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Update "With-Site-Visit" Reserve Study



Civano I, Neighborhood I HOA Tuscon, AZ

Report #: 9304-2
For Period Beginning: January 1, 2020
Expires: December 31, 2020

Date Prepared: August 7, 2020



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

480-361-5340



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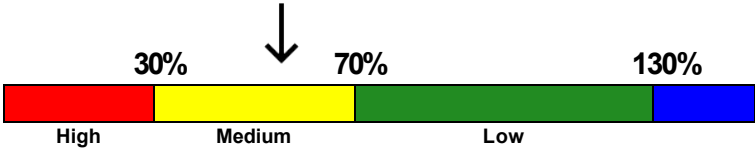
3- Minute Executive Summary

Association: Civano I, Neighborhood I HOA **Assoc. #: 9304-2**
Location: Tuscon, AZ **# of Units: 676**
Report Period: January 1, 2020 through December 31, 2020

Findings/Recommendations as-of: January 1, 2020

Projected Starting Reserve Balance	\$914,462
Current Fully Funded Reserve Balance	\$1,617,125
Average Reserve Deficit (Surplus) Per Unit	\$1,039
Percent Funded	56.5 %
Approved 2020 Monthly Reserve Contribution	\$12,498
Recommended 2021 Monthly Reserve Contribution	\$18,000
Recommended 2020 Special Assessments for Reserves	\$0

Reserves % Funded: 56.5%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %
Annual Inflation Rate 3.00 %

This is an Update "With-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2017 Fiscal Year. We performed the site inspection on 11/26/2019.

The Reserve expense threshold for this analysis is \$1,000, which means no expenses under that amount are funded in the Reserve Study.

Your Reserve Fund is 56.5 % Funded. This means the Reserve Fund status is Fair, and special assessment risk is currently Medium.

The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.

HOA has already approved its 2020 budget with Monthly Reserve contributions of \$12,498, so our initial funding plan reflects the budget. Based on this starting point and anticipated future expenses, we recommend increasing Monthly Reserve contributions to \$18,000 for the 2021 Fiscal Year. 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
PAVEMENT			
100 Asphalt Streets - Repave	30	10	\$157,000
104 Asphalt Streets - Seal/Repair	7	4	\$14,850
110 Asphalt Parking (AC) - Repave	24	0	\$35,500
111 Asphalt Parking (AC) - Seal/Repair	4	1	\$1,500
112 Asphalt Parking (B) - Repave	24	4	\$279,500
113 Asphalt Parking (B) - Seal/Repair	4	0	\$13,100
114 Gravel Parking - Repair	20	4	\$9,000
120 Asphalt Trails - Replace	28	7	\$212,000
122 Asphalt Trails - Seal/Repair	4	0	\$11,100
130 Asphalt Surfaces - Repair	2	0	\$3,500
140 Concrete - Repair	4	1	\$4,100
IRRIGATION & LANDSCAPE			
301 Irrigation Systems - Replace (Ph1)	25	3	\$135,000
301 Irrigation Systems - Replace (Ph2)	25	5	\$135,000
330 Landscape Rock - Replace/Replenish	2	1	\$31,500
334 Drainage Rip-Rap - Replenish/Repair	15	8	\$11,800
336 Drain Systems - Repair/Replace	25	4	\$13,650
340 Trees & Plants - Partial Replace	1	0	\$10,700
370 Sewer Lines - Video/Repair	5	0	\$5,000
COMMON AREAS			
400 Monument - Refurbish	20	6	\$4,200
401 Pole Light - Replace	30	16	\$2,750
404 Bollard Lights - Replace	25	5	\$118,000
406 Trail Lights - Replace	20	0	\$11,500
408 Light Fixtures - Repaint	5	0	\$4,500
420 Metal Fence - Replace	30	9	\$12,550
421 Metal Fence - Repaint	6	5	\$1,500
425 Metal Rails (1999) - Replace	30	10	\$50,800
427 Metal Rails (2008) - Replace	30	18	\$79,750
428 Metal Rails - Repaint	5	2	\$20,750
430 Retaining Walls - Repair	20	4	\$23,500
460 Fingerway Bridges - Repair	15	3	\$5,900
RECREATION AMENITIES			
501 Playground Shade - Replace	15	4	\$4,100
502 Playground Equip - Replace	18	3	\$21,850
505 Artificial Turf - Replace	10	4	\$2,895
506 Playground Fence - Replace	30	15	\$20,250
507 Playground Fence - Repaint	5	0	\$1,585
510 Card Readers - Replace	10	6	\$8,700
514 Park Furniture - Replace	18	2	\$35,250
520 Bocce Ball - Refurbish	8	0	\$2,500
530 Garden Fence - Replace	30	10	\$3,450
534 Garden Wall - Seal/Repair	3	0	\$3,350
540 Tennis Court - Replace		4	\$55,000
542 Tennis Court - Resurface	5	4	\$6,700

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
544	Tennis Fence - Replace	24	4	\$16,950
545	Tennis Fence - Repaint	8	4	\$4,150
560	Tennis Lights - Replace	20	18	\$6,300
561	Tennis Poles - Replace	40	18	\$12,000
570	Basketball Court - Replace	30	14	\$30,600
576	Soccer Goals - Replace	20	4	\$2,050
580	Swing Set - Replace	18	13	\$9,100
NORTH POOL				
701	Metal Fence - Replace (A)	25	4	\$8,025
702	Metal Fence - Replace (B)	30	27	\$3,800
712	Drinking Fountain - Replace	15	10	\$2,250
714	Restrooms - Refurbish	12	3	\$2,850
716	Camera System - Replace	8	3	\$4,200
718	Exterior Lights - Replace	15	9	\$5,700
720	Exterior Surfaces - Repaint	6	0	\$5,000
730	Metal Roofs - Replace	40	19	\$27,300
736	Solar Panels - Replace	18	17	\$13,050
740	Pool Deck - Resurface	16	0	\$11,450
742	Pool Deck - Seal/Repair	4	0	\$5,050
744	Pool - Resurface	12	10	\$23,700
750	Pool Furniture - Replace	15	2	\$8,650
760	Equip Doors - Replace	25	4	\$2,400
761	Pool Filter #1 - Replace	15	0	\$1,750
762	Pool Filter #2 - Replace	15	0	\$1,750
764	Pool Pump #1 - Replace	12	0	\$1,800
765	Pool Pump #2 - Replace	12	0	\$1,800
766	Solar Pump - Replace	12	0	\$1,800
770	Chlorinator - Replace	10	0	\$3,000
SOUTH POOL				
901	Metal Fence - Replace (A)	25	6	\$18,600
902	Metal Fence - Replace (B)	30	27	\$3,800
906	Bollard Lights - Replace	25	10	\$4,700
912	Drinking Fountain - Replace	15	0	\$2,250
914	Restrooms - Refurbish	12	3	\$2,850
916	Camera System - Replace	8	3	\$4,200
918	Exterior Lights - Replace	15	0	\$10,000
920	Exterior Surfaces - Repaint	6	0	\$6,700
930	Metal Roofs - Replace	40	21	\$43,700
936	Solar Panels - Replace	18	17	\$18,300
940	Pool Deck - Resurface	16	2	\$11,450
942	Pool Deck - Seal/Repair	4	2	\$5,600
944	Pool - Resurface	12	0	\$26,500
950	Pool Furniture - Replace	15	2	\$9,000
960	Equip Doors - Replace	25	6	\$2,400
961	Pool Filters - Replace	15	2	\$3,500
964	Pool Pumps - Replace	12	2	\$5,400
970	Chlorinator - Replace	10	0	\$3,000
ACTIVITY CENTER: INTERIOR				
1100	Concrete Floor - Refinish	5	1	\$4,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1104 Furniture (2010) - Replace	10	0	\$3,650
1106 Furniture (1999) - Replace	10	0	\$6,100
1110 Stack Chairs - Replace	20	2	\$4,210
1112 Folding Chairs - Replace	10	2	\$1,950
1124 Television - Replace	8	2	\$4,000
1128 Fire Sprinkler System - Repair	15	0	\$3,500
1140 Kitchen - Remodel	20	1	\$7,645
1142 Kitchen Appliances - Replace	12	1	\$2,400
1146 Drinking Fountain - Replace	20	1	\$2,250
1148 Restrooms - Remodel	20	2	\$25,700
1150 Office Furniture - Replace	15	2	\$6,300
1152 Office Computers - Replace	5	3	\$2,200
1154 Office Copier - Replace	8	4	\$9,670
1155 Folding Machine - Replace	10	4	\$3,500
1156 Office Cabinetry - Replace	25	4	\$7,050
1158 Camera System - Replace	8	0	\$2,600
1160 Fan Coils - Replace	20	3	\$18,600
1162 Interior Surfaces - Repaint	15	1	\$4,750
1164 Interior Lights - Replace	30	9	\$15,500
ACTIVITY CENTER: EXTERIOR			
1166 Exterior Lights - Replace	20	1	\$3,950
1170 Adobe Walls - Seal	3	0	\$4,750
1171 Adobe Walls - Repair	9	3	\$12,000
1172 Stucco Surfaces - Repaint	7	3	\$2,150
1174 Doors/Windows - Repaint	4	3	\$2,000
1175 Doors - Replace	30	0	\$23,000
1177 Windows - Replace	30	9	\$18,500
1180 Flat Roof - Replace	20	0	\$12,500
1182 Flat Roof - Seal/Repair	5	0	\$1,920
1186 Metal Roof - Replace	40	19	\$4,800
HVAC SYSTEM			
1250 Hydronic Boiler - Replace	25	4	\$4,850
1256 Circulation Pumps - Replace	20	0	\$8,150
1258 Circulation Pumps - Repair	5	5	\$3,850
1260 Pump VFD's - Replace	12	0	\$3,400
1264 Expansion Tank - Replace	25	4	\$1,310
1280 Cooling Tower - Replace	25	4	\$6,100
1282 CT Control Panel - Replace	15	11	\$2,080
124 Total Funded Components			

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

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



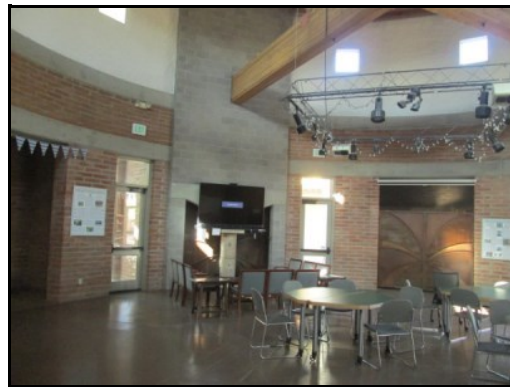
FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During the site visit on 11/26/2019, I started by meeting with Community Manager Jena Carpenter from Paul Ash Management. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and are planned in the near future. After the meeting, I visually inspected the Activity Center building inside and out. I then toured the community to inspect the common areas, pool areas, and recreation amenities.

Please see the Component Details Appendix at the end of this report for a detailed look at each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all of these expenses will take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of expenses to shift and the size of the expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The chart below summarizes the projected future expenses at your association as defined by the Reserve Component List. A summary of these components is shown in the Component Details Table, while a summary of the expenses themselves is shown in the 30-yr Expense Summary Table.

