

## CANYON VIEW ESTATES OCTOBER 1, 2021, FALL BODs MEETING MINUTES

The 2021 Fall Meeting was held Friday, October 1, 2021, 9:00 AM, at Jen Richardson's home, 2142 Redcliff Circle.

**Board Members in attendance:** Jen Richardson, Laurie Iversen, Kristy Oliver, Janice Kiehl, Cindy Duta and Tracey Heritage.

**The meeting was called to order** by Jen Richardson, President, at 9:06 am.

### **TREASURER'S REPORT**

Presented by Jen later in the meeting under New Business, Draft 2021 Financials/2022 Budget. See Exhibit C at the end of the Minutes.

### **OLD BUSINESS:**

- Status of lien(s) (Tracey)  
One resident is in arrears of HOA Dues and Fines payments.  
Total amount is \$1,400 (2019 – 2021 HOA dues + \$200 in fines.)

### **New Business**

- Overview of community activities – Tracey  
Tracey is now sending out emails instead of letters to residents who are non-compliant with CC&Rs. She is getting better results using the email method.
- Overview of ACC activities – Janice  
There were 14 requests/forms/inquiries submitted so far in 2021.  
SUMMARY: PROJECTS COMPLETED: 10  
5 – Exterior house paintings PROJECTS WAITING: 2  
1 – Landscaping PROJECTS IN PROGRESS: 1  
1 – Textured patio INQUIRIES COMPLETED: 1  
1 – Windows replacement  
2 – Pergolas  
1 – Swimming pool  
1 – Front yard wall & flagstone sidewalk  
1 – Backyard fence  
1 – Inquiry: Removing a swamp cooler privacy wall in front yard.
- Welcome Team activities – Janice  
6 responses to Welcome Letter.  
2 No responses to Welcome Letter
- Overview of Irrigation activities – Jen  
See Exhibit A at the end of the Minutes.

- Reserve Study 2022 draft – Jen  
See Exhibit B at the end of the Minutes.
  
- Draft 2021 Financials/2022 Budget – Jen (draft done)  
See Exhibit C at the end of the Minutes.
  
- Annual Meeting Planning  
Meeting location: Wingate Elementary School cafeteria.  
Meeting date: Thursday, January 13, 2022.  
Meeting time: 6:30 – 7:30 pm.  
Meeting cost: \$15.00  
December 10<sup>th</sup>: Jen sends an email to residents alerting them of Tracey’s upcoming mailing of Meeting materials.  
  
December 20<sup>th</sup>: Tracy mails to residents the Meeting Package containing the Agenda, Proxies, Budget, Reserve Fund.  
  
December 8<sup>th</sup>: Janice sends an Agenda to Tracey to include in the mailing.
  
- Board Member Review:
 

3 years +: Jen	}	Kristy motioned for us to stay on the Board, Laurie seconded it.
3 years +: Janice		
3 years +: Cindy		
2 years: Kristy	}	Kristy and Laurie agreed to continue on the Board.
2 years: Laurie		

A question came up if the continuation of Jen, Janice and Cindy on the Board was for another three years or was it for a different span of time? Tracey will investigate.

**MEETING ADJOURNED** at 10:23 am.

Jen made a motions to adjourn, Laurie seconded it.

**Respectfully submitted by Janice Kiehl, Secretary, on October 2, 2021.**

# Canyon View HOA Irrigation Committee 2021 Final Report

## Irrigation Committee

Rick Brinkman	Rick Hensley	Gary Skaggs
Mike Duta	Paul Pitton	Mick Bunn
Larry Gilbert	Bill Richardson	Jen Richardson (communications)

Many thanks to this team for their dedication and support to our community.

## 2021 Activity Summary

### Redlands Water & Power (RW&P) Annual Meeting

The annual meeting was cancelled due to Covid-19. RW&P raised the water share cost by \$5 to \$200/yr. The Canyon View HOA continues to maintain its 93 water shares.

