



Facilities Advisors Rocky Mountain
1295 Escalante Drive Unit 11
Durango, CO 81303

Robbie Pepper
robbie@fareserves.com
www.coloradoreservestudy.com
(970) 946-2352

Board of Directors
Fountain Greens HOA
Grand Junction, CO

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

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

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

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

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

It has been our pleasure to assist the Fountain Greens HOA management on this report and we look forward to working with your management team to finalize the report.

Sincerely,

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

Fountain Greens HOA

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2026



Fountain Greens HOA

January 1, 2026

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Preparer's Report on Reserve Study Reserve Management Plan

Type I Reserve Study with On-Site Analysis For 30-Year Projection Period Beginning January 1, 2026

Board of Directors
Fountain Greens HOA
Grand Junction, CO

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Fountain Greens HOA 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 Fountain Greens HOA upon which this reserve management plan is based was performed by Robbie Pepper, RS, CMCA, CCIM, GRI of Facilities Advisors Rocky Mountain on October 25, 2025.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Fountain Greens HOA. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2026, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2026, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Fountain Greens HOA 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 Fountain Greens HOA, 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 Fountain Greens HOA, 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 Fountain Greens HOA'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 Fountain Greens HOA's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Rocky Mountain
Robbie Pepper, RS, CMM, CMCA, CCIM, GRI
February 25, 2026

Fountain Greens HOA

January 1, 2026

Statement of Position

Projection period: January 1, 2026 to 2055
 Type of Project: Planned Unit Development
 Number of Units: 229
 Location: Grand Junction, CO
 Project Construction date: July 1, 2000
 On-Site analysis performed by: Robbie Pepper, RS
 Component analysis performed by: Robbie Pepper, RS
 Report prepared by: Robbie Pepper, RS

Two Special Assessments are considered necessary during the 30-year projection period. A \$1,000 SA in 2031 and a \$60,000 SA in 2039

Current Replacement Cost of All Components	\$ 344,000
Future Replacement Cost of All Components	\$ 457,054
Projected Balance of Reserve Funds at January 1, 2026	\$ 61,384
100% Funded Amount at January 1, 2026	\$ 103,046
Percent Funded at January 1, 2026	\$59.57 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2026	\$ 182
Projected Reserve Contribution	\$ 25,000
Average Annual Reserve Contribution Per Unit	\$ 109
Monthly Reserve Contribution First Year of Projection	\$ 2,083
Average Monthly Reserve Contribution Per Unit	\$ 9
Projected Special Assessment	\$ 61,000
Projected Inflation Rate	3.00 %
Projected Interest Rate	2.00 %

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
Irrigation Lines and Sprinklers	Included in Operating Budget

Summary of major components is presented on next page

Fountain Greens HOA

January 1, 2026

Disclosures

Site Analysis

Fountain Greens HOA is a planned development association located in Grand Junction, CO. The Association consists of 229 units

The site analysis was performed on October 25, 2025 by Robbie Pepper, RS of Facilities Advisors Rocky Mountain. The Board Members were interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

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

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

Component Analysis

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

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

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

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

See Preparer's Report

See Disclosures and Summary of Significant Assumptions

Fountain Greens HOA

January 1, 2026

General Exclusions from the analysis are:

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

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

Financial Analysis

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

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

Replacement reserves are funded at a level of 59.57% as of January 1, 2026 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 61,384, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 61,384

Significant Assumptions

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

Fountain Greens HOA

January 1, 2026

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

Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.

The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.

The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.

Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.

Proper construction and installation of all improvements is assumed, unless otherwise noted.

This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.

The Association carries comprehensive property insurance to cover most insurable property risks.

Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.

The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.

The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.

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

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

See Preparer's Report

See Disclosures and Summary of Significant Assumptions

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Concrete	4	\$ 28,557
Equipment	0	5,074
Plumbing	4- 9	9,022
Pond	1-14	393,494
Signage	1	20,907
		<u>\$ 457,054</u>