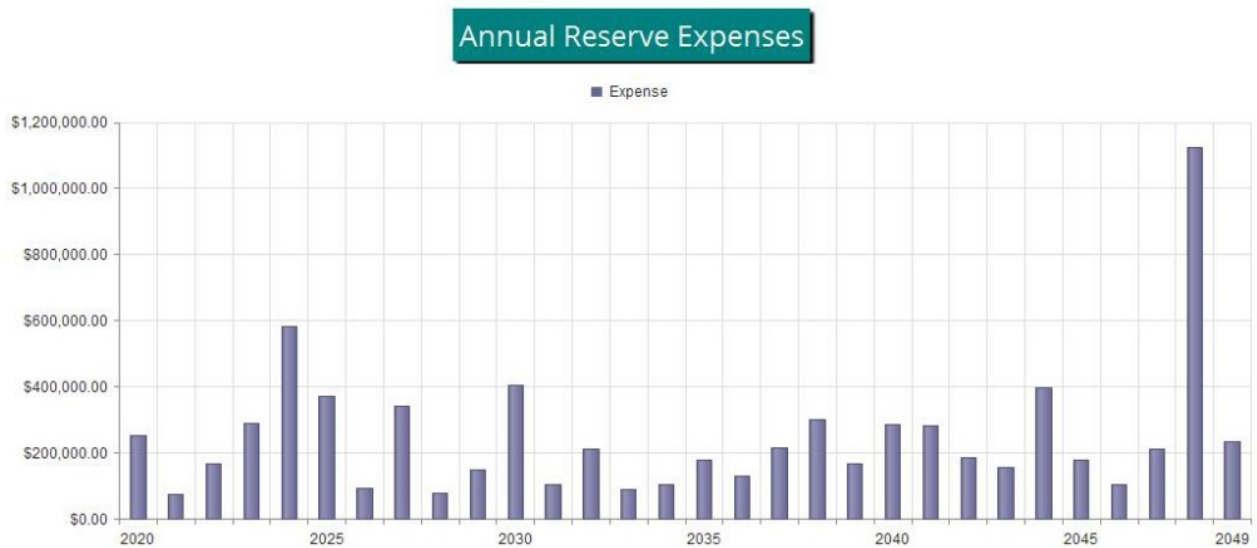


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$914,462 as-of the start of your fiscal year on 1/1/2020. This is based on your actual balance on 12/31/2019. As of 1/1/2020, your Fully Funded Balance is computed to be \$1,617,125. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 56.5 % Funded.

Recommended Funding Plan

HOA has already approved its 2020 budget with Monthly Reserve contributions of \$12,498, so our initial funding plan reflects the budget. Based on this starting point and anticipated future expenses, we recommend increasing Monthly Reserve contributions to \$18,000 for the 2021 Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

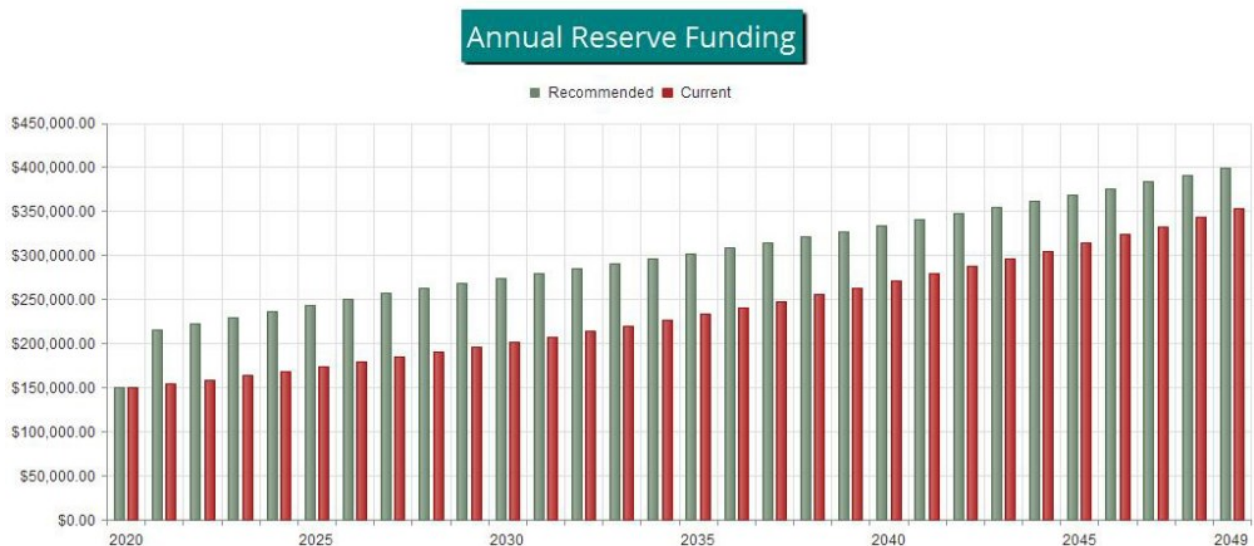


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and your currently budgeted contribution rate, compared to the always-changing Fully Funded Balance target.

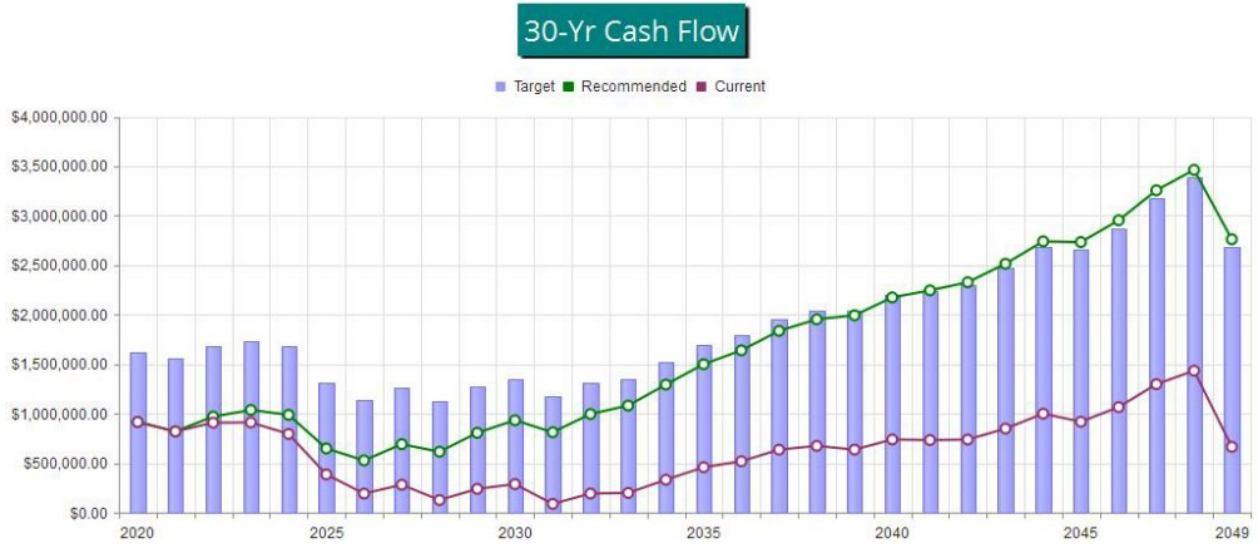


Figure 3

This chart shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-year Funding Plan.



Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

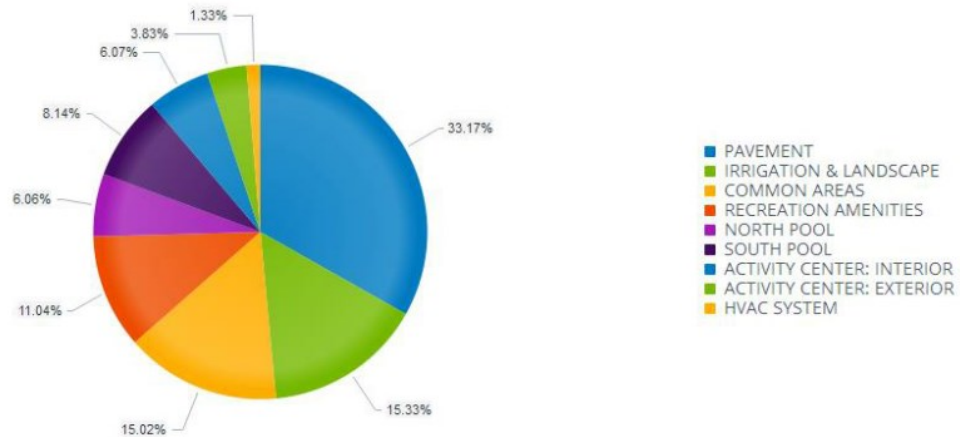
30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

	Useful Life		2020 Rem. Useful Life		Estimated Replacement Cost in 2020	2020 Expenditures	01/01/2020 Current Fund Balance	01/01/2020 Fully Funded Balance	Remaining Bal. to be Funded	2020 Contributions
	Min	Max	Min	Max						
PAVEMENT	2	30	0	10	\$741,150	\$63,200	\$313,881	\$577,548	\$427,269	\$38,692
IRRIGATION & LANDSCAPE	1	25	0	8	\$342,650	\$15,700	\$150,250	\$275,223	\$192,400	\$40,623
COMMON AREAS	5	30	0	18	\$335,700	\$16,000	\$51,970	\$225,395	\$283,730	\$17,688
RECREATION AMENITIES	0	40	0	18	\$246,780	\$7,435	\$91,900	\$133,883	\$154,880	\$12,263
NORTH POOL	4	40	0	27	\$135,325	\$33,400	\$47,675	\$76,834	\$87,650	\$9,842
SOUTH POOL	4	40	0	27	\$181,950	\$48,450	\$81,365	\$122,299	\$100,585	\$12,179
ACTIVITY CENTER: INTERIOR	5	30	0	9	\$135,575	\$15,850	\$99,922	\$112,420	\$35,653	\$9,937
ACTIVITY CENTER: EXTERIOR	3	40	0	19	\$85,570	\$42,170	\$55,651	\$71,121	\$29,919	\$6,603
HVAC SYSTEM	5	25	0	11	\$29,740	\$11,550	\$21,848	\$22,403	\$7,892	\$2,145
					\$2,234,440	\$253,755	\$914,462	\$1,617,125	\$1,319,978	\$149,971

Percent Funded: 56.5%

Budget Summary



Reserve Component List Detail

9304-2
WSV

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
PAVEMENT						
100	Asphalt Streets - Repave	Approx 59,400 Sq Ft	30	10	\$139,000	\$175,000
104	Asphalt Streets - Seal/Repair	Approx 59,400 Sq Ft	7	4	\$13,000	\$16,700
110	Asphalt Parking (AC) - Repave	Approx 9,800 Sq Ft	24	0	\$32,000	\$39,000
111	Asphalt Parking (AC) - Seal/Repair	Approx 9,800 Sq Ft	4	1	\$1,300	\$1,700
112	Asphalt Parking (B) - Repave	Approx 77,300 Sq Ft	24	4	\$250,000	\$309,000
113	Asphalt Parking (B) - Seal/Repair	Approx 77,300 Sq Ft	4	0	\$12,000	\$14,200
114	Gravel Parking - Repair	Approx 10,800 Sq Ft	20	4	\$8,000	\$10,000
120	Asphalt Trails - Replace	Approx 72,530 Sq Ft	28	7	\$174,000	\$250,000
122	Asphalt Trails - Seal/Repair	Approx 72,530 Sq Ft	4	0	\$10,200	\$12,000
130	Asphalt Surfaces - Repair	Approx 219,030 Sq Ft	2	0	\$3,000	\$4,000
140	Concrete - Repair	Numerous Sq Ft	4	1	\$3,500	\$4,700
IRRIGATION & LANDSCAPE						
301	Irrigation Systems - Replace (Ph1)	1/2 of (19) Systems	25	3	\$120,000	\$150,000
301	Irrigation Systems - Replace (Ph2)	1/2 of (19) Systems	25	5	\$120,000	\$150,000
330	Landscape Rock - Replace/Replenish	Numerous Sq Ft	2	1	\$28,000	\$35,000
334	Drainage Rip-Rap - Replenish/Repair	Numerous Sq Ft	15	8	\$10,500	\$13,100
336	Drain Systems - Repair/Replace	(6) Large Drains	25	4	\$13,100	\$14,200
340	Trees & Plants - Partial Replace	Numerous Trees & Plants	1	0	\$9,400	\$12,000
370	Sewer Lines - Video/Repair	Numerous LF	5	0	\$4,000	\$6,000
COMMON AREAS						
400	Monument - Refurbish	(1) Monument	20	6	\$3,800	\$4,600
401	Pole Light - Replace	(1) Pole Light	30	16	\$2,500	\$3,000
404	Bollard Lights - Replace	Approx (100) Lights	25	5	\$105,000	\$131,000
406	Trail Lights - Replace	Approx (58) Lights	20	0	\$10,500	\$12,500
408	Light Fixtures - Repaint	(104) Bollard, (58) Trail	5	0	\$4,000	\$5,000
420	Metal Fence - Replace	Approx 220 LF	30	9	\$12,000	\$13,100
421	Metal Fence - Repaint	Approx 220 LF	6	5	\$1,300	\$1,700
425	Metal Rails (1999) - Replace	Approx 1,740 LF	30	10	\$47,000	\$54,600
427	Metal Rails (2008) - Replace	Approx 2,730 LF	30	18	\$72,100	\$87,400
428	Metal Rails - Repaint	Approx 4,470 LF	5	2	\$18,500	\$23,000
430	Retaining Walls - Repair	Numerous Sq Ft	20	4	\$21,000	\$26,000
460	Fingerway Bridges - Repair	(30) Bridges	15	3	\$5,200	\$6,600
RECREATION AMENITIES						
501	Playground Shade - Replace	Approx 680 Sq Ft	15	4	\$3,700	\$4,500
502	Playground Equip - Replace	(6) Assorted Pieces	18	3	\$18,600	\$25,100
505	Artificial Turf - Replace	Approx 400 Sq Ft	10	4	\$2,620	\$3,170
506	Playground Fence - Replace	Approx 300 LF	30	15	\$19,700	\$20,800
507	Playground Fence - Repaint	Approx 300 LF	5	0	\$1,420	\$1,750
510	Card Readers - Replace	(5) Card Readers	10	6	\$7,800	\$9,600
514	Park Furniture - Replace	(60) Pieces	18	2	\$30,000	\$40,500
520	Bocce Ball - Refurbish	(1) Court: 8' x 73'	8	0	\$2,000	\$3,000
530	Garden Fence - Replace	Approx 74 LF	30	10	\$3,200	\$3,700
534	Garden Wall - Seal/Repair	Approx 3,100 Sq Ft	3	0	\$3,000	\$3,700
540	Tennis Court - Replace	(1) Standard Court		4	\$50,000	\$60,000