### New Motor/Pump installation

The old Motor/Pump assembly was removed October 30, 2020 and delivered to Munro Pump. Munro provided an assessment of the necessary refurbishment in January 2020 which exceeded the cost of a new motor/pump. Artesian Services was selected to replace the motor/pump. The new system installation was completed in April 2021 for a cost of \$19,852.60. The system has performed very well all season.

### Weekly Inspection

Each week, one member of the Irrigation team had the responsibility to inspect the pond, pump house components and ditch gate valve area. This season we continued the daily shut down and restart procedure to minimize water and pump cycling.

### Retention Pond Berm Repair

In June 2021, the irrigation pond suffered a breach resulting in water creating a sinkhole on the access road north of the pond and draining onto properties in the abutting Canyon Vista subdivision. The pond was drained and the breach and sinkhole were repaired. The breach was likely caused by animal damage below the pond water line. The committee continues to survey the area for animals creating dens in the berm that surrounds the pond. *Pest control has been called in to trap and remove the animals (to be updated before annual meeting).*

### Drain Valve Repair

Two 2" below-ground drain valves were replaced at 335 Sienna Court and 2160 Redcliff Circle. The valves were found to be continuously leaking and required replacement.

Background: valves are closed and opened during each watering season. Poor operating valves are identified for repair. Repair/Replacement of these valves are included in the component list of the Reserve Study.

### Pump Sump Drain Replacement

May 2020: The irrigation pump pushes a small amount of water to cool and lubricate the main bearing. The drain in the pump house had become clogged and was replaced.

### System Assessment

Late last year it was noticed that water pressure could not be maintained when the pump was shutdown. After gate valve and resident system problems were repaired, system pressure is much improved.

## 2022 Activities

### RW&P Annual Meeting

Irrigation committee member(s) will attend the annual RW&P meeting when it is announced.

### Pump / Motor preventative maintenance

There are some minor maintenance procedures needed for the new pump which the irrigation committee can complete.

### Motor Controller Update

There is still an unresolved issue with the motor controller that starts and stops the pump as a function of water flow and pressure. During the 2021 season the pump would continue running at zero flow rate even though the pressure gauge indicated the proper pressure. It is not clear the existing controller can be repaired. It is planned to replace the main system controller in 2023 which should mitigate this issue.

### Watering Schedule

We expect a similar schedule for 2022 with ditch water turn-on in Mid-April and turn-off in Mid-October. We will notify the HOA members of actual dates when we receive them.

The watering schedule will remain the same:

Water on Monday, Tuesday, Thursday, Friday and Saturday ONLY

Water after 7 PM and stop by 9 AM

DO NOT water between the hours of 9 AM and 7 PM

DO NOT water on Wednesdays or Sundays

# Exhibit B, page One

## 10 Year Reserve Fund Period 2022-2031

Annual Baseline -> \$44,945 \$29,489 \$36,279 \$28,543 \$35,265 \$38,908 \$45,574 \$32,673 \$39,256 \$41,368 \$47,884

No.	Component	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total over Period	% of Total
1	Dredging of Irrigation Pond							\$ 13,923					\$ 13,923	19%
2	Irrigation Pond Berm Repair	\$ 1,465						\$ 3,685					\$ 3,685	5%
3	Retention Pond/Run off Remediation									\$ 2,419			\$ 2,419	3%
4	Pump Maintenance		\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 15,000	20%
5	Pump Replacement	\$ 19,958											\$ -	0%
6	20HP Motor Maintenance		\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 5,000	7%
7	20HP Motor Replacement												\$ -	0%
8	Motor Control System			\$ 12,481									\$ 12,481	17%
9	Pressure Monitoring System					\$ 3,050		\$ 1,904					\$ 1,904	3%
10	Globe and Butterfly Valves												\$ 3,050	4%
11	Drain Valves (13)	\$ 2,327	\$ 1,090	\$ 1,123	\$ 1,156	\$ 1,191	\$ 1,227	\$ 1,264	\$ 1,302	\$ 1,341	\$ 1,381	\$ 1,422	\$ 12,496	17%
12	PVC Piping												\$ -	0%
13	Pump House Slab and Piping	\$ 1,575											\$ -	0%
14	Pump House Exterior			\$ 2,000									\$ 2,000	3%
15	Monuments and Common Areas									\$ 2,016			\$ 2,016	3%
	<b>Total Reserve Expense</b>	\$ (25,325)	\$ (3,090)	\$ (17,604)	\$ (3,156)	\$ (6,241)	\$ (3,227)	\$ (22,775)	\$ (3,302)	\$ (7,775)	\$ (3,381)	\$ (3,422)		
	<b>Remaining Reserve</b>	\$ 19,620	\$ 26,399	\$ 18,675	\$ 25,387	\$ 29,024	\$ 35,681	\$ 22,799	\$ 29,372	\$ 31,481	\$ 37,987	\$ 44,462		
	<b>Current % Funded</b>	27%	36%	25%	34%	39%	48%	31%	40%	43%	51%	60%		