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/26 - 12/26	\$ 61,384	\$ 25,000	0.00 %	\$ 1,444	\$ 5,074	\$ 82,753	60.50 %	\$ 136,766
1/27 - 12/27	82,753	26,750	7.00	1,396	59,061	51,838	44.01	117,779
1/28 - 12/28	51,838	28,355	6.00	1,084	26,917	54,359	41.19	131,951
1/29 - 12/29	54,359	30,056	6.00	1,400	0	85,815	49.03	175,005
1/30 - 12/30	85,815	31,860	6.00	1,238	88,526	30,387	23.25	130,679
1/31 - 12/31	30,387	34,771	9.14	972	0	66,130	37.55	176,076
1/32 - 12/32	66,130	35,797	2.95	1,695	0	103,623	46.24	224,079
1/33 - 12/33	103,623	37,945	6.00	2,157	34,325	109,400	45.58	239,967
1/34 - 12/34	109,400	40,222	6.00	2,506	11,571	140,558	50.06	280,745
1/35 - 12/35	140,558	42,635	6.00	2,931	36,416	149,709	50.08	298,892
1/36 - 12/36	149,709	45,193	6.00	3,068	44,328	153,643	49.41	310,953
1/37 - 12/37	153,643	47,905	6.00	3,583	0	205,131	55.46	369,807
1/38 - 12/38	205,131	50,779	6.00	4,651	0	260,562	60.32	431,912
1/39 - 12/39	260,562	113,826	124.16	3,786	345,027	33,147	24.20	136,960
1/40 - 12/40	33,147	57,056	-49.87	545	78,291	12,456	13.17	94,541
1/41 - 12/41	12,456	60,479	6.00	729	14,230	59,434	50.86	116,851
1/42 - 12/42	59,434	64,108	6.00	1,432	44,786	80,188	73.00	109,838
1/43 - 12/43	80,188	64,108	0.00	1,878	41,936	104,237	97.82	106,554
1/44 - 12/44	104,237	38,465	-40.00	2,491	0	145,192	98.89	146,812
1/45 - 12/45	145,192	38,465	0.00	2,458	93,430	92,685	98.00	94,569
1/46 - 12/46	92,685	38,465	0.00	2,173	9,165	124,158	97.43	127,424
1/47 - 12/47	124,158	38,465	0.00	2,893	0	165,515	96.37	171,744
1/48 - 12/48	165,515	38,465	0.00	3,075	70,979	136,076	92.83	146,574
1/49 - 12/49	136,076	38,465	0.00	3,134	0	177,674	91.61	193,936
1/50 - 12/50	177,674	38,465	0.00	2,976	108,311	110,804	82.63	134,084
1/51 - 12/51	110,804	38,465	0.00	2,086	58,436	92,919	74.70	124,381
1/52 - 12/52	92,919	38,465	0.00	1,860	43,774	89,469	68.48	130,636
1/53 - 12/53	89,469	38,465	0.00	2,193	0	130,126	71.14	182,912
1/54 - 12/54	130,126	38,465	0.00	2,426	63,855	107,162	61.80	173,401
1/55 - 12/55	107,162	38,465	0.00	1,802	81,316	66,112	43.99	142,751

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Cash Flow - Annual

Period	Beginning Balanc	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
01/26 - 12/26	\$ 61,384.00	\$ 24,999.96	\$ 0.00	\$ 1,443.78	\$ 5,074.45	\$ 82,753.29
01/27 - 12/27	82,753.29	26,749.92	0.00	1,395.95	59,061.48	51,837.68
01/28 - 12/28	51,837.68	28,354.92	0.00	1,083.85	26,917.40	54,359.05
01/29 - 12/29	54,359.05	30,056.28	0.00	1,399.52	0.00	85,814.85
01/30 - 12/30	85,814.85	31,859.64	0.00	1,238.00	88,525.67	30,386.82
01/31 - 12/31	30,386.82	33,771.24	1,000.00	972.36	0.00	66,130.42
01/32 - 12/32	66,130.42	35,797.44	0.00	1,694.87	0.00	103,622.73
01/33 - 12/33	103,622.73	37,945.32	0.00	2,157.39	34,325.11	109,400.33
01/34 - 12/34	109,400.33	40,222.08	0.00	2,506.30	11,570.68	140,558.03
01/35 - 12/35	140,558.03	42,635.40	0.00	2,930.85	36,415.50	149,708.78
	<u>61,384.00</u>	<u>332,392.20</u>	<u>1,000.00</u>	<u>16,822.87</u>	<u>261,890.29</u>	<u>149,708.78</u>