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
542 Tennis Court - Resurface	(1) Standard Court	5	4	\$6,000	\$7,400
544 Tennis Fence - Replace	Approx 360 LF	24	4	\$15,300	\$18,600
545 Tennis Fence - Repaint	Approx 360 LF	8	4	\$3,600	\$4,700
560 Tennis Lights - Replace	(6) Court Lights	20	18	\$5,600	\$7,000
561 Tennis Poles - Replace	(6) Light Poles	40	18	\$10,000	\$14,000
570 Basketball Court - Replace	(1) Concrete Court	30	14	\$28,400	\$32,800
576 Soccer Goals - Replace	(2) 12' Goals	20	4	\$1,800	\$2,300
580 Swing Set - Replace	(1) Swing-Set	18	13	\$8,200	\$10,000
NORTH POOL					
701 Metal Fence - Replace (A)	Approx 121 LF	25	4	\$7,200	\$8,850
702 Metal Fence - Replace (B)	Approx 74 LF	30	27	\$3,400	\$4,200
712 Drinking Fountain - Replace	(1) Elkay Fountain	15	10	\$2,000	\$2,500
714 Restrooms - Refurbish	(2) Restrooms	12	3	\$2,600	\$3,100
716 Camera System - Replace	(1) System	8	3	\$3,800	\$4,600
718 Exterior Lights - Replace	(8) Light Fixtures	15	9	\$5,200	\$6,200
720 Exterior Surfaces - Repaint	Block, Fence, Trim	6	0	\$4,500	\$5,500
730 Metal Roofs - Replace	Approx 2,350 Sq Ft	40	19	\$24,000	\$30,600
736 Solar Panels - Replace	(29) Panels: 1,162 Sq Ft	18	17	\$11,700	\$14,400
740 Pool Deck - Resurface	Approx 2,520 Sq Ft	16	0	\$9,800	\$13,100
742 Pool Deck - Seal/Repair	Approx 2,520 Sq Ft	4	0	\$4,500	\$5,600
744 Pool - Resurface	(1) Pool, ~180 LF	12	10	\$21,000	\$26,400
750 Pool Furniture - Replace	(22) Pieces	15	2	\$7,800	\$9,500
760 Equip Doors - Replace	(2) Metal Doors	25	4	\$2,000	\$2,800
761 Pool Filter #1 - Replace	(1) Pentair 7.06 Sq Ft	15	0	\$1,500	\$2,000
762 Pool Filter #2 - Replace	(1) Pentair 4.90 Sq Ft	15	0	\$1,500	\$2,000
764 Pool Pump #1 - Replace	(1) Pentair, 2-HP	12	0	\$1,600	\$2,000
765 Pool Pump #2 - Replace	(1) Pentair, 2-HP	12	0	\$1,600	\$2,000
766 Solar Pump - Replace	(1) Sta-Rite, 1.5-HP	12	0	\$1,600	\$2,000
770 Chlorinator - Replace	(1) Aqua-Sol	10	0	\$2,700	\$3,300
SOUTH POOL					
901 Metal Fence - Replace (A)	Approx 270 LF	25	6	\$16,400	\$20,800
902 Metal Fence - Replace (B)	Approx 74 LF	30	27	\$3,400	\$4,200
906 Bollard Lights - Replace	(4) Bollard Lights	25	10	\$4,260	\$5,140
912 Drinking Fountain - Replace	(1) Sunroc Fountain	15	0	\$2,000	\$2,500
914 Restrooms - Refurbish	(2) Restrooms	12	3	\$2,600	\$3,100
916 Camera System - Replace	(1) System	8	3	\$3,800	\$4,600
918 Exterior Lights - Replace	(14) Light Fixtures	15	0	\$9,000	\$11,000
920 Exterior Surfaces - Repaint	Block, Fence, Trim	6	0	\$6,000	\$7,400
930 Metal Roofs - Replace	Approx 3,740 Sq Ft	40	21	\$39,400	\$48,000
936 Solar Panels - Replace	(40) Panels: 1,920 Sq Ft	18	17	\$16,000	\$20,600
940 Pool Deck - Resurface	Approx 2,510 Sq Ft	16	2	\$9,800	\$13,100
942 Pool Deck - Seal/Repair	Approx 2,510 Sq Ft	4	2	\$5,000	\$6,200
944 Pool - Resurface	(1) Pool, ~200 LF	12	0	\$23,000	\$30,000
950 Pool Furniture - Replace	(23) Pieces	15	2	\$8,000	\$10,000
960 Equip Doors - Replace	(2) Metal Doors	25	6	\$2,000	\$2,800
961 Pool Filters - Replace	(2) Pentair 4.90 Sq Ft	15	2	\$3,000	\$4,000
964 Pool Pumps - Replace	(3) Pentair Pumps	12	2	\$4,800	\$6,000
970 Chlorinator - Replace	(1) Aqua-Sol	10	0	\$2,700	\$3,300

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
ACTIVITY CENTER: INTERIOR						
1100	Concrete Floor - Refinish	Approx 4,000 Sq Ft	5	1	\$3,600	\$4,400
1104	Furniture (2010) - Replace	(13) Pieces	10	0	\$3,300	\$4,000
1106	Furniture (1999) - Replace	(13) Pieces	10	0	\$5,500	\$6,700
1110	Stack Chairs - Replace	(60) Stack Chairs	20	2	\$3,720	\$4,700
1112	Folding Chairs - Replace	(50) Metal Chairs	10	2	\$1,800	\$2,100
1124	Television - Replace	(1) Vizio Razor	8	2	\$3,500	\$4,500
1128	Fire Sprinkler System - Repair	(1) System	15	0	\$3,000	\$4,000
1140	Kitchen - Remodel	Cabinetry & Counters	20	1	\$6,770	\$8,520
1142	Kitchen Appliances - Replace	(2) Appliances	12	1	\$2,200	\$2,600
1146	Drinking Fountain - Replace	(1) Haws	20	1	\$2,000	\$2,500
1148	Restrooms - Remodel	(2) Restrooms	20	2	\$23,000	\$28,400
1150	Office Furniture - Replace	(12) Pieces	15	2	\$5,600	\$7,000
1152	Office Computers - Replace	(2) Dell Computers	5	3	\$1,800	\$2,600
1154	Office Copier - Replace	(1) Sharp Copier	8	4	\$8,740	\$10,600
1155	Folding Machine - Replace	(1) Martin Yale	10	4	\$3,200	\$3,800
1156	Office Cabinetry - Replace	Cabinets & Counters	25	4	\$6,300	\$7,800
1158	Camera System - Replace	(1) ROHS, 4-Channel	8	0	\$2,200	\$3,000
1160	Fan Coils - Replace	(5) Fan Coils	20	3	\$16,400	\$20,800
1162	Interior Surfaces - Repaint	Approx 5,700 Sq Ft	15	1	\$4,300	\$5,200
1164	Interior Lights - Replace	Approx (50) Lights	30	9	\$14,000	\$17,000
ACTIVITY CENTER: EXTERIOR						
1166	Exterior Lights - Replace	(9) Wall Lights	20	1	\$3,500	\$4,400
1170	Adobe Walls - Seal	Approx 6,100 Sq Ft	3	0	\$4,300	\$5,200
1171	Adobe Walls - Repair	Approx 6,100 Sq Ft	9	3	\$10,000	\$14,000
1172	Stucco Surfaces - Repaint	Approx 2,100 Sq Ft	7	3	\$1,900	\$2,400
1174	Doors/Windows - Repaint	(14) Doors, (8) Windows	4	3	\$1,800	\$2,200
1175	Doors - Replace	(14) Doors	30	0	\$20,000	\$26,000
1177	Windows - Replace	(28) Windows	30	9	\$16,000	\$21,000
1180	Flat Roof - Replace	Approx 3,300 Sq Ft	20	0	\$11,000	\$14,000
1182	Flat Roof - Seal/Repair	Approx 3,300 Sq Ft	5	0	\$1,640	\$2,200
1186	Metal Roof - Replace	Approx 400 Sq Ft	40	19	\$4,300	\$5,300
HVAC SYSTEM						
1250	Hydronic Boiler - Replace	26% of (1) Rite Boiler	25	4	\$4,200	\$5,500
1256	Circulation Pumps - Replace	26% of (2) Bell & Gossett	20	0	\$7,300	\$9,000
1258	Circulation Pumps - Repair	26% of (2) Pumps	5	5	\$3,300	\$4,400
1260	Pump VFD's - Replace	26% of (2) Honeywell	12	0	\$3,100	\$3,700
1264	Expansion Tank - Replace	26% of (1) Bell & Gossett	25	4	\$1,200	\$1,420
1280	Cooling Tower - Replace	26% of (1) Evapco	25	4	\$5,500	\$6,700
1282	CT Control Panel - Replace	26% of (1) Panel & VFD	15	11	\$1,860	\$2,300
124	Total Funded Components					