Projected 10 Year Outlay \$ 73,973 *Ideal Balance*  
 70% of Projected 10 Year Outlay \$ 51,781 *70% Funded Goal (Strong Financial Position)*  
 Current Reserve Fund \$ 19,620  
 Current Funding Level 27%

Assessed Properties 123  
 Reserve Fund Interest 0.2%

### Reserve Fund Model to Meet Recommended and Minimum Standards

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
<b>Recommended Assessments Collected</b>	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$85 <ideal assessment
Assessment to Meet 70% Standard	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	70% Ideal Funding
Recommended Assessments Collected	\$ 45,595	\$ 30,792	\$ 38,234	\$ 31,152	\$ 38,529	\$ 42,827	\$ 50,150	\$ 37,907	\$ 45,148	\$ 47,920	\$ 55,097	\$ 51,781 Funding Goal
Reserve Fund Baseline	\$ (25,325)	\$ (3,090)	\$ (17,604)	\$ (3,156)	\$ (6,241)	\$ (3,227)	\$ (22,775)	\$ (3,302)	\$ (7,775)	\$ (3,381)	\$ (3,422)	
Total Reserve Expense	\$ 20,271	\$ 27,702	\$ 20,630	\$ 27,996	\$ 32,288	\$ 39,600	\$ 27,375	\$ 34,606	\$ 37,373	\$ 44,539	\$ 51,674	
Remaining Reserve	27%	37%	28%	38%	44%	54%	37%	47%	51%	60%	70%	
<b>Projected Assessments Collected</b>	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$80 <actual assessment
Assessment to Meet Minimum	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	60% Projected Funding
Minimum Assessments Collected	\$ 44,945	\$ 29,489	\$ 36,279	\$ 28,543	\$ 35,265	\$ 38,908	\$ 45,574	\$ 32,673	\$ 39,256	\$ 41,368	\$ 47,884	41% Average over 10 year period
Reserve Fund Baseline	\$ (25,325)	\$ (3,090)	\$ (17,604)	\$ (3,156)	\$ (6,241)	\$ (3,227)	\$ (22,775)	\$ (3,302)	\$ (7,775)	\$ (3,381)	\$ (3,422)	
Total Reserve Expense	\$ 19,620	\$ 26,399	\$ 18,675	\$ 25,387	\$ 29,024	\$ 35,681	\$ 22,799	\$ 29,372	\$ 31,481	\$ 37,987	\$ 44,462	
Remaining Reserve	27%	36%	25%	34%	39%	48%	31%	40%	43%	51%	60%	
Projected % Funded												

**Ideal Funding** 70% \$ 85 unit/yr \$ 10,491 per year  
**Projected Funding** 60% \$ 80 unit/yr \$ 9,840 per year

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Exhibit B, page 2

Best Case

**10 Year Reserve Fund Period 2022-2031**

**Annual Baseline ->** \$44,945 \$33,495 \$40,291 \$32,561 \$39,289 \$42,938 \$49,610 \$36,716 \$43,304 \$45,422 \$51,944