Period	Beginning Balanc	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
01/36 - 12/36	\$ 149,708.78	\$ 45,193.44	\$ 0.00	\$ 3,068.48	\$ 44,327.60	\$ 153,643.10
01/37 - 12/37	153,643.10	47,905.08	0.00	3,583.06	0.00	205,131.24
01/38 - 12/38	205,131.24	50,779.44	0.00	4,651.23	0.00	260,561.91
01/39 - 12/39	260,561.91	53,826.12	60,000.00	3,786.09	345,027.35	33,146.77
01/40 - 12/40	33,146.77	57,055.68	0.00	544.68	78,290.65	12,456.48
01/41 - 12/41	12,456.48	60,479.04	0.00	728.84	14,230.48	59,433.88
01/42 - 12/42	59,433.88	64,107.84	0.00	1,432.38	44,786.48	80,187.62
01/43 - 12/43	80,187.62	64,107.84	0.00	1,877.50	41,936.43	104,236.53
01/44 - 12/44	104,236.53	38,464.68	0.00	2,490.87	0.00	145,192.08
01/45 - 12/45	145,192.08	38,464.68	0.00	2,457.83	93,429.75	92,684.84
	<u>149,708.78</u>	<u>520,383.84</u>	<u>60,000.00</u>	<u>24,620.96</u>	<u>662,028.74</u>	<u>92,684.84</u>

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Cash Flow - Annual

Period	Beginning Balanc	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
01/46 - 12/46	\$ 92,684.84	\$ 38,464.68	\$ 0.00	\$ 2,173.36	\$ 9,165.01	\$ 124,157.87
01/47 - 12/47	124,157.87	38,464.68	0.00	2,892.93	0.00	165,515.48
01/48 - 12/48	165,515.48	38,464.68	0.00	3,074.62	70,979.09	136,075.69
01/49 - 12/49	136,075.69	38,464.68	0.00	3,133.50	0.00	177,673.87
01/50 - 12/50	177,673.87	38,464.68	0.00	2,976.49	108,310.69	110,804.35
01/51 - 12/51	110,804.35	38,464.68	0.00	2,085.73	58,436.19	92,918.57
01/52 - 12/52	92,918.57	38,464.68	0.00	1,859.63	43,774.02	89,468.86
01/53 - 12/53	89,468.86	38,464.68	0.00	2,192.79	0.00	130,126.33
01/54 - 12/54	130,126.33	38,464.68	0.00	2,425.86	63,854.81	107,162.06
01/55 - 12/55	107,162.06	38,464.68	0.00	1,801.67	81,316.20	66,112.21
	<u>92,684.84</u>	<u>384,646.80</u>	<u>0.00</u>	<u>24,616.58</u>	<u>435,836.01</u>	<u>66,112.21</u>

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Expenditures-Matrix

Category	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Concrete					28,557					33,105
Equipment	5,074									
Plumbing					5,711					3,311
Pond		38,155	26,917		54,258			34,325	11,571	
Signage		20,907								
	5,074	59,061	26,917	0	88,526	0	0	34,325	11,571	36,416

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Expenditures

Category	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Concrete					38,378					44,490
Equipment	6,820									
Plumbing					7,676					
Pond	37,508			345,027	32,237	14,230	44,786	41,936		48,939
	44,328	0	0	345,027	78,291	14,230	44,786	41,936	0	93,430

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Expenditures

Category	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Concrete					51,577					59,791
Equipment	9,165									
Plumbing					15,473					
Pond			70,979		41,261	58,436			63,855	21,525
Signage							43,774			
	9,165	0	70,979	0	108,311	58,436	43,774	0	63,855	81,316

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Summary

Category Component	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Concrete							
Concrete Sidewalk-Rain Gutter	7/2025	\$ 25,000.00	1 Allow	\$ 25,000	5:00	4:06	\$ 28,557
				\$ 25,000			\$ 28,557
Equipment							
Water Vault Valve/Cover	7/2016	\$ 5,000.00	1 Job	\$ 5,000	10:00	0:06	\$ 5,074
				\$ 5,000			\$ 5,074
Plumbing							
Storm Drain	7/2020	\$ 2,500.00	1 Allow	\$ 2,500	15:00	9:06	\$ 3,311
Water Runoff Vault	7/2020	5,000.00	1 Allow	5,000	10:00	4:06	5,711
				\$ 7,500			\$ 9,022
Pond							
Invasive Species Mitigation	7/2024	\$ 27,500.00	1 Job	\$ 27,500	3:00	1:06	\$ 28,747
Munro Systems-Controller	7/2020	1,000.00	1 Job	1,000	20:00	14:06	1,535
Pond Culverts	7/2020	9,000.00	1 Allow	9,000	7:00	1:06	9,408
Pond Dredging-Remediate Zebra Musse		204,000.00	1 Job	204,000	15:00	13:06	304,041
Pump House Misc. Pipe-Valves	7/2020	10,000.00	1 Allow	10,000	10:00	4:06	11,423
Qpump-P1000 VFD Intelligent Pump Co	7/2020	10,000.00	1 Job	10,000	10:00	4:06	11,423
Simflo Vertical Centrifugal Pond Pump/	7/2013	25,000.00	1 Job	25,000	15:00	2:06	26,917
				\$ 286,500			\$ 393,494
Signage							
Monument Sign	7/2002	\$ 10,000.00	2 Each	\$ 20,000	25:00	1:06	\$ 20,907
				\$ 20,000			\$ 20,907
				\$ 344,000			\$ 457,054