Fully Funded Balance

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#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
PAVEMENT								
100	Asphalt Streets - Repave	\$157,000	X	20	/	30	=	\$104,667
104	Asphalt Streets - Seal/Repair	\$14,850	X	3	/	7	=	\$6,364
110	Asphalt Parking (AC) - Repave	\$35,500	X	24	/	24	=	\$35,500
111	Asphalt Parking (AC) - Seal/Repair	\$1,500	X	3	/	4	=	\$1,125
112	Asphalt Parking (B) - Repave	\$279,500	X	20	/	24	=	\$232,917
113	Asphalt Parking (B) - Seal/Repair	\$13,100	X	4	/	4	=	\$13,100
114	Gravel Parking - Repair	\$9,000	X	16	/	20	=	\$7,200
120	Asphalt Trails - Replace	\$212,000	X	21	/	28	=	\$159,000
122	Asphalt Trails - Seal/Repair	\$11,100	X	4	/	4	=	\$11,100
130	Asphalt Surfaces - Repair	\$3,500	X	2	/	2	=	\$3,500
140	Concrete - Repair	\$4,100	X	3	/	4	=	\$3,075
IRRIGATION & LANDSCAPE								
301	Irrigation Systems - Replace (Ph1)	\$135,000	X	22	/	25	=	\$118,800
301	Irrigation Systems - Replace (Ph2)	\$135,000	X	20	/	25	=	\$108,000
330	Landscape Rock - Replace/Replenish	\$31,500	X	1	/	2	=	\$15,750
334	Drainage Rip-Rap - Replenish/Repair	\$11,800	X	7	/	15	=	\$5,507
336	Drain Systems - Repair/Replace	\$13,650	X	21	/	25	=	\$11,466
340	Trees & Plants - Partial Replace	\$10,700	X	1	/	1	=	\$10,700
370	Sewer Lines - Video/Repair	\$5,000	X	5	/	5	=	\$5,000
COMMON AREAS								
400	Monument - Refurbish	\$4,200	X	14	/	20	=	\$2,940
401	Pole Light - Replace	\$2,750	X	14	/	30	=	\$1,283
404	Bollard Lights - Replace	\$118,000	X	20	/	25	=	\$94,400
406	Trail Lights - Replace	\$11,500	X	20	/	20	=	\$11,500
408	Light Fixtures - Repaint	\$4,500	X	5	/	5	=	\$4,500
420	Metal Fence - Replace	\$12,550	X	21	/	30	=	\$8,785
421	Metal Fence - Repaint	\$1,500	X	1	/	6	=	\$250
425	Metal Rails (1999) - Replace	\$50,800	X	20	/	30	=	\$33,867
427	Metal Rails (2008) - Replace	\$79,750	X	12	/	30	=	\$31,900
428	Metal Rails - Repaint	\$20,750	X	3	/	5	=	\$12,450
430	Retaining Walls - Repair	\$23,500	X	16	/	20	=	\$18,800
460	Fingerway Bridges - Repair	\$5,900	X	12	/	15	=	\$4,720
RECREATION AMENITIES								
501	Playground Shade - Replace	\$4,100	X	11	/	15	=	\$3,007
502	Playground Equip - Replace	\$21,850	X	15	/	18	=	\$18,208
505	Artificial Turf - Replace	\$2,895	X	6	/	10	=	\$1,737
506	Playground Fence - Replace	\$20,250	X	15	/	30	=	\$10,125
507	Playground Fence - Repaint	\$1,585	X	5	/	5	=	\$1,585
510	Card Readers - Replace	\$8,700	X	4	/	10	=	\$3,480
514	Park Furniture - Replace	\$35,250	X	16	/	18	=	\$31,333
520	Bocce Ball - Refurbish	\$2,500	X	8	/	8	=	\$2,500
530	Garden Fence - Replace	\$3,450	X	20	/	30	=	\$2,300
534	Garden Wall - Seal/Repair	\$3,350	X	3	/	3	=	\$3,350
540	Tennis Court - Replace	\$55,000	X	0	/		=	\$11,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
542	Tennis Court - Resurface	\$6,700	X	1	/	5	=	\$1,340
544	Tennis Fence - Replace	\$16,950	X	20	/	24	=	\$14,125
545	Tennis Fence - Repaint	\$4,150	X	4	/	8	=	\$2,075
560	Tennis Lights - Replace	\$6,300	X	2	/	20	=	\$630
561	Tennis Poles - Replace	\$12,000	X	22	/	40	=	\$6,600
570	Basketball Court - Replace	\$30,600	X	16	/	30	=	\$16,320
576	Soccer Goals - Replace	\$2,050	X	16	/	20	=	\$1,640
580	Swing Set - Replace	\$9,100	X	5	/	18	=	\$2,528
NORTH POOL								
701	Metal Fence - Replace (A)	\$8,025	X	21	/	25	=	\$6,741
702	Metal Fence - Replace (B)	\$3,800	X	3	/	30	=	\$380
712	Drinking Fountain - Replace	\$2,250	X	5	/	15	=	\$750
714	Restrooms - Refurbish	\$2,850	X	9	/	12	=	\$2,138
716	Camera System - Replace	\$4,200	X	5	/	8	=	\$2,625
718	Exterior Lights - Replace	\$5,700	X	6	/	15	=	\$2,280
720	Exterior Surfaces - Repaint	\$5,000	X	6	/	6	=	\$5,000
730	Metal Roofs - Replace	\$27,300	X	21	/	40	=	\$14,333
736	Solar Panels - Replace	\$13,050	X	1	/	18	=	\$725
740	Pool Deck - Resurface	\$11,450	X	16	/	16	=	\$11,450
742	Pool Deck - Seal/Repair	\$5,050	X	4	/	4	=	\$5,050
744	Pool - Resurface	\$23,700	X	2	/	12	=	\$3,950
750	Pool Furniture - Replace	\$8,650	X	13	/	15	=	\$7,497
760	Equip Doors - Replace	\$2,400	X	21	/	25	=	\$2,016
761	Pool Filter #1 - Replace	\$1,750	X	15	/	15	=	\$1,750
762	Pool Filter #2 - Replace	\$1,750	X	15	/	15	=	\$1,750
764	Pool Pump #1 - Replace	\$1,800	X	12	/	12	=	\$1,800
765	Pool Pump #2 - Replace	\$1,800	X	12	/	12	=	\$1,800
766	Solar Pump - Replace	\$1,800	X	12	/	12	=	\$1,800
770	Chlorinator - Replace	\$3,000	X	10	/	10	=	\$3,000
SOUTH POOL								
901	Metal Fence - Replace (A)	\$18,600	X	19	/	25	=	\$14,136
902	Metal Fence - Replace (B)	\$3,800	X	3	/	30	=	\$380
906	Bollard Lights - Replace	\$4,700	X	15	/	25	=	\$2,820
912	Drinking Fountain - Replace	\$2,250	X	15	/	15	=	\$2,250
914	Restrooms - Refurbish	\$2,850	X	9	/	12	=	\$2,138
916	Camera System - Replace	\$4,200	X	5	/	8	=	\$2,625
918	Exterior Lights - Replace	\$10,000	X	15	/	15	=	\$10,000
920	Exterior Surfaces - Repaint	\$6,700	X	6	/	6	=	\$6,700
930	Metal Roofs - Replace	\$43,700	X	19	/	40	=	\$20,758
936	Solar Panels - Replace	\$18,300	X	1	/	18	=	\$1,017
940	Pool Deck - Resurface	\$11,450	X	14	/	16	=	\$10,019
942	Pool Deck - Seal/Repair	\$5,600	X	2	/	4	=	\$2,800
944	Pool - Resurface	\$26,500	X	12	/	12	=	\$26,500
950	Pool Furniture - Replace	\$9,000	X	13	/	15	=	\$7,800
960	Equip Doors - Replace	\$2,400	X	19	/	25	=	\$1,824
961	Pool Filters - Replace	\$3,500	X	13	/	15	=	\$3,033
964	Pool Pumps - Replace	\$5,400	X	10	/	12	=	\$4,500
970	Chlorinator - Replace	\$3,000	X	10	/	10	=	\$3,000
ACTIVITY CENTER: INTERIOR								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1100	Concrete Floor - Refinish	\$4,000	X	4	/	5	=	\$3,200
1104	Furniture (2010) - Replace	\$3,650	X	10	/	10	=	\$3,650
1106	Furniture (1999) - Replace	\$6,100	X	10	/	10	=	\$6,100
1110	Stack Chairs - Replace	\$4,210	X	18	/	20	=	\$3,789
1112	Folding Chairs - Replace	\$1,950	X	8	/	10	=	\$1,560
1124	Television - Replace	\$4,000	X	6	/	8	=	\$3,000
1128	Fire Sprinkler System - Repair	\$3,500	X	15	/	15	=	\$3,500
1140	Kitchen - Remodel	\$7,645	X	19	/	20	=	\$7,263
1142	Kitchen Appliances - Replace	\$2,400	X	11	/	12	=	\$2,200
1146	Drinking Fountain - Replace	\$2,250	X	19	/	20	=	\$2,138
1148	Restrooms - Remodel	\$25,700	X	18	/	20	=	\$23,130
1150	Office Furniture - Replace	\$6,300	X	13	/	15	=	\$5,460
1152	Office Computers - Replace	\$2,200	X	2	/	5	=	\$880
1154	Office Copier - Replace	\$9,670	X	4	/	8	=	\$4,835
1155	Folding Machine - Replace	\$3,500	X	6	/	10	=	\$2,100
1156	Office Cabinetry - Replace	\$7,050	X	21	/	25	=	\$5,922
1158	Camera System - Replace	\$2,600	X	8	/	8	=	\$2,600
1160	Fan Coils - Replace	\$18,600	X	17	/	20	=	\$15,810
1162	Interior Surfaces - Repaint	\$4,750	X	14	/	15	=	\$4,433
1164	Interior Lights - Replace	\$15,500	X	21	/	30	=	\$10,850
ACTIVITY CENTER: EXTERIOR								
1166	Exterior Lights - Replace	\$3,950	X	19	/	20	=	\$3,753
1170	Adobe Walls - Seal	\$4,750	X	3	/	3	=	\$4,750
1171	Adobe Walls - Repair	\$12,000	X	6	/	9	=	\$8,000
1172	Stucco Surfaces - Repaint	\$2,150	X	4	/	7	=	\$1,229
1174	Doors/Windows - Repaint	\$2,000	X	1	/	4	=	\$500
1175	Doors - Replace	\$23,000	X	30	/	30	=	\$23,000
1177	Windows - Replace	\$18,500	X	21	/	30	=	\$12,950
1180	Flat Roof - Replace	\$12,500	X	20	/	20	=	\$12,500
1182	Flat Roof - Seal/Repair	\$1,920	X	5	/	5	=	\$1,920
1186	Metal Roof - Replace	\$4,800	X	21	/	40	=	\$2,520
HVAC SYSTEM								
1250	Hydronic Boiler - Replace	\$4,850	X	21	/	25	=	\$4,074
1256	Circulation Pumps - Replace	\$8,150	X	20	/	20	=	\$8,150
1258	Circulation Pumps - Repair	\$3,850	X	0	/	5	=	\$0
1260	Pump VFD's - Replace	\$3,400	X	12	/	12	=	\$3,400
1264	Expansion Tank - Replace	\$1,310	X	21	/	25	=	\$1,100
1280	Cooling Tower - Replace	\$6,100	X	21	/	25	=	\$5,124
1282	CT Control Panel - Replace	\$2,080	X	4	/	15	=	\$555

