

# The Casitas At Morningstar

## Supplementary Schedules Reserve Management Plan

### Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025



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.

The Casitas At Morningstar  
January 1, 2025

Supplementary Schedules

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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, 2025

Board of Directors  
The Casitas At Morningstar  
Las Cruces, NM

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 The Casitas At Morningstar'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, CMM, GRI  
March 22, 2025

## Component List - Detail

Category / Subcategory Component	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Admin							
Diaster							
Emergency Contingency Fund	07/01/2024	\$ 25,000.00	1 Job	\$ 25,000	3:00	2:06	\$ 26,917
				25,000			26,917
				25,000			26,917
Concrete							
Drainage							
Concrete Curbs-Gutters	07/01/2020	\$ 7,500.00	1 Allow	\$ 7,500	7:00	2:06	\$ 8,075
				7,500			8,075
				7,500			8,075
Doors							
Glass/Wood							
Pool Building Bi-fold Glass/Wood Do	07/01/2015	\$ 40,000.00	1 Job	\$ 40,000	20:00	10:06	\$ 54,557
				40,000			54,557
Wood/Glass							
Exercise Room Glass-Wood Sngl Doo	07/01/2010	\$ 2,250.00	1 Each	\$ 2,250	20:00	5:06	\$ 2,647
				2,250			2,647
				42,250			57,204
Drainage							
Concrete							
Concrete Drainage Channel	07/01/2020	\$ 25,000.00	1 Allow	\$ 25,000	15:00	10:06	\$ 34,098
				25,000			34,098
				25,000			34,098
Equipment							
Recreation							
Fitness Equipment	07/01/2020	\$ 36,000.00	1 Allow	\$ 36,000	10:00	5:06	\$ 42,355
Fitness Equipment	07/01/2022	36,000.00	1 Allow	36,000	10:00	7:06	44,935
				72,000			87,290
				72,000			87,290
Painting							
Metal							
Carports Paint	07/01/2018	\$ 2.50	56,400 SF	\$ 141,000	12:00	5:06	\$ 165,891
				141,000			165,891
				141,000			165,891
Sanitation							
Equipment							
Sewer Lateral Lines Repair Allowanc	07/01/2020	\$ 5,000.00	1 Allow	\$ 5,000	5:00	0:06	\$ 5,074
				5,000			5,074
				5,000			5,074

# The Casitas At Morningstar

Analysis Date - January 1, 2025

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
Structures							
Steel							
Carports-Structural-Repair Allowanc	07/01/2023	\$ 10,000.00	1 Allow	\$ 10,000	7:00	5:06	\$ 11,765
				10,000			11,765
				10,000			11,765
				327,750			396,316

# The Casitas At Morningstar

Analysis Date - January 1, 2025

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
Admin	3:00	2:06	\$ 26,917
Concrete	7:00	2:06	8,075
Doors	20:00	5:06 -10:06	57,204
Drainage	15:00	10:06	34,098
Equipment	10:00	5:06 - 7:06	87,290
Painting	12:00	5:06	165,891
Sanitation	5:00	0:06	5,074
Structures	7:00	5:06	11,765
			<u>396,316</u>

# The Casitas At Morningstar

Analysis Date - January 1, 2025

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

## Component List - Full Detail

### Concrete Drainage Channel

Item Number	14
Type	Common Area
Category	Drainage
Measurement Basis	Allow
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
Detention Pond		Average	07/01/2020	07/01/2035	10:06	15:00	1	25,000.00	34,098.15
								25,000.00	34,098.15

### Comments

Allowance to Repair or Replace

# The Casitas At Morningstar

Analysis Date - January 1, 2025

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

## Component List - Full Detail

### Emergency Contingency Fund

Item Number	129
Type	Common Area
Category	Admin
Measurement Basis	Job
Estimated Useful Life	3 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/Building		Good	07/01/2024	07/01/2027	2:06	3:00	1	25,000.00	26,917.40
								25,000.00	26,917.40

### Comments

Emergency funding in case of catastrophe



# The Casitas At Morningstar

Analysis Date - January 1, 2025

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

## Component List - Full Detail

### Concrete Curbs-Gutters

Item Number	13
Type	Common Area
Category	Concrete
Measurement Basis	Allow
Estimated Useful Life	7 Years
Basis Cost	\$ 7,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Streets-Parking		Fair	07/01/2020	07/01/2027	2:06	7:00	1	7,500.00	8,075.22
								7,500.00	8,075.22

### Comments

Allowance to Repair or Replace

# The Casitas At Morningstar

Analysis Date - January 1, 2025

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

## Component List - Full Detail

### Sewer Lateral Lines Repair Allowance

Item Number	107
Type	Common Area
Category	Sanitation
Measurement Basis	Allow
Estimated Useful Life	5 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	07/01/2020	07/01/2025	0:06	5:00	1	5,000.00	5,074.45
								5,000.00	5,074.45

### Comments

Allowance to Repair or Replace

# The Casitas At Morningstar

Analysis Date - January 1, 2025

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

## Component List - Full Detail

### Pool Building Bi-fold Glass/Wood Doors

Item Number 82  
 Type Common Area  
 Category Doors  
 Measurement Basis Job  
 Estimated Useful Life 20 Years  
 Basis Cost \$ 40,000.00  
 Tracking Logistical  
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Indoor Pool Area		Average	07/01/2015	07/01/2035	10:06	20:00	1	40,000.00	54,557.05
								40,000.00	54,557.05

### Comments

Replace as Necessary

# The Casitas At Morningstar

Analysis Date - January 1, 2025

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

## Component List - Full Detail

### Carports Paint

Item Number	7
Type	Common Area
Category	Painting
Measurement Basis	SF
Estimated Useful Life	12 Years
Basis Cost	\$ 2.50
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking Area		Fair	07/01/2018	07/01/2030	5:06	12:00	56,400	141,000.00	165,891.39
								141,000.00	165,891.39

### Comments

Phase 1-30,000 phase 2-26,400

# The Casitas At Morningstar

Analysis Date - January 1, 2025

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

## Component List - Full Detail

### Fitness Equipment

Item Number 130  
Type Common Area  
Category Equipment  
Measurement Basis Allow  
Estimated Useful Life 10 Years  
Basis Cost \$ 36,000.00  
Tracking Logistical  
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fitness 1		Average	07/01/2020	07/01/2030	5:06	10:00	1	36,000.00	42,355.25
Fitness 2		Average	07/01/2022	07/01/2032	7:06	10:00	1	36,000.00	44,934.68
								72,000.00	87,289.93

### Comments

Allowance to Repair or Replace

# The Casitas At Morningstar

Analysis Date - January 1, 2025

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

## Component List - Full Detail

### Carports-Structural-Repair Allowance

Item Number 9  
Type Common Area  
Category Structures  
Measurement Basis Allow  
Estimated Useful Life 7 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
Parking Area		Fair	07/01/2023	07/01/2030	5:06	7:00	1	10,000.00	11,765.35
								10,000.00	11,765.35

### Comments

Allowance to Repair or Replace

# The Casitas At Morningstar

Analysis Date - January 1, 2025

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

## Component List - Full Detail

### Exercise Room Glass-Wood Sngl Door w/Light Boxes

Item Number 26  
 Type Common Area  
 Category Doors  
 Measurement Basis Each  
 Estimated Useful Life 20 Years  
 Basis Cost \$ 2,250.00  
 Tracking Logistical  
 Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fitness 1 Exterior		Average	07/01/2010	07/01/2030	5:06	20:00	1	2,250.00	2,647.20
								2,250.00	2,647.20

Comments

Replace as Necessary