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Concrete							
Drainage							
Concrete Sidewalk-Rain Gutter	07/01/2025	\$ 25,000.00	1 Allow	\$ 25,000	5:00	4:06	\$ 28,557
				25,000			28,557
				25,000			28,557
Equipment							
Concrete							
Water Vault Valve/Cover	07/01/2016	\$ 5,000.00	1 Job	\$ 5,000	10:00	0:06	\$ 5,074
				5,000			5,074
				5,000			5,074
Plumbing							
Drainage							
Storm Drain	07/01/2020	\$ 2,500.00	1 Allow	\$ 2,500	15:00	9:06	\$ 3,311
Water Runoff Vault	07/01/2020	5,000.00	1 Allow	5,000	10:00	4:06	5,711
				7,500			9,022
				7,500			9,022
Pond							
Drainage							
Pond Culverts	07/01/2020	\$ 9,000.00	1 Allow	\$ 9,000	7:00	1:06	\$ 9,408
				9,000			9,408
Equipment							
Munro Systems-Controller	07/01/2020	\$ 1,000.00	1 Job	\$ 1,000	20:00	14:06	\$ 1,535
Qpump-P1000 VFD Intelligent Pump	07/01/2020	10,000.00	1 Job	10,000	10:00	4:06	11,423
Simflo Vertical Centrifugal Pond Pu	07/01/2013	25,000.00	1 Job	25,000	15:00	2:06	26,917
				36,000			39,875
Health Safety							
Invasive Species Mitigation	07/01/2024	\$ 27,500.00	1 Job	\$ 27,500	3:00	1:06	\$ 28,747
				27,500			28,747
Pipes-Valves							
Pump House Misc. Pipe-Valves	07/01/2020	\$ 10,000.00	1 Allow	\$ 10,000	10:00	4:06	\$ 11,423
				10,000			11,423
Renovation							
Pond Dredging-Remidiate Zebra Mu		\$ 204,000.00	1 Job	\$ 204,000	15:00	13:06	\$ 304,041
				204,000			304,041
				286,500			393,494
Signage							
Monument							
Monument Sign	07/01/2002	\$ 10,000.00	2 Each	\$ 20,000	25:00	1:06	\$ 20,907
				20,000			20,907
				20,000			20,907

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
				<u>344,000</u>			<u>457,054</u>