\$1,617,125

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
PAVEMENT					
100	Asphalt Streets - Repave	30	\$157,000	\$5,233	3.58 %
104	Asphalt Streets - Seal/Repair	7	\$14,850	\$2,121	1.45 %
110	Asphalt Parking (AC) - Repave	24	\$35,500	\$1,479	1.01 %
111	Asphalt Parking (AC) - Seal/Repair	4	\$1,500	\$375	0.26 %
112	Asphalt Parking (B) - Repave	24	\$279,500	\$11,646	7.97 %
113	Asphalt Parking (B) - Seal/Repair	4	\$13,100	\$3,275	2.24 %
114	Gravel Parking - Repair	20	\$9,000	\$450	0.31 %
120	Asphalt Trails - Replace	28	\$212,000	\$7,571	5.18 %
122	Asphalt Trails - Seal/Repair	4	\$11,100	\$2,775	1.90 %
130	Asphalt Surfaces - Repair	2	\$3,500	\$1,750	1.20 %
140	Concrete - Repair	4	\$4,100	\$1,025	0.70 %
IRRIGATION & LANDSCAPE					
301	Irrigation Systems - Replace (Ph1)	25	\$135,000	\$5,400	3.70 %
301	Irrigation Systems - Replace (Ph2)	25	\$135,000	\$5,400	3.70 %
330	Landscape Rock - Replace/Replenish	2	\$31,500	\$15,750	10.78 %
334	Drainage Rip-Rap - Replenish/Repair	15	\$11,800	\$787	0.54 %
336	Drain Systems - Repair/Replace	25	\$13,650	\$546	0.37 %
340	Trees & Plants - Partial Replace	1	\$10,700	\$10,700	7.32 %
370	Sewer Lines - Video/Repair	5	\$5,000	\$1,000	0.68 %
COMMON AREAS					
400	Monument - Refurbish	20	\$4,200	\$210	0.14 %
401	Pole Light - Replace	30	\$2,750	\$92	0.06 %
404	Bollard Lights - Replace	25	\$118,000	\$4,720	3.23 %
406	Trail Lights - Replace	20	\$11,500	\$575	0.39 %
408	Light Fixtures - Repaint	5	\$4,500	\$900	0.62 %
420	Metal Fence - Replace	30	\$12,550	\$418	0.29 %
421	Metal Fence - Repaint	6	\$1,500	\$250	0.17 %
425	Metal Rails (1999) - Replace	30	\$50,800	\$1,693	1.16 %
427	Metal Rails (2008) - Replace	30	\$79,750	\$2,658	1.82 %
428	Metal Rails - Repaint	5	\$20,750	\$4,150	2.84 %
430	Retaining Walls - Repair	20	\$23,500	\$1,175	0.80 %
460	Fingerway Bridges - Repair	15	\$5,900	\$393	0.27 %
RECREATION AMENITIES					
501	Playground Shade - Replace	15	\$4,100	\$273	0.19 %
502	Playground Equip - Replace	18	\$21,850	\$1,214	0.83 %
505	Artificial Turf - Replace	10	\$2,895	\$290	0.20 %
506	Playground Fence - Replace	30	\$20,250	\$675	0.46 %
507	Playground Fence - Repaint	5	\$1,585	\$317	0.22 %
510	Card Readers - Replace	10	\$8,700	\$870	0.60 %
514	Park Furniture - Replace	18	\$35,250	\$1,958	1.34 %
520	Bocce Ball - Refurbish	8	\$2,500	\$313	0.21 %
530	Garden Fence - Replace	30	\$3,450	\$115	0.08 %
534	Garden Wall - Seal/Repair	3	\$3,350	\$1,117	0.76 %
540	Tennis Court - Replace		\$55,000	\$0	0.00 %
542	Tennis Court - Resurface	5	\$6,700	\$1,340	0.92 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
544	Tennis Fence - Replace	24	\$16,950	\$706	0.48 %
545	Tennis Fence - Repaint	8	\$4,150	\$519	0.35 %
560	Tennis Lights - Replace	20	\$6,300	\$315	0.22 %
561	Tennis Poles - Replace	40	\$12,000	\$300	0.21 %
570	Basketball Court - Replace	30	\$30,600	\$1,020	0.70 %
576	Soccer Goals - Replace	20	\$2,050	\$103	0.07 %
580	Swing Set - Replace	18	\$9,100	\$506	0.35 %
NORTH POOL					
701	Metal Fence - Replace (A)	25	\$8,025	\$321	0.22 %
702	Metal Fence - Replace (B)	30	\$3,800	\$127	0.09 %
712	Drinking Fountain - Replace	15	\$2,250	\$150	0.10 %
714	Restrooms - Refurbish	12	\$2,850	\$238	0.16 %
716	Camera System - Replace	8	\$4,200	\$525	0.36 %
718	Exterior Lights - Replace	15	\$5,700	\$380	0.26 %
720	Exterior Surfaces - Repaint	6	\$5,000	\$833	0.57 %
730	Metal Roofs - Replace	40	\$27,300	\$683	0.47 %
736	Solar Panels - Replace	18	\$13,050	\$725	0.50 %
740	Pool Deck - Resurface	16	\$11,450	\$716	0.49 %
742	Pool Deck - Seal/Repair	4	\$5,050	\$1,263	0.86 %
744	Pool - Resurface	12	\$23,700	\$1,975	1.35 %
750	Pool Furniture - Replace	15	\$8,650	\$577	0.39 %
760	Equip Doors - Replace	25	\$2,400	\$96	0.07 %
761	Pool Filter #1 - Replace	15	\$1,750	\$117	0.08 %
762	Pool Filter #2 - Replace	15	\$1,750	\$117	0.08 %
764	Pool Pump #1 - Replace	12	\$1,800	\$150	0.10 %
765	Pool Pump #2 - Replace	12	\$1,800	\$150	0.10 %
766	Solar Pump - Replace	12	\$1,800	\$150	0.10 %
770	Chlorinator - Replace	10	\$3,000	\$300	0.21 %
SOUTH POOL					
901	Metal Fence - Replace (A)	25	\$18,600	\$744	0.51 %
902	Metal Fence - Replace (B)	30	\$3,800	\$127	0.09 %
906	Bollard Lights - Replace	25	\$4,700	\$188	0.13 %
912	Drinking Fountain - Replace	15	\$2,250	\$150	0.10 %
914	Restrooms - Refurbish	12	\$2,850	\$238	0.16 %
916	Camera System - Replace	8	\$4,200	\$525	0.36 %
918	Exterior Lights - Replace	15	\$10,000	\$667	0.46 %
920	Exterior Surfaces - Repaint	6	\$6,700	\$1,117	0.76 %
930	Metal Roofs - Replace	40	\$43,700	\$1,093	0.75 %
936	Solar Panels - Replace	18	\$18,300	\$1,017	0.70 %
940	Pool Deck - Resurface	16	\$11,450	\$716	0.49 %
942	Pool Deck - Seal/Repair	4	\$5,600	\$1,400	0.96 %
944	Pool - Resurface	12	\$26,500	\$2,208	1.51 %
950	Pool Furniture - Replace	15	\$9,000	\$600	0.41 %
960	Equip Doors - Replace	25	\$2,400	\$96	0.07 %
961	Pool Filters - Replace	15	\$3,500	\$233	0.16 %
964	Pool Pumps - Replace	12	\$5,400	\$450	0.31 %
970	Chlorinator - Replace	10	\$3,000	\$300	0.21 %
ACTIVITY CENTER: INTERIOR					
1100	Concrete Floor - Refinish	5	\$4,000	\$800	0.55 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1104	Furniture (2010) - Replace	10	\$3,650	\$365	0.25 %
1106	Furniture (1999) - Replace	10	\$6,100	\$610	0.42 %
1110	Stack Chairs - Replace	20	\$4,210	\$211	0.14 %
1112	Folding Chairs - Replace	10	\$1,950	\$195	0.13 %
1124	Television - Replace	8	\$4,000	\$500	0.34 %
1128	Fire Sprinkler System - Repair	15	\$3,500	\$233	0.16 %
1140	Kitchen - Remodel	20	\$7,645	\$382	0.26 %
1142	Kitchen Appliances - Replace	12	\$2,400	\$200	0.14 %
1146	Drinking Fountain - Replace	20	\$2,250	\$113	0.08 %
1148	Restrooms - Remodel	20	\$25,700	\$1,285	0.88 %
1150	Office Furniture - Replace	15	\$6,300	\$420	0.29 %
1152	Office Computers - Replace	5	\$2,200	\$440	0.30 %
1154	Office Copier - Replace	8	\$9,670	\$1,209	0.83 %
1155	Folding Machine - Replace	10	\$3,500	\$350	0.24 %
1156	Office Cabinetry - Replace	25	\$7,050	\$282	0.19 %
1158	Camera System - Replace	8	\$2,600	\$325	0.22 %
1160	Fan Coils - Replace	20	\$18,600	\$930	0.64 %
1162	Interior Surfaces - Repaint	15	\$4,750	\$317	0.22 %
1164	Interior Lights - Replace	30	\$15,500	\$517	0.35 %
ACTIVITY CENTER: EXTERIOR					
1166	Exterior Lights - Replace	20	\$3,950	\$198	0.14 %
1170	Adobe Walls - Seal	3	\$4,750	\$1,583	1.08 %
1171	Adobe Walls - Repair	9	\$12,000	\$1,333	0.91 %
1172	Stucco Surfaces - Repaint	7	\$2,150	\$307	0.21 %
1174	Doors/Windows - Repaint	4	\$2,000	\$500	0.34 %
1175	Doors - Replace	30	\$23,000	\$767	0.52 %
1177	Windows - Replace	30	\$18,500	\$617	0.42 %
1180	Flat Roof - Replace	20	\$12,500	\$625	0.43 %
1182	Flat Roof - Seal/Repair	5	\$1,920	\$384	0.26 %
1186	Metal Roof - Replace	40	\$4,800	\$120	0.08 %
HVAC SYSTEM					
1250	Hydronic Boiler - Replace	25	\$4,850	\$194	0.13 %
1256	Circulation Pumps - Replace	20	\$8,150	\$408	0.28 %
1258	Circulation Pumps - Repair	5	\$3,850	\$770	0.53 %
1260	Pump VFD's - Replace	12	\$3,400	\$283	0.19 %
1264	Expansion Tank - Replace	25	\$1,310	\$52	0.04 %
1280	Cooling Tower - Replace	25	\$6,100	\$244	0.17 %
1282	CT Control Panel - Replace	15	\$2,080	\$139	0.09 %
124	Total Funded Components			\$146,131	100.00 %

30-Year Reserve Plan Summary

9304-2
WSV

Fiscal Year Start: 2020	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2020	\$914,462	\$1,617,125	56.5 %	Medium	0.00 %	\$149,971	\$0	\$8,665	\$253,755
2021	\$819,343	\$1,557,618	52.6 %	Medium	44.03 %	\$216,000	\$0	\$8,939	\$74,979
2022	\$969,304	\$1,687,012	57.5 %	Medium	3.00 %	\$222,480	\$0	\$10,024	\$165,458
2023	\$1,036,350	\$1,736,899	59.7 %	Medium	3.00 %	\$229,154	\$0	\$10,113	\$288,589
2024	\$987,028	\$1,687,183	58.5 %	Medium	3.00 %	\$236,029	\$0	\$8,169	\$583,801
2025	\$647,424	\$1,305,889	49.6 %	Medium	3.00 %	\$243,110	\$0	\$5,867	\$369,988
2026	\$526,413	\$1,138,467	46.2 %	Medium	3.00 %	\$250,403	\$0	\$6,081	\$92,539
2027	\$690,358	\$1,257,029	54.9 %	Medium	3.00 %	\$257,915	\$0	\$6,520	\$340,614
2028	\$614,180	\$1,129,023	54.4 %	Medium	2.00 %	\$263,074	\$0	\$7,093	\$79,236
2029	\$805,110	\$1,271,948	63.3 %	Medium	2.00 %	\$268,335	\$0	\$8,683	\$149,853
2030	\$932,275	\$1,352,146	68.9 %	Medium	2.00 %	\$273,702	\$0	\$8,712	\$403,786
2031	\$810,903	\$1,179,091	68.8 %	Medium	2.00 %	\$279,176	\$0	\$9,027	\$103,859
2032	\$995,247	\$1,315,837	75.6 %	Low	2.00 %	\$284,759	\$0	\$10,375	\$209,687
2033	\$1,080,695	\$1,353,934	79.8 %	Low	2.00 %	\$290,455	\$0	\$11,862	\$90,315
2034	\$1,292,696	\$1,522,565	84.9 %	Low	2.00 %	\$296,264	\$0	\$13,951	\$104,210
2035	\$1,498,701	\$1,688,573	88.8 %	Low	2.00 %	\$302,189	\$0	\$15,679	\$178,161
2036	\$1,638,407	\$1,790,222	91.5 %	Low	2.00 %	\$308,233	\$0	\$17,361	\$128,697
2037	\$1,835,304	\$1,952,904	94.0 %	Low	2.00 %	\$314,397	\$0	\$18,929	\$216,523
2038	\$1,952,107	\$2,037,251	95.8 %	Low	2.00 %	\$320,685	\$0	\$19,716	\$299,713
2039	\$1,992,795	\$2,045,906	97.4 %	Low	2.00 %	\$327,099	\$0	\$20,821	\$167,460
2040	\$2,173,256	\$2,198,729	98.8 %	Low	2.00 %	\$333,641	\$0	\$22,082	\$284,056
2041	\$2,244,922	\$2,243,961	100.0 %	Low	2.00 %	\$340,314	\$0	\$22,848	\$281,453
2042	\$2,326,630	\$2,301,386	101.1 %	Low	2.00 %	\$347,120	\$0	\$24,192	\$184,157
2043	\$2,513,786	\$2,469,149	101.8 %	Low	2.00 %	\$354,062	\$0	\$26,256	\$154,532
2044	\$2,739,572	\$2,681,111	102.2 %	Low	2.00 %	\$361,144	\$0	\$27,348	\$395,673
2045	\$2,732,390	\$2,659,967	102.7 %	Low	2.00 %	\$368,367	\$0	\$28,415	\$176,202
2046	\$2,952,970	\$2,873,424	102.8 %	Low	2.00 %	\$375,734	\$0	\$31,031	\$103,905
2047	\$3,255,830	\$3,177,205	102.5 %	Low	2.00 %	\$383,249	\$0	\$33,576	\$210,467
2048	\$3,462,187	\$3,390,079	102.1 %	Low	2.00 %	\$390,914	\$0	\$31,103	\$1,123,189
2049	\$2,761,014	\$2,679,264	103.1 %	Low	2.00 %	\$398,732	\$0	\$28,563	\$234,207

