

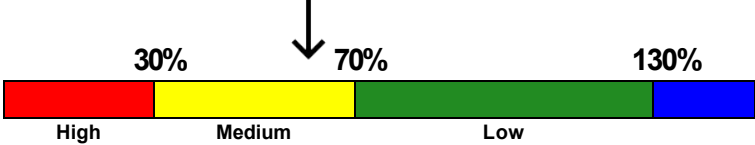
3- Minute Executive Summary

Association: Anthem Country Club C.A. **Assoc. #: 20844-1**
Location: Anthem, AZ **# of Units: 2,866**
Report Period: January 1, 2021 through December 31, 2021

Findings/Recommendations as-of: January 1, 2021

Projected Starting Reserve Balance	\$6,267,017
Current Fully Funded Reserve Balance	\$10,073,902
Average Reserve Deficit (Surplus) Per Unit	\$1,328
Percent Funded	62.2 %
Current Monthly Reserve Contribution	\$94,000
Recommended 2021 Monthly Reserve Contribution	\$95,000
Recommended 2021 Special Assessments for Reserves	\$0

Reserves % Funded: 62.2%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves1.75 %
Annual Inflation Rate3.00 %

This is an Update "No-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2019 Fiscal Year. No site inspection was performed as part of this Reserve Study.

The Reserve expense threshold for this analysis is \$2,000, which means no expenses under that amount are funded in the Reserve Study.

Your Reserve Fund is 62.2 % Funded. This means the Reserve Fund status is Fair, and special assessment risk is currently Medium.

Per the Board's request, this report provides a Threshold Funding Plan with the objective to achieve 75% Funded, where associations enjoy a low risk of Reserve cash flow problems.

