refurb)															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	13	12	11	10	9	8	7	6	5	4	3	2	1	0	29
Replacement cost	84,226	86,357	88,542	90,782	93,079	95,434	97,848	100,324	102,862	105,464	108,132	110,868	113,673	116,549	119,498
Accumulated depreciation	47,728	51,814	56,077	60,521	65,155	69,985	75,017	80,259	85,718	91,402	97,319	103,477	109,884	116,549	3,983
concrete-streets/colored (seal)															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	4,509	4,623	4,740	4,860	4,983	5,109	5,238	5,371	5,507	5,646	5,789	5,935	6,085	6,239	6,397
Accumulated depreciation	1,804	2,774	3,792	4,860	997	2,044	3,143	4,297	5,507	1,129	2,316	3,561	4,868	6,239	1,279
concrete-streets/colored															
Useful life	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Remaining life	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement cost	7,421	7,609	7,802	7,999	8,201	8,408	8,621	8,839	9,063	9,292	9,527	9,768	10,015	10,268	10,528
Accumulated depreciation	7,421	7,609	7,802	7,999	8,201	8,408	8,621	8,839	9,063	9,292	9,527	9,768	10,015	10,268	10,528
major tree trimming															
Useful life	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Remaining life	1	0	2	1	0	2	1	0	2	1	0	2	1	0	2
Replacement cost	34,256	35,123	36,012	36,923	37,857	38,815	39,797	40,804	41,836	42,894	43,979	45,092	46,233	47,403	48,602
Accumulated depreciation	22,837	35,123	12,004	24,615	37,857	12,938	26,531	40,804	13,945	28,596	43,979	15,031	30,822	47,403	16,201
major tree removal/replacement															
Useful life	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Remaining life	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement cost	15,419	15,809	16,209	16,619	17,039	17,470	17,912	18,365	18,830	19,306	19,794	20,295	20,808	21,334	21,874
Accumulated depreciation	15,419	15,809	16,209	16,619	17,039	17,470	17,912	18,365	18,830	19,306	19,794	20,295	20,808	21,334	21,874
irrigation controllers															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	5	4	3	2	1	0	9	8	7	6	5	4	3	2	1
Replacement cost	15,567	15,961	16,365	16,779	17,204	17,639	18,085	18,543	19,012	19,493	19,986	20,492	21,010	21,542	22,087
Accumulated depreciation	7,784	9,577	11,456	13,423	15,484	17,639	1,809	3,709	5,704	7,797	9,993	12,295	14,707	17,234	19,878
landscape refurbishment															
Useful life	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Remaining life	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0
Replacement cost	10,912	11,188	11,471	11,761	12,059	12,364	12,677	12,998	13,327	13,664	14,010	14,364	14,727	15,100	15,482
Accumulated depreciation	3,637	7,459	11,471	3,920	8,039	12,364	4,226	8,665	13,327	4,555	9,340	14,364	4,909	10,067	15,482
back flow preventers															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	1	0	14	13	12	11	10	9	8	7	6	5	4	3	2
Replacement cost	10,912	11,188	11,471	11,761	12,059	12,364	12,677	12,998	13,327	13,664	14,010	14,364	14,727	15,100	15,482
Accumulated depreciation	10,185	11,188	765	1,568	2,412	3,297	4,226	5,199	6,219	7,287	8,406	9,576	10,800	12,080	13,418
restroom															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	5	4	3	2	1	0	19	18	17	16	15	14	13	12	11
Replacement cost	3,491	3,579	3,670	3,763	3,858	3,956	4,056	4,159	4,264	4,372	4,483	4,596	4,712	4,831	4,953
Accumulated depreciation	2,618	2,863	3,120	3,387	3,665	3,956	203	416	640	874	1,121	1,379	1,649	1,932	2,229

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
CROWN POINTE COMMUNITY ASSOCIATION, INCORPORATED**

7/1/2039 through 7/1/2053

COMPONENT	7/1/2039	7/1/2040	7/1/2041	7/1/2042	7/1/2043	7/1/2044	7/1/2045	7/1/2046	7/1/2047	7/1/2048	7/1/2049	7/1/2050	7/1/2051	7/1/2052	7/1/2053
mailboxes															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	3	2	1	0	19	18	17	16	15	14	13	12	11	10	9
Replacement cost	1,603	1,644	1,686	1,729	1,773	1,818	1,864	1,911	1,959	2,009	2,060	2,112	2,165	2,220	2,276
Accumulated depreciation	1,363	1,480	1,602	1,729	89	182	280	382	490	603	721	845	974	1,110	1,252
signs-entrance															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	1	0	14	13	12	11	10	9	8	7	6	5	4	3	2
Replacement cost	1,889	1,937	1,986	2,036	2,088	2,141	2,195	2,251	2,308	2,366	2,426	2,487	2,550	2,615	2,681
Accumulated depreciation	1,763	1,937	132	271	418	571	732	900	1,077	1,262	1,456	1,658	1,870	2,092	2,324
signs-streets															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	11	10	9	8	7	6	5	4	3	2	1	0	19	18	17
Replacement cost	1,672	1,714	1,757	1,801	1,847	1,894	1,942	1,991	2,041	2,093	2,146	2,200	2,256	2,313	2,372
Accumulated depreciation	752	857	966	1,081	1,201	1,326	1,457	1,593	1,735	1,884	2,039	2,200	113	231	356
monuments															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	5	4	3	2	1	0	19	18	17	16	15	14	13	12	11
Replacement cost	4,218	4,325	4,434	4,546	4,661	4,779	4,900	5,024	5,151	5,281	5,415	5,552	5,692	5,836	5,984
Accumulated depreciation	3,164	3,460	3,769	4,091	4,428	4,779	245	502	773	1,056	1,354	1,666	1,992	2,334	2,693
directory board															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	2,113	2,166	2,221	2,277	2,335	2,394	2,455	2,517	2,581	2,646	2,713	2,782	2,852	2,924	2,998
Accumulated depreciation	211	325	444	569	701	838	982	1,133	1,291	1,455	1,628	1,808	1,996	2,193	2,398
Contingency - 5%	1,935	4,344	2,439	7,428	5,599	4,063	7,850	3,860	4,051	8,684	4,599	2,839	3,259	11,147	3,292
TOTAL Accumulated depreciation	378,869	430,758	432,197	481,737	425,402	407,667	428,562	366,741	391,805	420,406	348,361	363,212	419,331	478,372	363,934