30-Year Income/Expense Detail

9304-2
WSV

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$914,462	\$819,343	\$969,304	\$1,036,350	\$987,028
Annual Reserve Contribution	\$149,971	\$216,000	\$222,480	\$229,154	\$236,029
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,665	\$8,939	\$10,024	\$10,113	\$8,169
Total Income	\$1,073,098	\$1,044,283	\$1,201,808	\$1,275,617	\$1,231,226
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$0	\$0	\$0	\$0	\$0
104 Asphalt Streets - Seal/Repair	\$0	\$0	\$0	\$0	\$16,714
110 Asphalt Parking (AC) - Repave	\$35,500	\$0	\$0	\$0	\$0
111 Asphalt Parking (AC) - Seal/Repair	\$0	\$1,545	\$0	\$0	\$0
112 Asphalt Parking (B) - Repave	\$0	\$0	\$0	\$0	\$314,580
113 Asphalt Parking (B) - Seal/Repair	\$13,100	\$0	\$0	\$0	\$14,744
114 Gravel Parking - Repair	\$0	\$0	\$0	\$0	\$10,130
120 Asphalt Trails - Replace	\$0	\$0	\$0	\$0	\$0
122 Asphalt Trails - Seal/Repair	\$11,100	\$0	\$0	\$0	\$12,493
130 Asphalt Surfaces - Repair	\$3,500	\$0	\$3,713	\$0	\$3,939
140 Concrete - Repair	\$0	\$4,223	\$0	\$0	\$0
IRRIGATION & LANDSCAPE					
301 Irrigation Systems - Replace (Ph1)	\$0	\$0	\$0	\$147,518	\$0
301 Irrigation Systems - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$32,445	\$0	\$34,421	\$0
334 Drainage Rip-Rap - Replenish/Repair	\$0	\$0	\$0	\$0	\$0
336 Drain Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$15,363
340 Trees & Plants - Partial Replace	\$10,700	\$11,021	\$11,352	\$11,692	\$12,043
370 Sewer Lines - Video/Repair	\$5,000	\$0	\$0	\$0	\$0
COMMON AREAS					
400 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
404 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$11,500	\$0	\$0	\$0	\$0
408 Light Fixtures - Repaint	\$4,500	\$0	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
421 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$0
425 Metal Rails (1999) - Replace	\$0	\$0	\$0	\$0	\$0
427 Metal Rails (2008) - Replace	\$0	\$0	\$0	\$0	\$0
428 Metal Rails - Repaint	\$0	\$0	\$22,014	\$0	\$0
430 Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$26,449
460 Fingerway Bridges - Repair	\$0	\$0	\$0	\$6,447	\$0
RECREATION AMENITIES					
501 Playground Shade - Replace	\$0	\$0	\$0	\$0	\$4,615
502 Playground Equip - Replace	\$0	\$0	\$0	\$23,876	\$0
505 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$3,258
506 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
507 Playground Fence - Repaint	\$1,585	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
514 Park Furniture - Replace	\$0	\$0	\$37,397	\$0	\$0
520 Bocce Ball - Refurbish	\$2,500	\$0	\$0	\$0	\$0
530 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
534 Garden Wall - Seal/Repair	\$3,350	\$0	\$0	\$3,661	\$0
540 Tennis Court - Replace	\$0	\$0	\$0	\$0	\$61,903
542 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$7,541
544 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$19,077
545 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$4,671
560 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
561 Tennis Poles - Replace	\$0	\$0	\$0	\$0	\$0
570 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
576 Soccer Goals - Replace	\$0	\$0	\$0	\$0	\$2,307
580 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
NORTH POOL					
701 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$9,032
702 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
712 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2020	2021	2022	2023	2024
714 Restrooms - Refurbish	\$0	\$0	\$0	\$3,114	\$0
716 Camera System - Replace	\$0	\$0	\$0	\$4,589	\$0
718 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
720 Exterior Surfaces - Repaint	\$5,000	\$0	\$0	\$0	\$0
730 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
736 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
740 Pool Deck - Resurface	\$11,450	\$0	\$0	\$0	\$0
742 Pool Deck - Seal/Repair	\$5,050	\$0	\$0	\$0	\$5,684
744 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
750 Pool Furniture - Replace	\$0	\$0	\$9,177	\$0	\$0
760 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$2,701
761 Pool Filter #1 - Replace	\$1,750	\$0	\$0	\$0	\$0
762 Pool Filter #2 - Replace	\$1,750	\$0	\$0	\$0	\$0
764 Pool Pump #1 - Replace	\$1,800	\$0	\$0	\$0	\$0
765 Pool Pump #2 - Replace	\$1,800	\$0	\$0	\$0	\$0
766 Solar Pump - Replace	\$1,800	\$0	\$0	\$0	\$0
770 Chlorinator - Replace	\$3,000	\$0	\$0	\$0	\$0
SOUTH POOL					
901 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
902 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
906 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Drinking Fountain - Replace	\$2,250	\$0	\$0	\$0	\$0
914 Restrooms - Refurbish	\$0	\$0	\$0	\$3,114	\$0
916 Camera System - Replace	\$0	\$0	\$0	\$4,589	\$0
918 Exterior Lights - Replace	\$10,000	\$0	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$6,700	\$0	\$0	\$0	\$0
930 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
936 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
940 Pool Deck - Resurface	\$0	\$0	\$12,147	\$0	\$0
942 Pool Deck - Seal/Repair	\$0	\$0	\$5,941	\$0	\$0
944 Pool - Resurface	\$26,500	\$0	\$0	\$0	\$0
950 Pool Furniture - Replace	\$0	\$0	\$9,548	\$0	\$0
960 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$0
961 Pool Filters - Replace	\$0	\$0	\$3,713	\$0	\$0
964 Pool Pumps - Replace	\$0	\$0	\$5,729	\$0	\$0
970 Chlorinator - Replace	\$3,000	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$4,120	\$0	\$0	\$0
1104 Furniture (2010) - Replace	\$3,650	\$0	\$0	\$0	\$0
1106 Furniture (1999) - Replace	\$6,100	\$0	\$0	\$0	\$0
1110 Stack Chairs - Replace	\$0	\$0	\$4,466	\$0	\$0
1112 Folding Chairs - Replace	\$0	\$0	\$2,069	\$0	\$0
1124 Television - Replace	\$0	\$0	\$4,244	\$0	\$0
1128 Fire Sprinkler System - Repair	\$3,500	\$0	\$0	\$0	\$0
1140 Kitchen - Remodel	\$0	\$7,874	\$0	\$0	\$0
1142 Kitchen Appliances - Replace	\$0	\$2,472	\$0	\$0	\$0
1146 Drinking Fountain - Replace	\$0	\$2,318	\$0	\$0	\$0
1148 Restrooms - Remodel	\$0	\$0	\$27,265	\$0	\$0
1150 Office Furniture - Replace	\$0	\$0	\$6,684	\$0	\$0
1152 Office Computers - Replace	\$0	\$0	\$0	\$2,404	\$0
1154 Office Copier - Replace	\$0	\$0	\$0	\$0	\$10,884
1155 Folding Machine - Replace	\$0	\$0	\$0	\$0	\$3,939
1156 Office Cabinetry - Replace	\$0	\$0	\$0	\$0	\$7,935
1158 Camera System - Replace	\$2,600	\$0	\$0	\$0	\$0
1160 Fan Coils - Replace	\$0	\$0	\$0	\$20,325	\$0
1162 Interior Surfaces - Repaint	\$0	\$4,893	\$0	\$0	\$0
1164 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$0	\$4,069	\$0	\$0	\$0
1170 Adobe Walls - Seal	\$4,750	\$0	\$0	\$5,190	\$0
1171 Adobe Walls - Repair	\$0	\$0	\$0	\$13,113	\$0
1172 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$2,349	\$0
1174 Doors/Windows - Repaint	\$0	\$0	\$0	\$2,185	\$0
1175 Doors - Replace	\$23,000	\$0	\$0	\$0	\$0
1177 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1180 Flat Roof - Replace	\$12,500	\$0	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$1,920	\$0	\$0	\$0	\$0
1186 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2020	2021	2022	2023	2024
HVAC SYSTEM					
1250 Hydronic Boiler - Replace	\$0	\$0	\$0	\$0	\$5,459
1256 Circulation Pumps - Replace	\$8,150	\$0	\$0	\$0	\$0
1258 Circulation Pumps - Repair	\$0	\$0	\$0	\$0	\$0
1260 Pump VFD's - Replace	\$3,400	\$0	\$0	\$0	\$0
1264 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$1,474
1280 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$6,866
1282 CT Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$253,755	\$74,979	\$165,458	\$288,589	\$583,801
Ending Reserve Balance	\$819,343	\$969,304	\$1,036,350	\$987,028	\$647,424

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$647,424	\$526,413	\$690,358	\$614,180	\$805,110
Annual Reserve Contribution	\$243,110	\$250,403	\$257,915	\$263,074	\$268,335
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,867	\$6,081	\$6,520	\$7,093	\$8,683
Total Income	\$896,401	\$782,897	\$954,793	\$884,347	\$1,082,129
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$0	\$0	\$0	\$0	\$0
104 Asphalt Streets - Seal/Repair	\$0	\$0	\$0	\$0	\$0
110 Asphalt Parking (AC) - Repave	\$0	\$0	\$0	\$0	\$0
111 Asphalt Parking (AC) - Seal/Repair	\$1,739	\$0	\$0	\$0	\$1,957
112 Asphalt Parking (B) - Repave	\$0	\$0	\$0	\$0	\$0
113 Asphalt Parking (B) - Seal/Repair	\$0	\$0	\$0	\$16,595	\$0
114 Gravel Parking - Repair	\$0	\$0	\$0	\$0	\$0
120 Asphalt Trails - Replace	\$0	\$0	\$260,733	\$0	\$0
122 Asphalt Trails - Seal/Repair	\$0	\$0	\$0	\$14,061	\$0
130 Asphalt Surfaces - Repair	\$0	\$4,179	\$0	\$4,434	\$0
140 Concrete - Repair	\$4,753	\$0	\$0	\$0	\$5,350
IRRIGATION & LANDSCAPE					
301 Irrigation Systems - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph2)	\$156,502	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$36,517	\$0	\$38,741	\$0	\$41,100
334 Drainage Rip-Rap - Replenish/Repair	\$0	\$0	\$0	\$14,948	\$0
336 Drain Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Trees & Plants - Partial Replace	\$12,404	\$12,776	\$13,160	\$13,554	\$13,961
370 Sewer Lines - Video/Repair	\$5,796	\$0	\$0	\$0	\$0
COMMON AREAS					
400 Monument - Refurbish	\$0	\$5,015	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
404 Bollard Lights - Replace	\$136,794	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$0	\$0	\$0	\$0	\$0
408 Light Fixtures - Repaint	\$5,217	\$0	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$16,375
421 Metal Fence - Repaint	\$1,739	\$0	\$0	\$0	\$0
425 Metal Rails (1999) - Replace	\$0	\$0	\$0	\$0	\$0
427 Metal Rails (2008) - Replace	\$0	\$0	\$0	\$0	\$0
428 Metal Rails - Repaint	\$0	\$0	\$25,520	\$0	\$0
430 Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
460 Fingerway Bridges - Repair	\$0	\$0	\$0	\$0	\$0
RECREATION AMENITIES					
501 Playground Shade - Replace	\$0	\$0	\$0	\$0	\$0
502 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
505 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
506 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
507 Playground Fence - Repaint	\$1,837	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$0	\$10,388	\$0	\$0	\$0
514 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
520 Bocce Ball - Refurbish	\$0	\$0	\$0	\$3,167	\$0
530 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
534 Garden Wall - Seal/Repair	\$0	\$4,000	\$0	\$0	\$4,371
540 Tennis Court - Replace	\$0	\$0	\$0	\$0	\$0
542 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$8,742
544 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
545 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$0
560 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
561 Tennis Poles - Replace	\$0	\$0	\$0	\$0	\$0
570 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
576 Soccer Goals - Replace	\$0	\$0	\$0	\$0	\$0
580 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
NORTH POOL					
701 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
702 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
712 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
714 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
716 Camera System - Replace	\$0	\$0	\$0	\$0	\$0
718 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$7,437
720 Exterior Surfaces - Repaint	\$0	\$5,970	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
730 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
736 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
740 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
742 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$6,397	\$0
744 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
750 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
760 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$0
761 Pool Filter #1 - Replace	\$0	\$0	\$0	\$0	\$0
762 Pool Filter #2 - Replace	\$0	\$0	\$0	\$0	\$0
764 Pool Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
765 Pool Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
766 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$0
770 Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
SOUTH POOL					
901 Metal Fence - Replace (A)	\$0	\$22,209	\$0	\$0	\$0
902 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
906 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
916 Camera System - Replace	\$0	\$0	\$0	\$0	\$0
918 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$0	\$8,000	\$0	\$0	\$0
930 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
936 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
940 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
942 Pool Deck - Seal/Repair	\$0	\$6,687	\$0	\$0	\$0
944 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
950 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
960 Equip Doors - Replace	\$0	\$2,866	\$0	\$0	\$0
961 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
964 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
970 Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$4,776	\$0	\$0	\$0
1104 Furniture (2010) - Replace	\$0	\$0	\$0	\$0	\$0
1106 Furniture (1999) - Replace	\$0	\$0	\$0	\$0	\$0
1110 Stack Chairs - Replace	\$0	\$0	\$0	\$0	\$0
1112 Folding Chairs - Replace	\$0	\$0	\$0	\$0	\$0
1124 Television - Replace	\$0	\$0	\$0	\$0	\$0
1128 Fire Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1140 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1142 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1146 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1148 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1152 Office Computers - Replace	\$0	\$0	\$0	\$2,787	\$0
1154 Office Copier - Replace	\$0	\$0	\$0	\$0	\$0
1155 Folding Machine - Replace	\$0	\$0	\$0	\$0	\$0
1156 Office Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1158 Camera System - Replace	\$0	\$0	\$0	\$3,294	\$0
1160 Fan Coils - Replace	\$0	\$0	\$0	\$0	\$0
1162 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1164 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$20,224
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1170 Adobe Walls - Seal	\$0	\$5,672	\$0	\$0	\$6,198
1171 Adobe Walls - Repair	\$0	\$0	\$0	\$0	\$0
1172 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1174 Doors/Windows - Repaint	\$0	\$0	\$2,460	\$0	\$0
1175 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace	\$0	\$0	\$0	\$0	\$24,138
1180 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$2,226	\$0	\$0	\$0	\$0
1186 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
HVAC SYSTEM					
1250 Hydronic Boiler - Replace	\$0	\$0	\$0	\$0	\$0
1256 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1258 Circulation Pumps - Repair	\$4,463	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
1260 Pump VFD's - Replace	\$0	\$0	\$0	\$0	\$0
1264 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$0
1280 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
1282 CT Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$369,988	\$92,539	\$340,614	\$79,236	\$149,853
Ending Reserve Balance	\$526,413	\$690,358	\$614,180	\$805,110	\$932,275