Based on this starting point and anticipated future expenses, we recommend budgeting Monthly Reserve contributions of \$95,000. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
GATE #1: ANTHEM CLUB				
1000	Monuments - Replace	20	0	\$31,200
1010	Fountain - Resurface	18	4	\$32,600
1012	Fountain Lights - Replace	5	2	\$9,700
1014	Fountain Flagstone - Replace	20	0	\$12,000
1020	Fountain Filter - Replace	15	2	\$2,100
1024	Filter Pumps - Replace	15	2	\$3,200
1030	Circ Pump #1 - Replace	16	10	\$10,600
1031	Circ Pump #1 - Repair	16	2	\$5,500
1032	Circ Pump #2 - Replace	16	0	\$10,600
1033	Circ Pump #2 - Repair	16	8	\$5,500
1040	Pump VFD's - Replace	10	1	\$3,400
1100	Access System - Replace	10	9	\$25,000
1104	Camera System - Replace	5	3	\$68,300
1106	Barrier Arms - Replace	8	4	\$10,100
1110	Gate Operators - Replace	15	11	\$15,400
1114	Safety Loops - Replace	10	6	\$8,300
1120	Vehicle Gates - Replace	30	8	\$10,400
1122	Gates & Fence - Repaint	5	1	\$4,100
1130	Ground Lights - Replace	12	8	\$15,200
GATE #1: ANTHEM CLUB GATEHOUSE				
1150	Exterior Lights - Replace	20	16	\$3,900
1154	Doors/Windows - Replace	40	18	\$19,400
1158	HVAC Unit - Replace	15	0	\$7,000
1160	Metal Roof - Replace	40	18	\$36,400
1164	Exterior Surfaces - Repaint	8	0	\$3,600
1166	Interior Surfaces - Repaint	8	6	\$2,500
1170	Gatehouse - Remodel	16	14	\$57,000
1190	Radar Detector - Replace	6	5	\$10,600
GATE #2: DAISY MOUNTAIN				
1206	Barrier Arms - Replace	8	4	\$8,400
1210	Gate Operators - Replace	15	11	\$15,400
1214	Safety Loops - Replace	10	6	\$6,200
1220	Gates & Fence - Replace	30	8	\$13,000
1230	Ground Lights - Replace	12	8	\$9,300
GATE #3: ANTHEM HILLS				
1306	Barrier Arms - Replace	8	4	\$10,100
1310	Gate Operators - Replace	15	11	\$15,400
1314	Safety Loops - Replace	10	6	\$8,300
1320	Gates & Fence - Replace	30	11	\$11,100
1330	Ground Lights - Replace	12	8	\$6,300
GATE #3: ANTHEM HILLS GATEHOUSE				
1350	Exterior Lights - Replace	20	0	\$3,900
1354	Doors/Windows - Replace	40	21	\$19,400
1358	HVAC Unit - Replace	15	0	\$7,000
1360	Metal Roof - Replace	40	21	\$38,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1370	Gatehouse - Remodel	16	14	\$57,000
GATE #4: ANTHEM RIDGE				
1406	Barrier Arms - Replace	8	4	\$5,000
1410	Gate Operators - Replace	15	11	\$15,400
1414	Safety Loops - Replace	10	6	\$6,200
1420	Gates & Fence - Replace	30	13	\$11,300
1430	Ground Lights - Replace	12	0	\$3,600
PAVEMENT				
2000	Anthem Club Dr - Repave	20	3	\$1,073,500
2001	Anthem Club Dr - Seal/Repair	4	5	\$83,000
2010	Anthem Hills Dr - Repave	28	10	\$621,000
2011	Anthem Hills Dr - Seal/Repair (A)	4	2	\$48,000
2011	Anthem Hills Dr - Seal/Repair (B)	4	12	\$48,000
2020	Anthem Ridge Dr - Repave	28	10	\$503,000
2021	Anthem Ridge Dr - Seal/Repair (A)	4	2	\$39,000
2021	Anthem Ridge Dr - Seal/Repair (B)	4	12	\$39,000
2030	Wolf Run Dr - Repave	20	9	\$296,500
2031	Wolf Run Dr - Seal/Repair (A)	4	1	\$23,000
2031	Wolf Run Dr - Seal/Repair (B)	4	11	\$23,000
2040	Community #01 - Repave	28	11	\$1,018,500
2041	Community #01 - Seal/Repair (A)	4	3	\$78,700
2041	Community #01 - Seal/Repair (B)	4	13	\$78,700
2050	Community #02A - Repave	28	7	\$262,000
2052	Community #02B - Repave	28	23	\$64,100
2053	Community #02 - Seal/Repair (A)	4	3	\$25,200
2053	Community #02 - Seal/Repair (B)	4	9	\$25,200
2060	Community #03 - Repave	28	8	\$374,500
2061	Community #03 - Seal/Repair (A)	4	0	\$29,000
2061	Community #03 - Seal/Repair (B)	4	10	\$29,000
2070	Community #04 - Repave	28	4	\$226,000
2071	Community #04 - Seal/Repair (A)	4	0	\$17,400
2071	Community #04 - Seal/Repair (B)	4	6	\$17,400
2080	Community #05 - Repave	28	7	\$166,500
2081	Community #05 - Seal/Repair (A)	4	3	\$13,000
2081	Community #05 - Seal/Repair (B)	4	9	\$13,000
2090	Community #06 - Repave	28	11	\$125,500
2091	Community #06 - Seal/Repair (A)	4	3	\$9,700
2091	Community #06 - Seal/Repair (B)	4	13	\$9,700
2100	Community #07 - Repave	28	12	\$468,000
2101	Community #07 - Seal/Repair (A)	4	0	\$36,100
2101	Community #07 - Seal/Repair (B)	4	14	\$36,100
2108	Community #07 - Paver Refurbish	28	12	\$65,000
2110	Community #08 - Repave	28	8	\$135,500
2111	Community #08 - Seal/Repair (A)	4	0	\$10,400
2111	Community #08 - Seal/Repair (B)	4	10	\$10,400
2120	Community #09 - Repave	28	25	\$176,500
2121	Community #09 - Seal/Repair	4	1	\$13,600
2130	Community #10 - Repave	28	8	\$622,000
2131	Community #10 - Seal/Repair (A)	4	0	\$48,100