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Expenditures-List Totals

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Concrete						
Concrete Sidewalk-Rain Gutter						
	07/01/2030	910-000-0003	07/01/2025	5:00	\$ 25,000.00	\$ 28,556.67
	07/01/2035	910-000-0003	07/01/2030	5:00	25,000.00	33,105.00
	07/01/2040	910-000-0003	07/01/2035	5:00	25,000.00	38,377.77
	07/01/2045	910-000-0003	07/01/2040	5:00	25,000.00	44,490.36
	07/01/2050	910-000-0003	07/01/2045	5:00	25,000.00	51,576.52
	07/01/2055	910-000-0003	07/01/2050	5:00	25,000.00	59,791.32
					<u>150,000.00</u>	<u>255,897.64</u>
Equipment						
Water Vault Valve/Cover						
	07/01/2026	910-000-0033	07/01/2016	10:00	\$ 5,000.00	\$ 5,074.45
	07/01/2036	910-000-0033	07/01/2026	10:00	5,000.00	6,819.63
	07/01/2046	910-000-0033	07/01/2036	10:00	5,000.00	9,165.01
					<u>15,000.00</u>	<u>21,059.09</u>
Plumbing						
Storm Drain						
	07/01/2035	910-000-0030	07/01/2020	15:00	\$ 2,500.00	\$ 3,310.50
	07/01/2050	910-000-0030	07/01/2035	15:00	2,500.00	5,157.65
					<u>5,000.00</u>	<u>8,468.15</u>
Water Runoff Vault						
	07/01/2030	910-000-0032	07/01/2020	10:00	\$ 5,000.00	\$ 5,711.33
	07/01/2040	910-000-0032	07/01/2030	10:00	5,000.00	7,675.55
	07/01/2050	910-000-0032	07/01/2040	10:00	5,000.00	10,315.30
					<u>15,000.00</u>	<u>23,702.18</u>
Pond						
Invasive Species Mitigation						
	07/01/2027	910-000-0007	07/01/2024	3:00	\$ 27,500.00	\$ 28,746.74
	07/01/2030	910-000-0007	07/01/2027	3:00	27,500.00	31,412.33
	07/01/2033	910-000-0007	07/01/2030	3:00	27,500.00	34,325.11
	07/01/2036	910-000-0007	07/01/2033	3:00	27,500.00	37,507.97
	07/01/2039	910-000-0007	07/01/2036	3:00	27,500.00	40,985.97
	07/01/2042	910-000-0007	07/01/2039	3:00	27,500.00	44,786.48
	07/01/2045	910-000-0007	07/01/2042	3:00	27,500.00	48,939.39
	07/01/2048	910-000-0007	07/01/2045	3:00	27,500.00	53,477.40
	07/01/2051	910-000-0007	07/01/2048	3:00	27,500.00	58,436.19
	07/01/2054	910-000-0007	07/01/2051	3:00	27,500.00	63,854.81
					<u>275,000.00</u>	<u>442,472.39</u>
Munro Systems-Controller						
	07/01/2040	910-000-0015	07/01/2020	20:00	\$ 1,000.00	\$ 1,535.11
					<u>1,000.00</u>	<u>1,535.11</u>
Pond Culverts						

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Expenditures

Category	Date	Code	Service Date	Estimated Life	Current Cost	Expenditure
Pond Culverts						
	07/01/2027	910-000-0020	07/01/2020	7:00	\$ 9,000.00	\$ 9,408.02
	07/01/2034	910-000-0020	07/01/2027	7:00	9,000.00	11,570.68
	07/01/2041	910-000-0020	07/01/2034	7:00	9,000.00	14,230.48
	07/01/2048	910-000-0020	07/01/2041	7:00	9,000.00	17,501.69
	07/01/2055	910-000-0020	07/01/2048	7:00	9,000.00	21,524.88
					<u>45,000.00</u>	<u>74,235.75</u>
Pond Dredging-Remediate Zebra Mussels						
	07/01/2039	910-000-0021		15:00	\$ 204,000.00	\$ 304,041.38
					<u>204,000.00</u>	<u>304,041.38</u>
Pump House Misc. Pipe-Valves						
	07/01/2030	910-000-0026	07/01/2020	10:00	\$ 10,000.00	\$ 11,422.67
	07/01/2040	910-000-0026	07/01/2030	10:00	10,000.00	15,351.11
	07/01/2050	910-000-0026	07/01/2040	10:00	10,000.00	20,630.61
					<u>30,000.00</u>	<u>47,404.39</u>
Opump-P1000 VFD Intelligent Pump Controller						
	07/01/2030	910-000-0027	07/01/2020	10:00	\$ 10,000.00	\$ 11,422.67
	07/01/2040	910-000-0027	07/01/2030	10:00	10,000.00	15,351.11
	07/01/2050	910-000-0027	07/01/2040	10:00	10,000.00	20,630.61
					<u>30,000.00</u>	<u>47,404.39</u>
Simflo Vertical Centrifugal Pond Pump/Motor						
	07/01/2028	910-000-0029	07/01/2013	15:00	\$ 25,000.00	\$ 26,917.40
	07/01/2043	910-000-0029	07/01/2028	15:00	25,000.00	41,936.43
					<u>50,000.00</u>	<u>68,853.83</u>
Signage						
Monument Sign						
	07/01/2027	910-000-0014	07/01/2002	25:00	\$ 20,000.00	\$ 20,906.72
	07/01/2052	910-000-0014	07/01/2027	25:00	20,000.00	43,774.02
					<u>40,000.00</u>	<u>64,680.74</u>

Fountain Greens HOA

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2026



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.