GLOSSARY

ACCUMULATED DEPRECIATION	Amount of each component that has been used up at a point in time. The total accumulated depreciation equates to a "fully funded balance" (per CAI Standards definition).
ANNUAL DEPRECIATION	The current cost of a component divided by its typical life expectancy.
CASH FLOW METHOD	A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures. Different reserve funding plans are tested against the anticipated reserve expenses to achieve a desired funding goal.
CASH RESERVES	Funds available for major repair, restoration, replacement, or maintenance of the common components.
CC&R's	The covenants, conditions, and restrictions, which govern the day to day operations of a facility.
COMPONENTS	The common area assets that require major repair, restoration, replacement, or maintenance. Typically: 1) Association responsibility, 2) with limited useful life expectancies, 3) predictable remaining useful life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.
COMPONENT INVENTORY	A list of components subject to degradation at a somewhat predictable rate within the projection period.
CONDITION ASSESSMENT	The evaluation of the current condition of the components based on observed or reported characteristics.
CONTINGENCY RESERVE ALLOWANCE	Additional funds set aside to allow for unforeseeable situations or variations. It is a percentage based on total expenditures anticipated each year.
CU. FT.	Measured in cubic feet.
CURRENT COST	Average cost for major repair, restoration, replacement, or maintenance of a component.
CURRENT RESERVE BALANCE	Amount of funds in reserve accounts estimated as of the beginning of the Reserve Study.
DEFICIT	The amount that the fully funded balance exceeds the actual (or projected) reserve balance.
EXCLUSIVE USE COMMON AREA	That part of a common area that has been designated for the individual use by a single interest.
FINANCIAL ANALYSIS	The portion of a Reserve Study (one of two parts) where current status of the reserves (measured as cash or Percent Funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenditures over time are presented. It should illustrate the financial ability to fund future major repair or replacement of those common components that are subject to degradation within a specified period.
FISCAL YEAR	The twelve-month financial reporting period, which may not necessarily be a calendar year. Example: July 1, 2022 through June 30, 2023.
INFLATION FACTOR	An allowance for anticipated price increases based upon a 30-year average of the Consumer Price Index published by the U.S. Department of Labor. It is set at the beginning of each year.
INTEREST RATE ASSUMPTIONS	Average interest rate currently being earned from financial institutions where reserve funds are held.
LIFE CYCLE	The normal lifetime of a component, assuming it is properly installed / constructed and maintained.
LIFETIME COMPONENT	An element with a life expectancy that extends beyond the projection period of the study.
LIN. FT.	Measured in linear feet.
PERCENT FUNDED	The ratio, at a point of time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the accumulated depreciation of all the components (i.e., amount that ideally should be in reserves), expressed as a percentage.
PHYSICAL INSPECTION	A visual examination of accessible common components subject to degradation within the projection period.
PRO FORMA OPERATING BUDGET	A projection of operating expenditures for the year.
PROJECTION PERIOD	The span (in years) over which the study forecasts potential reserve expenditures and liabilities.
REGULAR ASSESSMENT	Budgeted amounts assessed to all owners (oftentimes referred to as "Dues"), including the reserve contribution – typically assessed monthly, quarterly, or annually.
REMAINING LIFE	The number of remaining years of a components' anticipated life expectancy based upon current condition and degradation factors.
REPLACEMENT CYCLE	See "Life Cycle" (i.e., frequency of repair/replacement within forecast).
RESERVE CONTRIBUTION	That portion of the "regular" assessment allocated to the reserve fund.
RESERVE STATUS	The present ability to fund future major repair or replacement of its common components.
SPECIAL ASSESSMENT	An assessment levied in addition to regular assessments, often regulated by governing documents or local statutes.
SQ. FT.	Measured in square feet.
SURPLUS	An actual (or projected) reserve balance greater than the fully funded balance.
USEFUL LIFE (UL)	The estimated time in years that a component is expected to serve its intended function if properly constructed in its present application or installation.