No.	Component	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total over Period	% of Total
1	Dredging of Irrigation Pond												\$ 13,923	19%
2	Irrigation Pond Berm Repair	\$ 1,465						\$ 13,923					\$ 3,685	5%
3	Retention Pond/Run off Remediation								\$ 2,419				\$ 2,419	3%
4	Pump Maintenance		\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 15,000	20%
5	Pump Replacement	\$ 19,958											\$ -	0%
6	20HP Motor Maintenance		\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 5,000	7%
7	20HP Motor Replacement												\$ -	0%
8	Motor Control System			\$ 12,481				\$ 1,904					\$ 12,481	17%
9	Pressure Monitoring System					\$ 3,050							\$ 3,050	3%
10	Globe and Butterfly Valves												\$ 3,050	4%
11	Drain Valves (13)												\$ 12,496	17%
12	PVC Piping												\$ -	0%
13	Pump House Slab and Piping												\$ -	0%
14	Pump House Exterior												\$ 2,000	3%
15	Monuments and Common Areas												\$ 2,016	3%
	<b>Total Reserve Expense</b>	\$ (25,325)	\$ (3,090)	\$ (17,604)	\$ (3,156)	\$ (6,241)	\$ (3,227)	\$ (22,775)	\$ (3,302)	\$ (7,775)	\$ (3,381)	\$ (3,422)		
	<b>Remaining Reserve</b>	\$ 19,620	\$ 30,405	\$ 22,687	\$ 29,405	\$ 33,048	\$ 39,711	\$ 26,835	\$ 33,414	\$ 35,529	\$ 42,041	\$ 48,522		
	<b>Current % Funded</b>	27%	41%	31%	40%	45%	54%	36%	45%	48%	57%	66%		

Projected 10 Year Outlay \$ 73,973 *Ideal Balance*  
 70% of Projected 10 Year Outlay \$ 51,781 *70% Funded Goal (Strong Financial Position)*  
 Current Reserve Fund \$ 23,620  
 Current Funding Level 32%

Assessed Properties 123  
 Reserve Fund Interest 0.2%

**Reserve Fund Model to Meet Recommended and Minimum Standards**

Recommended Assessments Collected	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total over Period	% of Total
Assessment to Meet 70% Standard	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$85 <ideal assessment
Recommended Assessments Collected	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	\$ 10,491	70% Ideal Funding
Reserve Fund Baseline	\$ 45,595	\$ 30,792	\$ 38,234	\$ 31,152	\$ 38,529	\$ 42,827	\$ 50,150	\$ 37,907	\$ 45,148	\$ 47,920	\$ 55,097	\$ 51,781	Funding Goal
Total Reserve Expense	\$ (25,325)	\$ (3,090)	\$ (17,604)	\$ (3,156)	\$ (6,241)	\$ (3,227)	\$ (22,775)	\$ (3,302)	\$ (7,775)	\$ (3,381)	\$ (3,422)		
Remaining Reserve	\$ 20,271	\$ 27,702	\$ 20,630	\$ 27,996	\$ 32,288	\$ 39,600	\$ 27,375	\$ 34,606	\$ 37,373	\$ 44,539	\$ 51,674		
Recommended % Funded	27%	37%	28%	38%	44%	54%	37%	47%	51%	60%	70%		
<b>Projected Assessments Collected</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>		
Assessment to Meet Minimum	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$80 <actual assessment
Minimum Assessments Collected	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	\$ 9,840	66% Projected Funding
Reserve Fund Baseline	\$ 44,945	\$ 33,495	\$ 40,291	\$ 32,561	\$ 39,289	\$ 42,938	\$ 49,610	\$ 36,716	\$ 43,304	\$ 45,422	\$ 51,944		46% Average over 10 year period
Total Reserve Expense	\$ (25,325)	\$ (3,090)	\$ (17,604)	\$ (3,156)	\$ (6,241)	\$ (3,227)	\$ (22,775)	\$ (3,302)	\$ (7,775)	\$ (3,381)	\$ (3,422)		
Remaining Reserve	\$ 23,620	\$ 30,405	\$ 22,687	\$ 29,405	\$ 33,048	\$ 39,711	\$ 26,835	\$ 33,414	\$ 35,529	\$ 42,041	\$ 48,522		
Projected % Funded	32%	41%	31%	40%	45%	54%	36%	45%	48%	57%	66%		