Fountain Greens HOA
January 1, 2026

Supplementary Schedules
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Facilities Advisors Rocky Mountain
1295 Escalante Drive Unit 11
Durango, CO 81303

Robbie Pepper
robbie@faireerves.com
www.coloradoreservestudy.com
(970) 946-2352

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, 2026

Board of Directors
Fountain Greens HOA
Grand Junction, CO

Report on Supplementary Information

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

Facilities Advisors Rocky Mountain
Robbie Pepper, RS, RSS, CMCA, CCIM, GRI
February 25, 2026

Fountain Greens HOA

Analysis Date - January 1, 2026

Inflation:3.00% Investment:2.00% 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
Concrete	5:00	4:06	\$ 28,557
Equipment	10:00	0:06	5,074
Plumbing	10:00 -15:00	4:06 - 9:06	9,022
Pond	3:00 -20:00	1:06 -14:06	393,494
Signage	25:00	1:06	20,907
			<u>457,054</u>

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Expenditures-By Year

Category	Service	Estimated				
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2026						
Equipment						
07/01/2026	Water Vault Valve/Cover	910-000-0033	07/01/2016	10:00	\$ 5,000.00	\$ 5,074.45
					5,000.00	5,074.45
Year : 2027						
Pond						
07/01/2027	Invasive Species Mitigation	910-000-0007	07/01/2024	3:00	\$ 27,500.00	\$ 28,746.74
07/01/2027	Pond Culverts	910-000-0020	07/01/2020	7:00	9,000.00	9,408.02
					36,500.00	38,154.76
Signage						
07/01/2027	Monument Sign	910-000-0014	07/01/2002	25:00	\$ 20,000.00	\$ 20,906.72
					20,000.00	20,906.72
Year : 2028						
Pond						
07/01/2028	Simflo Vertical Centrifugal Pond Pu	910-000-0029	07/01/2013	15:00	\$ 25,000.00	\$ 26,917.40
					25,000.00	26,917.40
Year : 2030						
Concrete						
07/01/2030	Concrete Sidewalk-Rain Gutter	910-000-0003	07/01/2025	5:00	\$ 25,000.00	\$ 28,556.67
					25,000.00	28,556.67
Plumbing						
07/01/2030	Water Runoff Vault	910-000-0032	07/01/2020	10:00	\$ 5,000.00	\$ 5,711.33
					5,000.00	5,711.33
Pond						
07/01/2030	Invasive Species Mitigation	910-000-0007	07/01/2027	3:00	\$ 27,500.00	\$ 31,412.33
07/01/2030	Pump House Misc. Pipe-Valves	910-000-0026	07/01/2020	10:00	10,000.00	11,422.67
07/01/2030	Qpump-P1000 VFD Intelligent Pump	910-000-0027	07/01/2020	10:00	10,000.00	11,422.67
					47,500.00	54,257.67
Year : 2033						
Pond						
07/01/2033	Invasive Species Mitigation	910-000-0007	07/01/2030	3:00	\$ 27,500.00	\$ 34,325.11
					27,500.00	34,325.11
Year : 2034						
Pond						
07/01/2034	Pond Culverts	910-000-0020	07/01/2027	7:00	\$ 9,000.00	\$ 11,570.68
					9,000.00	11,570.68