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$932,275	\$810,903	\$995,247	\$1,080,695	\$1,292,696
Annual Reserve Contribution	\$273,702	\$279,176	\$284,759	\$290,455	\$296,264
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,712	\$9,027	\$10,375	\$11,862	\$13,951
Total Income	\$1,214,689	\$1,099,106	\$1,290,381	\$1,383,011	\$1,602,911
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$210,995	\$0	\$0	\$0	\$0
104 Asphalt Streets - Seal/Repair	\$0	\$20,556	\$0	\$0	\$0
110 Asphalt Parking (AC) - Repave	\$0	\$0	\$0	\$0	\$0
111 Asphalt Parking (AC) - Seal/Repair	\$0	\$0	\$0	\$2,203	\$0
112 Asphalt Parking (B) - Repave	\$0	\$0	\$0	\$0	\$0
113 Asphalt Parking (B) - Seal/Repair	\$0	\$0	\$18,677	\$0	\$0
114 Gravel Parking - Repair	\$0	\$0	\$0	\$0	\$0
120 Asphalt Trails - Replace	\$0	\$0	\$0	\$0	\$0
122 Asphalt Trails - Seal/Repair	\$0	\$0	\$15,826	\$0	\$0
130 Asphalt Surfaces - Repair	\$4,704	\$0	\$4,990	\$0	\$5,294
140 Concrete - Repair	\$0	\$0	\$0	\$6,021	\$0
IRRIGATION & LANDSCAPE					
301 Irrigation Systems - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$43,603	\$0	\$46,259	\$0
334 Drainage Rip-Rap - Replenish/Repair	\$0	\$0	\$0	\$0	\$0
336 Drain Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Trees & Plants - Partial Replace	\$14,380	\$14,811	\$15,256	\$15,713	\$16,185
370 Sewer Lines - Video/Repair	\$6,720	\$0	\$0	\$0	\$0
COMMON AREAS					
400 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
404 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$0	\$0	\$0	\$0	\$0
408 Light Fixtures - Repaint	\$6,048	\$0	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
421 Metal Fence - Repaint	\$0	\$2,076	\$0	\$0	\$0
425 Metal Rails (1999) - Replace	\$68,271	\$0	\$0	\$0	\$0
427 Metal Rails (2008) - Replace	\$0	\$0	\$0	\$0	\$0
428 Metal Rails - Repaint	\$0	\$0	\$29,585	\$0	\$0
430 Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
460 Fingerway Bridges - Repair	\$0	\$0	\$0	\$0	\$0
RECREATION AMENITIES					
501 Playground Shade - Replace	\$0	\$0	\$0	\$0	\$0
502 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
505 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$4,379
506 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
507 Playground Fence - Repaint	\$2,130	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
514 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
520 Bocce Ball - Refurbish	\$0	\$0	\$0	\$0	\$0
530 Garden Fence - Replace	\$4,637	\$0	\$0	\$0	\$0
534 Garden Wall - Seal/Repair	\$0	\$0	\$4,776	\$0	\$0
540 Tennis Court - Replace	\$0	\$0	\$0	\$0	\$0
542 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$10,134
544 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
545 Tennis Fence - Repaint	\$0	\$0	\$5,917	\$0	\$0
560 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
561 Tennis Poles - Replace	\$0	\$0	\$0	\$0	\$0
570 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$46,285
576 Soccer Goals - Replace	\$0	\$0	\$0	\$0	\$0
580 Swing Set - Replace	\$0	\$0	\$0	\$13,364	\$0
NORTH POOL					
701 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
702 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
712 Drinking Fountain - Replace	\$3,024	\$0	\$0	\$0	\$0
714 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
716 Camera System - Replace	\$0	\$5,814	\$0	\$0	\$0
718 Exterior Lights - Replace	\$0	\$0	\$1,129	\$0	\$0
720 Exterior Surfaces - Repaint	\$0	\$0	\$7,129	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
730 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
736 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
740 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
742 Pool Deck - Seal/Repair	\$0	\$0	\$7,200	\$0	\$0
744 Pool - Resurface	\$31,851	\$0	\$0	\$0	\$0
750 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
760 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$0
761 Pool Filter #1 - Replace	\$0	\$0	\$0	\$0	\$0
762 Pool Filter #2 - Replace	\$0	\$0	\$0	\$0	\$0
764 Pool Pump #1 - Replace	\$0	\$0	\$2,566	\$0	\$0
765 Pool Pump #2 - Replace	\$0	\$0	\$2,566	\$0	\$0
766 Solar Pump - Replace	\$0	\$0	\$2,566	\$0	\$0
770 Chlorinator - Replace	\$4,032	\$0	\$0	\$0	\$0
SOUTH POOL					
901 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
902 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
906 Bollard Lights - Replace	\$6,316	\$0	\$0	\$0	\$0
912 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
916 Camera System - Replace	\$0	\$5,814	\$0	\$0	\$0
918 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$0	\$0	\$9,553	\$0	\$0
930 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
936 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
940 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
942 Pool Deck - Seal/Repair	\$7,526	\$0	\$0	\$0	\$8,471
944 Pool - Resurface	\$0	\$0	\$37,783	\$0	\$0
950 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
960 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$0
961 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
964 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$8,168
970 Chlorinator - Replace	\$4,032	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$5,537	\$0	\$0	\$0
1104 Furniture (2010) - Replace	\$4,905	\$0	\$0	\$0	\$0
1106 Furniture (1999) - Replace	\$8,198	\$0	\$0	\$0	\$0
1110 Stack Chairs - Replace	\$0	\$0	\$0	\$0	\$0
1112 Folding Chairs - Replace	\$0	\$0	\$2,780	\$0	\$0
1124 Television - Replace	\$5,376	\$0	\$0	\$0	\$0
1128 Fire Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1140 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1142 Kitchen Appliances - Replace	\$0	\$0	\$0	\$3,524	\$0
1146 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1148 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1152 Office Computers - Replace	\$0	\$0	\$0	\$3,231	\$0
1154 Office Copier - Replace	\$0	\$0	\$13,787	\$0	\$0
1155 Folding Machine - Replace	\$0	\$0	\$0	\$0	\$5,294
1156 Office Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1158 Camera System - Replace	\$0	\$0	\$0	\$0	\$0
1160 Fan Coils - Replace	\$0	\$0	\$0	\$0	\$0
1162 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1164 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1170 Adobe Walls - Seal	\$0	\$0	\$6,772	\$0	\$0
1171 Adobe Walls - Repair	\$0	\$0	\$17,109	\$0	\$0
1172 Stucco Surfaces - Repaint	\$2,889	\$0	\$0	\$0	\$0
1174 Doors/Windows - Repaint	\$0	\$2,768	\$0	\$0	\$0
1175 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1180 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$2,580	\$0	\$0	\$0	\$0
1186 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
HVAC SYSTEM					
1250 Hydronic Boiler - Replace	\$0	\$0	\$0	\$0	\$0
1256 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1258 Circulation Pumps - Repair	\$5,174	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
1260 Pump VFD's - Replace	\$0	\$0	\$4,848	\$0	\$0
1264 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$0
1280 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
1282 CT Control Panel - Replace	\$0	\$2,879	\$0	\$0	\$0
Total Expenses	\$403,786	\$103,859	\$209,687	\$90,315	\$104,210
Ending Reserve Balance	\$810,903	\$995,247	\$1,080,695	\$1,292,696	\$1,498,701

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$1,498,701	\$1,638,407	\$1,835,304	\$1,952,107	\$1,992,795
Annual Reserve Contribution	\$302,189	\$308,233	\$314,397	\$320,685	\$327,099
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,679	\$17,361	\$18,929	\$19,716	\$20,821
Total Income	\$1,816,569	\$1,964,001	\$2,168,630	\$2,292,508	\$2,340,715
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$0	\$0	\$0	\$0	\$0
104 Asphalt Streets - Seal/Repair	\$0	\$0	\$0	\$25,281	\$0
110 Asphalt Parking (AC) - Repave	\$0	\$0	\$0	\$0	\$0
111 Asphalt Parking (AC) - Seal/Repair	\$0	\$0	\$2,479	\$0	\$0
112 Asphalt Parking (B) - Repave	\$0	\$0	\$0	\$0	\$0
113 Asphalt Parking (B) - Seal/Repair	\$0	\$21,022	\$0	\$0	\$0
114 Gravel Parking - Repair	\$0	\$0	\$0	\$0	\$0
120 Asphalt Trails - Replace	\$0	\$0	\$0	\$0	\$0
122 Asphalt Trails - Seal/Repair	\$0	\$17,812	\$0	\$0	\$0
130 Asphalt Surfaces - Repair	\$0	\$5,616	\$0	\$5,959	\$0
140 Concrete - Repair	\$0	\$0	\$6,777	\$0	\$0
IRRIGATION & LANDSCAPE					
301 Irrigation Systems - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$49,076	\$0	\$52,065	\$0	\$55,235
334 Drainage Rip-Rap - Replenish/Repair	\$0	\$0	\$0	\$0	\$0
336 Drain Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Trees & Plants - Partial Replace	\$16,670	\$17,170	\$17,685	\$18,216	\$18,763
370 Sewer Lines - Video/Repair	\$7,790	\$0	\$0	\$0	\$0
COMMON AREAS					
400 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$4,413	\$0	\$0	\$0
404 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$0	\$0	\$0	\$0	\$0
408 Light Fixtures - Repaint	\$7,011	\$0	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
421 Metal Fence - Repaint	\$0	\$0	\$2,479	\$0	\$0
425 Metal Rails (1999) - Replace	\$0	\$0	\$0	\$0	\$0
427 Metal Rails (2008) - Replace	\$0	\$0	\$0	\$135,769	\$0
428 Metal Rails - Repaint	\$0	\$0	\$34,297	\$0	\$0
430 Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
460 Fingerway Bridges - Repair	\$0	\$0	\$0	\$10,044	\$0
RECREATION AMENITIES					
501 Playground Shade - Replace	\$0	\$0	\$0	\$0	\$7,189
502 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
505 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
506 Playground Fence - Replace	\$31,549	\$0	\$0	\$0	\$0
507 Playground Fence - Repaint	\$2,469	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$0	\$13,961	\$0	\$0	\$0
514 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
520 Bocce Ball - Refurbish	\$0	\$4,012	\$0	\$0	\$0
530 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
534 Garden Wall - Seal/Repair	\$5,219	\$0	\$0	\$5,703	\$0
540 Tennis Court - Replace	\$0	\$0	\$0	\$0	\$0
542 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$11,748
544 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
545 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$0
560 Tennis Lights - Replace	\$0	\$0	\$0	\$10,725	\$0
561 Tennis Poles - Replace	\$0	\$0	\$0	\$20,429	\$0
570 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
576 Soccer Goals - Replace	\$0	\$0	\$0	\$0	\$0
580 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
NORTH POOL					
701 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
702 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
712 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
714 Restrooms - Refurbish	\$4,440	\$0	\$0	\$0	\$0
716 Camera System - Replace	\$0	\$0	\$0	\$0	\$7,365
718 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
720 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$8,512	\$0

