

## Cougar Ridge 2023 II

Number of Units : 94  
 Level of Service : Level II  
 Report Period : FY 2022-2023  
 Projection Period : 2023-2053

### Current Status - January 1, 2023

Project Reserve Balance : \$244,516  
 Fully Funded Balance : \$457,265  
 Percent Funded : 53%

### 2022 Current Funding Plan

Monthly Contribution : \$83  
 Special Assessment : \$0

### 2023 Budget Recommendation

Recommended Plan : Full Funding  
 Monthly Contribution : \$3,470  
 Special Assessment : \$0

### Summary Notes

The Association will need to increase contributions by \$36.03 per Unit per month to get onto the path to becoming Fully Funded in 2051.

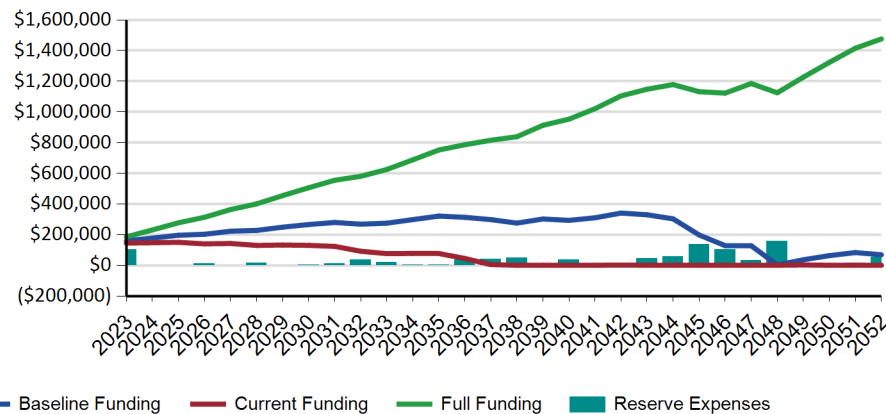
### Key

FFB Fully Funded Balance or the value of the used portion of the component  
 RUL Remaining Useful Life or years before replacement

### 5 Year Reserve Fund Projections

Year	2023	2024	2025	2026	2027
Reserve Expenses	\$102,320	\$0	\$0	\$12,457	\$0
Annual Contributions	\$996	\$1,026	\$1,057	\$1,088	\$1,121
CURRENT Special Assessment	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$144,619	\$147,096	\$149,629	\$139,637	\$142,160
Annual Contributions	\$15,697	\$16,168	\$16,653	\$17,152	\$17,667
BASELINE Special Assessment	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$159,393	\$177,236	\$195,745	\$202,359	\$222,138
Annual Contributions	\$41,640	\$42,889	\$44,176	\$45,501	\$46,866
FULL Special Assessment	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$185,466	\$230,424	\$277,125	\$313,043	\$363,274

### Reserve Fund Ending Balance vs Reserve Expenses



### Notes

### Top 10 Upcoming Projects

These projects are anticipated to be needed soon. Time to inspect, research, price and begin planning for these projects now. Update the reserve study as needed

Component	COST	RUL
Roof: Replace	\$25,000.00	0
Blow-off/Standpipe Pair: Replace, Phase 4	\$22,300.00	0
Valves, Gate, Smaller: Replace, Phase 4	\$18,000.00	0
Blow-off/Standpipe Pair: Replace, Phase 3	\$17,840.00	0
Drainage	\$10,000.00	0
Valves, Gate, 6": Replace, Phase 4	\$4,500.00	0
Retention Pond	\$3,000.00	0
Electrical Panels	\$1,680.00	0
Surveillance System: Replace	\$6,400.00	3
Masonry Wall: Repairs	\$5,000.00	3

### Top 10 Components with the Biggest Impact

These components have the most impact on your Reserve Funding due to their high dollar value.

Component	COST	RUL
Waterlines, 6": Replace	\$295,000.00	59
Waterlines, 4": Replace	\$113,400.00	59
Waterlines, 2": Replace	\$66,000.00	59
Water Tank, Concrete: Repair/Replace	\$52,400.00	39
Waterlines, 3": Replace	\$42,700.00	59
Generator, Back up	\$35,700.00	22
Plumbing System	\$27,400.00	14
Blow-off/Standpipe Pair: Replace, Phase 1	\$26,760.00	22
Roof: Replace	\$25,000.00	0
Fountain Pump and Electrical: Repair/Refurbish	\$22,300.00	81

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Reserve Study One Page Summary