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Expenditures

Category	Service	Estimated	Current Cost	Expenditure		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2035						
Concrete						
07/01/2035	Concrete Sidewalk-Rain Gutter	910-000-0003	07/01/2030	5:00	\$ 25,000.00	\$ 33,105.00
					25,000.00	33,105.00
Plumbing						
07/01/2035	Storm Drain	910-000-0030	07/01/2020	15:00	\$ 2,500.00	\$ 3,310.50
					2,500.00	3,310.50
Year : 2036						
Equipment						
07/01/2036	Water Vault Valve/Cover	910-000-0033	07/01/2026	10:00	\$ 5,000.00	\$ 6,819.63
					5,000.00	6,819.63
Pond						
07/01/2036	Invasive Species Mitigation	910-000-0007	07/01/2033	3:00	\$ 27,500.00	\$ 37,507.97
					27,500.00	37,507.97
Year : 2039						
Pond						
07/01/2039	Invasive Species Mitigation	910-000-0007	07/01/2036	3:00	\$ 27,500.00	\$ 40,985.97
07/01/2039	Pond Dredging-Remediate Zebra Mu	910-000-0021		15:00	204,000.00	304,041.38
					231,500.00	345,027.35
Year : 2040						
Concrete						
07/01/2040	Concrete Sidewalk-Rain Gutter	910-000-0003	07/01/2035	5:00	\$ 25,000.00	\$ 38,377.77
					25,000.00	38,377.77
Plumbing						
07/01/2040	Water Runoff Vault	910-000-0032	07/01/2030	10:00	\$ 5,000.00	\$ 7,675.55
					5,000.00	7,675.55
Pond						
07/01/2040	Munro Systems-Controller	910-000-0015	07/01/2020	20:00	\$ 1,000.00	\$ 1,535.11
07/01/2040	Pump House Misc. Pipe-Valves	910-000-0026	07/01/2030	10:00	10,000.00	15,351.11
07/01/2040	Qpump-P1000 VFD Intelligent Pump	910-000-0027	07/01/2030	10:00	10,000.00	15,351.11
					21,000.00	32,237.33
Year : 2041						
Pond						
07/01/2041	Pond Culverts	910-000-0020	07/01/2034	7:00	\$ 9,000.00	\$ 14,230.48
					9,000.00	14,230.48
Year : 2042						
Pond						
07/01/2042	Invasive Species Mitigation	910-000-0007	07/01/2039	3:00	\$ 27,500.00	\$ 44,786.48
					27,500.00	44,786.48

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Expenditures

Category	Service	Estimated				
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2043						
Pond						
07/01/2043	Simflo Vertical Centrifugal Pond Pu	910-000-0029	07/01/2028	15:00	\$ 25,000.00	\$ 41,936.43
					25,000.00	41,936.43
Year : 2045						
Concrete						
07/01/2045	Concrete Sidewalk-Rain Gutter	910-000-0003	07/01/2040	5:00	\$ 25,000.00	\$ 44,490.36
					25,000.00	44,490.36
Pond						
07/01/2045	Invasive Species Mitigation	910-000-0007	07/01/2042	3:00	\$ 27,500.00	\$ 48,939.39
					27,500.00	48,939.39
Year : 2046						
Equipment						
07/01/2046	Water Vault Valve/Cover	910-000-0033	07/01/2036	10:00	\$ 5,000.00	\$ 9,165.01
					5,000.00	9,165.01
Year : 2048						
Pond						
07/01/2048	Invasive Species Mitigation	910-000-0007	07/01/2045	3:00	\$ 27,500.00	\$ 53,477.40
07/01/2048	Pond Culverts	910-000-0020	07/01/2041	7:00	9,000.00	17,501.69
					36,500.00	70,979.09
Year : 2050						
Concrete						
07/01/2050	Concrete Sidewalk-Rain Gutter	910-000-0003	07/01/2045	5:00	\$ 25,000.00	\$ 51,576.52
					25,000.00	51,576.52
Plumbing						
07/01/2050	Storm Drain	910-000-0030	07/01/2035	15:00	\$ 2,500.00	\$ 5,157.65
07/01/2050	Water Runoff Vault	910-000-0032	07/01/2040	10:00	5,000.00	10,315.30
					7,500.00	15,472.95
Pond						
07/01/2050	Pump House Misc. Pipe-Valves	910-000-0026	07/01/2040	10:00	\$ 10,000.00	\$ 20,630.61
07/01/2050	Qpump-P1000 VFD Intelligent Pump	910-000-0027	07/01/2040	10:00	10,000.00	20,630.61
					20,000.00	41,261.22
Year : 2051						
Pond						
07/01/2051	Invasive Species Mitigation	910-000-0007	07/01/2048	3:00	\$ 27,500.00	\$ 58,436.19
					27,500.00	58,436.19

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Expenditures

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2052						
Signage						
07/01/2052	Monument Sign	910-000-0014	07/01/2027	25:00	\$ 20,000.00	\$ 43,774.02
					20,000.00	43,774.02
Year : 2054						
Pond						
07/01/2054	Invasive Species Mitigation	910-000-0007	07/01/2051	3:00	\$ 27,500.00	\$ 63,854.81
					27,500.00	63,854.81
Year : 2055						
Concrete						
07/01/2055	Concrete Sidewalk-Rain Gutter	910-000-0003	07/01/2050	5:00	\$ 25,000.00	\$ 59,791.32
					25,000.00	59,791.32
Pond						
07/01/2055	Pond Culverts	910-000-0020	07/01/2048	7:00	\$ 9,000.00	\$ 21,524.88
					9,000.00	21,524.88