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2131 Community #10 - Seal/Repair (B)	4	10	\$48,100
2140 Community #11 - Repave	28	3	\$147,500
2141 Community #11 - Seal/Repair	4	5	\$11,400
2150 Community #12 - Repave	28	7	\$292,500
2151 Community #12 - Seal/Repair (A)	4	3	\$22,600
2151 Community #12 - Seal/Repair (B)	4	9	\$22,600
2160 Community #13 - Repave	28	7	\$1,009,500
2161 Community #13 - Seal/Repair (A)	4	3	\$78,000
2161 Community #13 - Seal/Repair (B)	4	9	\$78,000
2170 Community #14 - Repave	28	9	\$234,500
2171 Community #14 - Seal/Repair (A)	4	1	\$18,100
2171 Community #14 - Seal/Repair (B)	4	11	\$18,100
2180 Community #15 - Repave	28	4	\$271,000
2181 Community #15 - Seal/Repair (A)	4	0	\$20,900
2181 Community #15 - Seal/Repair (B)	4	6	\$20,900
2190 Community #16 - Repave	28	4	\$240,000
2191 Community #16 - Seal/Repair (A)	4	0	\$18,500
2191 Community #16 - Seal/Repair (B)	4	6	\$18,500
2200 Community #17 - Repave	28	9	\$233,000
2201 Community #17 - Seal/Repair (A)	4	0	\$18,000
2201 Community #17 - Seal/Repair (B)	4	11	\$18,000
2210 Community #18 - Repave	28	12	\$311,000
2211 Community #18 - Seal/Repair (A)	4	0	\$24,000
2211 Community #18 - Seal/Repair (B)	4	14	\$24,000
2220 Community #19 - Repave	28	14	\$470,000
2221 Community #19 - Seal/Repair (A)	4	1	\$36,300
2221 Community #19 - Seal/Repair (B)	4	16	\$36,300
2230 Community #20 - Repave	28	13	\$1,165,000
2231 Community #20 - Seal/Repair (A)	4	1	\$89,700
2231 Community #20 - Seal/Repair (B)	4	15	\$89,700
2240 Community #21 - Repave	28	14	\$352,000
2241 Community #21 - Seal/Repair (A)	4	1	\$27,200
2241 Community #21 - Seal/Repair (B)	4	16	\$27,200
2250 Community #22 - Repave	28	14	\$347,500
2251 Community #22 - Seal/Repair (A)	4	1	\$27,000
2251 Community #22 - Seal/Repair (B)	4	16	\$27,000
2260 Community #23 - Repave	28	13	\$356,000
2261 Community #23 - Seal/Repair (A)	4	1	\$27,500
2261 Community #23 - Seal/Repair (B)	4	16	\$27,500
2270 Community #24 - Repave	28	12	\$336,000
2271 Community #24 - Seal/Repair (A)	4	0	\$26,000
2271 Community #24 - Seal/Repair (B)	4	14	\$26,000
2280 Community #25 - Repave	28	14	\$427,000
2281 Community #25 - Seal/Repair (A)	4	1	\$33,000
2281 Community #25 - Seal/Repair (B)	4	16	\$33,000
2290 Community #26 - Repave	28	12	\$405,500
2291 Community #26 - Seal/Repair (A)	4	0	\$31,300
2291 Community #26 - Seal/Repair (B)	4	14	\$31,300
2300 Community #27A - Repave	28	13	\$419,000
2301 Community #27A - Seal/Repair (A)	4	1	\$32,400

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2301	Community #27A - Seal/Repair (B)	4	15	\$32,400
2302	Community #27B - Repave	28	26	\$178,200
2303	Community #27B - Seal/Repair	4	1	\$14,600
2500	Concrete - Repair	3	0	\$5,200
GROUNDS				
3000	Community Markers - Replace	30	11	\$67,100
3004	Community Markers - Repaint	6	0	\$3,000
3006	Pillar Lights - Replace	15	13	\$10,000
3010	Street Signs - Partial Replace	2	1	\$2,100
3012	Street Signs - Repaint	6	0	\$13,400
3020	Street Lights - Replace	15	12	\$3,100
3032	Mailbox Lights - Replace	20	18	\$26,700
3050	Drainage Fence - Replace	30	11	\$35,400
3052	Drainage Rails - Replace	40	21	\$200,500
3060	Fence & Rails - Repaint	5	1	\$18,500
3111	Granite - Replenish (Ph1)	10	8	\$85,400
3112	Granite - Replenish (Ph2)	10	9	\$102,000
3113	Granite - Replenish (Ph3)	10	0	\$102,000
3114	Granite - Replenish (Ph4)	10	1	\$102,000
3115	Granite - Replenish (Ph5)	10	2	\$102,000
3116	Granite - Replenish (Ph6)	10	3	\$102,000
3117	Granite - Replenish (Ph7)	10	4	\$102,000
3130	Landscape Lights - Replace	12	8	\$29,000
160 Total Funded Components				

Note 1: Yellow highlighted line items are expected to require attention in this initial year.