**Ideal Funding** 70% \$ 85 unit/yr \$ 10,491 per year  
**Projected Funding** 66% \$ 80 unit/yr \$ 9,840 per year

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Canyon View Estates Homeowners Association  
2021 Financial Summary and Proposed 2022 Budget

Transactions	2021		2022		Notes
	Assessments	Budget	Actuals	Proposed Assessments	
<b>Operating Account</b>					
Beginning Operating Account Balance		11,057.66	11,221.04	10,428.60	
Number of Properties Assessed	123			123	
<b>Operating Income</b>					
Operating Assessment	\$320.00	39,360.00	39,040.00	\$320.00	
Reserve Fund Assessment	\$80.00	9,840.00	9,760.00	\$80.00	
Fines and Late Fees Collected		100.00			
(A) Total Operating Income		60,257.66	60,121.04	59,628.60	
<b>Operating Expenses</b>					
<b>Operating Costs</b>					
Electricity - Irrigation	\$200.00	5,274.00	3,334.70	\$4,120.00	Estimate based on 2021 Xcel actuals + assumed rate increase
92 Water Shares - Irrigation		18,400.00	18,400.00	\$205.00	Estimate \$5/share increase
Landscape Contract/Services		6,860.00	6,860.00	7,910.00	Apr-Oct @ \$1130/mo; 3 Yr contract in place
Irrigation Repair & Maintenance		500.00	368.43	500.00	(2021) Head valve at 339 Sienna CT, Lime Kiln head relocate
<b>Administrative Cost</b>					
Postage/Copies/Misc		300.00	9.00	300.00	Checks
CCIOA Compliance/Manager		5,400.00	5,400.00	5,400.00	
Safety Deposit & PO Box		25.00	25.00	25.00	
Meeting Expense		450.00	178.35	450.00	(2021) Meeting rental fees credited
Professional Fees (incl. License, Registrations)		250.00	125.00	250.00	(2022) \$500 retainer
Legal Expense		500.00		500.00	Estimate 3% increase in premium
Insurance		1,183.90	1,151.96	1,186.52	
(B) Total Operating Expenses		39,142.90	35,852.44	39,501.52	
(C) Operating Account Subtotal (A-B)		21,114.76	24,268.60	20,127.08	
(D) Transfer to Reserve Fund		9,840.00	13,840.00	9,840.00	(2021) Contribution to Reserve Account
<b>Ending Operating Bank Account Balance (C-D)</b>		<b>11,274.76</b>	<b>10,428.60</b>	<b>10,287.08</b>	
<b>Reserve Account</b>					
Beginning Reserve Account Balance		35,052.07	35,052.12	23,524.44	
<b>Reserve Income</b>					
Interest Eamed		50.00	16.41	25.00	
(D) Reserve Contribution		9,840.00	13,840.00	9,840.00	
(E) Total Reserve Income		44,942.07	48,908.53	33,389.44	
<b>Reserve Expenses</b>					
<b>No. Reserve Component</b>					
1 Dredging of Irrigation Pond					(2021) unplanned berm and path repair; Muskrat removal
2 Irrigation Pond Berm Repair			1,464.91		(2021) pump declared end of life (diagnostic fee)
3 Retention Pond/Run off Remediation			164.46	1,000.00	(2021) pump replacement ahead of plan
4 Pump Maintenance		5,297.54	19,852.60	500.00	(2021) pump motor declared end of life
5 Pump Replacement		1,365.91			(2021) motor replacement ahead of plan
6 25HP Motor Maintenance					
7 25HP Motor Replacement					
8 Motor Control System					
9 Pressure Monitoring System					
10 Globe and Butterfly Valves					
11 Drain Valves (13)		995.08	2,327.12	1,090.00	(2021) valve replacements at 335 Sierra CT, 2060 Redcliff CIR
12 PVC Piping					
13 Pump House Slab and Piping			1,575.00		(2021) repair of sump at pump house
14 Pump House Exterior		500.00			(2021) work deferred to 2023 after pump controller install
15 Monuments and Common Areas					
(F) Total Reserve Expenses		8,158.53	25,384.09	2,590.00	
<b>Ending Reserve Bank Account Balance (E-F)</b>		<b>36,783.54</b>	<b>23,524.44</b>	<b>30,799.44</b>	