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Concrete Sidewalk-Rain Gutter

Item Number	3
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	5 Years
Basis Cost	\$ 25,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Fair	07/01/2025	07/01/2030	4:06	5:00	1	25,000.00	28,556.67
								25,000.00	28,556.67

Comments

Allowance to Repair or Replace

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Water Vault Valve/Cover

Item Number	33
Type	Common Area
Category	Equipment
Measurement Basis	Job
Estimated Useful Life	10 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Fair	07/01/2016	07/01/2026	0:06	10:00	1	5,000.00	5,074.45
								5,000.00	5,074.45

Comments

Replace as Necessary

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Storm Drain

Item Number	30
Type	Common Area
Category	Plumbing
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds-Streets		Average	07/01/2020	07/01/2035	9:06	15:00	1	2,500.00	3,310.50
								2,500.00	3,310.50

Comments

Allowance to Repair or Replace

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Water Runoff Vault

Item Number	32
Type	Common Area
Category	Plumbing
Measurement Basis	Allow
Estimated Useful Life	10 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Average	07/01/2020	07/01/2030	4:06	10:00	1	5,000.00	5,711.33
								5,000.00	5,711.33

Comments

Allowance to Repair or Replace

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Invasive Species Mitigation

Item Number	7
Type	Common Area
Category	Pond
Measurement Basis	Job
Estimated Useful Life	3 Years
Basis Cost	\$ 27,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pond		Poor	07/01/2024	07/01/2027	1:06	3:00	1	27,500.00	28,746.74
								27,500.00	28,746.74

Comments

Repmidiate as

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Munro Systems-Controller

Item Number	15
Type	Common Area
Category	Pond
Measurement Basis	Job
Estimated Useful Life	20 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump House		Average	07/01/2020	07/01/2040	14:06	20:00	1	1,000.00	1,535.11
								1,000.00	1,535.11

Comments

Replace as Necessary

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Pond Culverts

Item Number	20
Type	Common Area
Category	Pond
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 9,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pond		Average	07/01/2020	07/01/2027	1:06	7:00	1	9,000.00	9,408.02
								9,000.00	9,408.02

Comments

Allowance to Repair or Replace

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Pond Dredging-Remidiate Zebra Mussels

Item Number	21
Type	Common Area
Category	Pond
Measurement Basis	Job
Estimated Useful Life	15 Years
Basis Cost	\$ 204,000.00
Tracking	Logistical
Method	One Time



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pond		Fair		07/01/2039	13:06	15:00	1	204,000.00	304,041.38
								204,000.00	304,041.38

Comments

Renovate as Necessary-Remidiate Zebra Mussels

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Pump House Misc. Pipe-Valves

Item Number	26
Type	Common Area
Category	Pond
Measurement Basis	Allow
Estimated Useful Life	10 Years
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
Pump House		Fair	07/01/2020	07/01/2030	4:06	10:00	1	10,000.00	11,422.67
								10,000.00	11,422.67

Comments

Allowance to Repair or Replace

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Qpump-P1000 VFD Intelligent Pump Controller

Item Number	27
Type	Common Area
Category	Pond
Measurement Basis	Job
Estimated Useful Life	10 Years
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
Pump House		Average	07/01/2020	07/01/2030	4:06	10:00	1	10,000.00	11,422.67
								10,000.00	11,422.67

Comments

Replace as Necessary

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Simflo Vertical Centrifugal Pond Pump/Motor

Item Number	29
Type	Common Area
Category	Pond
Measurement Basis	Job
Estimated Useful Life	15 Years
Basis Cost	\$ 25,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pump House		Fair	07/01/2013	07/01/2028	2:06	15:00	1	25,000.00	26,917.40
								25,000.00	26,917.40

Comments

Replace as Necessary

Fountain Greens HOA

Analysis Date - January 1, 2026

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

Component List - Full Detail

Monument Sign

Item Number	14
Type	Common Area
Category	Signage
Measurement Basis	Each
Estimated Useful Life	25 Years
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
Entrance		Average	07/01/2002	07/01/2027	1:06	25:00	2	20,000.00	20,906.72
								20,000.00	20,906.72

Comments

Replace as Necessary