Canyon View Estates Homeowners Association  
2021 Financial Summary and Proposed 2022 Budget

Transactions	2021		2022		Notes
	Assessments	Budget	Actuals	Proposed Assessments	
<b>Operating Account</b>					
Beginning Operating Account Balance					
Number of Properties Assessed	123	11,057.66	11,221.04	123	14,428.60
<b>Operating Income</b>					
Operating Assessment	\$320.00	39,360.00	39,040.00	\$320.00	39,360.00
Reserve Fund Assessment	\$80.00	9,840.00	9,760.00	\$80.00	9,840.00
Fines and Late Fees Collected		100.00			
(A) Total Operating Income		60,257.66	60,121.04		63,628.60
<b>Operating Expenses</b>					
<b>Operating Costs</b>					
Electricity - Irrigation		5,274.00	3,334.70		\$4,120.00
92 Water Shares - Irrigation	\$200.00	18,400.00	18,400.00	\$205.00	18,860.00
Landscape Contract/Services		6,860.00	6,860.00		7,910.00
Irrigation Repair & Maintenance		500.00	368.43		500.00
<b>Administrative Cost</b>					
Postage/Copies/Misc		300.00	9.00		300.00
CCIOA Compliance/Manager		5,400.00	5,400.00		5,400.00
Safety Deposit & PO Box		25.00	25.00		25.00
Meeting Expense		450.00	178.35		450.00
Professional Fees (Incl. License, Registrations)		250.00	125.00		250.00
Legal Expense		500.00	-		500.00
Insurance		1,183.90	1,151.96		1,186.52
(B) Total Operating Expenses		39,142.90	35,852.44		39,501.52
(C) Operating Account Subtotal (A-B)		21,114.76	24,268.60		24,127.08
(D) Transfer to Reserve Fund		9,840.00	9,840.00		9,840.00
<b>Ending Operating Bank Account Balance (C-D)</b>		<b>11,274.76</b>	<b>14,428.60</b>		<b>14,287.08</b>
<b>Reserve Account</b>					
Beginning Reserve Account Balance		35,052.07	35,052.12		19,524.44
<b>Reserve Income</b>					
Interest Earned		50.00	16.41		25.00
(D) Reserve Contribution		9,840.00	9,840.00		9,840.00
(E) Total Reserve Income		44,942.07	44,908.53		29,389.44
<b>Reserve Expenses</b>					
<b>No.</b>					
<b>Reserve Component</b>					
1 Dredging of Irrigation Pond					
2 Irrigation Pond Berm Repair			1,464.91		
3 Retention Pond/Run off Remediation					
4 Pump Maintenance		5,297.54	164.46		1,000.00
5 Pump Replacement			19,852.60		
6 25HP Motor Maintenance		1,365.91			500.00
7 25HP Motor Replacement			incl w/ pump		
8 Motor Control System					
9 Pressure Monitoring System					
10 Globe and Butterfly Valves					
11 Drain Valves (13)		995.08	2,327.12		1,090.00
12 PVC Piping					
13 Pump House Slab and Piping			1,575.00		
14 Pump House Exterior		500.00			
15 Monuments and Common Areas					
(F) Total Reserve Expenses		8,158.53	25,384.09		2,590.00
<b>Ending Reserve Bank Account Balance (E-F)</b>		<b>36,783.54</b>	<b>19,524.44</b>		<b>26,799.44</b>