Fiscal Year	2035	2036	2037	2038	2039
730 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$47,871
736 Solar Panels - Replace	\$0	\$0	\$21,570	\$0	\$0
740 Pool Deck - Resurface	\$0	\$18,374	\$0	\$0	\$0
742 Pool Deck - Seal/Repair	\$0	\$8,104	\$0	\$0	\$0
744 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
750 Pool Furniture - Replace	\$0	\$0	\$14,297	\$0	\$0
760 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$0
761 Pool Filter #1 - Replace	\$2,726	\$0	\$0	\$0	\$0
762 Pool Filter #2 - Replace	\$2,726	\$0	\$0	\$0	\$0
764 Pool Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
765 Pool Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
766 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$0
770 Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
SOUTH POOL					
901 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
902 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
906 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Drinking Fountain - Replace	\$3,505	\$0	\$0	\$0	\$0
914 Restrooms - Refurbish	\$4,440	\$0	\$0	\$0	\$0
916 Camera System - Replace	\$0	\$0	\$0	\$0	\$7,365
918 Exterior Lights - Replace	\$15,580	\$0	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$11,406	\$0
930 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
936 Solar Panels - Replace	\$0	\$0	\$30,247	\$0	\$0
940 Pool Deck - Resurface	\$0	\$0	\$0	\$19,493	\$0
942 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$9,534	\$0
944 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
950 Pool Furniture - Replace	\$0	\$0	\$14,876	\$0	\$0
960 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$0
961 Pool Filters - Replace	\$0	\$0	\$5,785	\$0	\$0
964 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
970 Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$6,419	\$0	\$0	\$0
1104 Furniture (2010) - Replace	\$0	\$0	\$0	\$0	\$0
1106 Furniture (1999) - Replace	\$0	\$0	\$0	\$0	\$0
1110 Stack Chairs - Replace	\$0	\$0	\$0	\$0	\$0
1112 Folding Chairs - Replace	\$0	\$0	\$0	\$0	\$0
1124 Television - Replace	\$0	\$0	\$0	\$6,810	\$0
1128 Fire Sprinkler System - Repair	\$5,453	\$0	\$0	\$0	\$0
1140 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1142 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1146 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1148 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Office Furniture - Replace	\$0	\$0	\$10,413	\$0	\$0
1152 Office Computers - Replace	\$0	\$0	\$0	\$3,745	\$0
1154 Office Copier - Replace	\$0	\$0	\$0	\$0	\$0
1155 Folding Machine - Replace	\$0	\$0	\$0	\$0	\$0
1156 Office Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1158 Camera System - Replace	\$0	\$4,172	\$0	\$0	\$0
1160 Fan Coils - Replace	\$0	\$0	\$0	\$0	\$0
1162 Interior Surfaces - Repaint	\$0	\$7,622	\$0	\$0	\$0
1164 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1170 Adobe Walls - Seal	\$7,400	\$0	\$0	\$8,087	\$0
1171 Adobe Walls - Repair	\$0	\$0	\$0	\$0	\$0
1172 Stucco Surfaces - Repaint	\$0	\$0	\$3,554	\$0	\$0
1174 Doors/Windows - Repaint	\$3,116	\$0	\$0	\$0	\$3,507
1175 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1180 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$2,991	\$0	\$0	\$0	\$0
1186 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$8,417
HVAC SYSTEM					
1250 Hydronic Boiler - Replace	\$0	\$0	\$0	\$0	\$0
1256 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1258 Circulation Pumps - Repair	\$5,998	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
1260 Pump VFD's - Replace	\$0	\$0	\$0	\$0	\$0
1264 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$0
1280 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
1282 CT Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$178,161	\$128,697	\$216,523	\$299,713	\$167,460
Ending Reserve Balance	\$1,638,407	\$1,835,304	\$1,952,107	\$1,992,795	\$2,173,256

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$2,173,256	\$2,244,922	\$2,326,630	\$2,513,786	\$2,739,572
Annual Reserve Contribution	\$333,641	\$340,314	\$347,120	\$354,062	\$361,144
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,082	\$22,848	\$24,192	\$26,256	\$27,348
Total Income	\$2,528,978	\$2,608,084	\$2,697,942	\$2,894,104	\$3,128,064
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$0	\$0	\$0	\$0	\$0
104 Asphalt Streets - Seal/Repair	\$0	\$0	\$0	\$0	\$0
110 Asphalt Parking (AC) - Repave	\$0	\$0	\$0	\$0	\$72,164
111 Asphalt Parking (AC) - Seal/Repair	\$0	\$2,790	\$0	\$0	\$0
112 Asphalt Parking (B) - Repave	\$0	\$0	\$0	\$0	\$0
113 Asphalt Parking (B) - Seal/Repair	\$23,660	\$0	\$0	\$0	\$26,630
114 Gravel Parking - Repair	\$0	\$0	\$0	\$0	\$18,295
120 Asphalt Trails - Replace	\$0	\$0	\$0	\$0	\$0
122 Asphalt Trails - Seal/Repair	\$20,048	\$0	\$0	\$0	\$22,564
130 Asphalt Surfaces - Repair	\$6,321	\$0	\$6,706	\$0	\$7,115
140 Concrete - Repair	\$0	\$7,627	\$0	\$0	\$0
IRRIGATION & LANDSCAPE					
301 Irrigation Systems - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$58,599	\$0	\$62,168	\$0
334 Drainage Rip-Rap - Replenish/Repair	\$0	\$0	\$0	\$23,288	\$0
336 Drain Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Trees & Plants - Partial Replace	\$19,325	\$19,905	\$20,502	\$21,117	\$21,751
370 Sewer Lines - Video/Repair	\$9,031	\$0	\$0	\$0	\$0
COMMON AREAS					
400 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
404 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$20,770	\$0	\$0	\$0	\$0
408 Light Fixtures - Repaint	\$8,128	\$0	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
421 Metal Fence - Repaint	\$0	\$0	\$0	\$2,960	\$0
425 Metal Rails (1999) - Replace	\$0	\$0	\$0	\$0	\$0
427 Metal Rails (2008) - Replace	\$0	\$0	\$0	\$0	\$0
428 Metal Rails - Repaint	\$0	\$0	\$39,759	\$0	\$0
430 Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$47,771
460 Fingerway Bridges - Repair	\$0	\$0	\$0	\$0	\$0
RECREATION AMENITIES					
501 Playground Shade - Replace	\$0	\$0	\$0	\$0	\$0
502 Playground Equip - Replace	\$0	\$40,647	\$0	\$0	\$0
505 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$5,885
506 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
507 Playground Fence - Repaint	\$2,863	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
514 Park Furniture - Replace	\$63,665	\$0	\$0	\$0	\$0
520 Bocce Ball - Refurbish	\$0	\$0	\$0	\$0	\$5,082
530 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
534 Garden Wall - Seal/Repair	\$0	\$6,232	\$0	\$0	\$6,810
540 Tennis Court - Replace	\$0	\$0	\$0	\$0	\$0
542 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$13,620
544 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
545 Tennis Fence - Repaint	\$7,495	\$0	\$0	\$0	\$0
560 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
561 Tennis Poles - Replace	\$0	\$0	\$0	\$0	\$0
570 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
576 Soccer Goals - Replace	\$0	\$0	\$0	\$0	\$4,167
580 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
NORTH POOL					
701 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
702 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
712 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
714 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
716 Camera System - Replace	\$0	\$0	\$0	\$0	\$0
718 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$11,587
720 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$10,164

Fiscal Year	2040	2041	2042	2043	2044
730 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
736 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
740 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
742 Pool Deck - Seal/Repair	\$9,121	\$0	\$0	\$0	\$10,266
744 Pool - Resurface	\$0	\$0	\$45,412	\$0	\$0
750 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
760 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$0
761 Pool Filter #1 - Replace	\$0	\$0	\$0	\$0	\$0
762 Pool Filter #2 - Replace	\$0	\$0	\$0	\$0	\$0
764 Pool Pump #1 - Replace	\$0	\$0	\$0	\$0	\$3,659
765 Pool Pump #2 - Replace	\$0	\$0	\$0	\$0	\$3,659
766 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$3,659
770 Chlorinator - Replace	\$5,418	\$0	\$0	\$0	\$0
SOUTH POOL					
901 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
902 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
906 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
916 Camera System - Replace	\$0	\$0	\$0	\$0	\$0
918 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$13,620
930 Metal Roofs - Replace	\$0	\$81,295	\$0	\$0	\$0
936 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
940 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
942 Pool Deck - Seal/Repair	\$0	\$0	\$10,730	\$0	\$0
944 Pool - Resurface	\$0	\$0	\$0	\$0	\$53,869
950 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
960 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$0
961 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
964 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
970 Chlorinator - Replace	\$5,418	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$7,441	\$0	\$0	\$0
1104 Furniture (2010) - Replace	\$6,592	\$0	\$0	\$0	\$0
1106 Furniture (1999) - Replace	\$11,017	\$0	\$0	\$0	\$0
1110 Stack Chairs - Replace	\$0	\$0	\$8,067	\$0	\$0
1112 Folding Chairs - Replace	\$0	\$0	\$3,736	\$0	\$0
1124 Television - Replace	\$0	\$0	\$0	\$0	\$0
1128 Fire Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1140 Kitchen - Remodel	\$0	\$14,222	\$0	\$0	\$0
1142 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1146 Drinking Fountain - Replace	\$0	\$4,186	\$0	\$0	\$0
1148 Restrooms - Remodel	\$0	\$0	\$49,244	\$0	\$0
1150 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1152 Office Computers - Replace	\$0	\$0	\$0	\$4,342	\$0
1154 Office Copier - Replace	\$17,465	\$0	\$0	\$0	\$0
1155 Folding Machine - Replace	\$0	\$0	\$0	\$0	\$7,115
1156 Office Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1158 Camera System - Replace	\$0	\$0	\$0	\$0	\$5,285
1160 Fan Coils - Replace	\$0	\$0	\$0	\$36,709	\$0
1162 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1164 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$0	\$7,348	\$0	\$0	\$0
1170 Adobe Walls - Seal	\$0	\$8,836	\$0	\$0	\$9,656
1171 Adobe Walls - Repair	\$0	\$22,324	\$0	\$0	\$0
1172 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$4,371
1174 Doors/Windows - Repaint	\$0	\$0	\$0	\$3,947	\$0
1175 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1180 Flat Roof - Replace	\$22,576	\$0	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$3,468	\$0	\$0	\$0	\$0
1186 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
HVAC SYSTEM					
1250 Hydronic Boiler - Replace	\$0	\$0	\$0	\$0	\$0
1256 Circulation Pumps - Replace	\$14,720	\$0	\$0	\$0	\$0
1258 Circulation Pumps - Repair	\$6,954	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
1260 Pump VFD's - Replace	\$0	\$0	\$0	\$0	\$6,911
1264 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$0
1280 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
1282 CT Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$284,056	\$281,453	\$184,157	\$154,532	\$395,673
Ending Reserve Balance	\$2,244,922	\$2,326,630	\$2,513,786	\$2,739,572	\$2,732,390

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$2,732,390	\$2,952,970	\$3,255,830	\$3,462,187	\$2,761,014
Annual Reserve Contribution	\$368,367	\$375,734	\$383,249	\$390,914	\$398,732
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,415	\$31,031	\$33,576	\$31,103	\$28,563
Total Income	\$3,129,172	\$3,359,735	\$3,672,654	\$3,884,204	\$3,188,309
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$0	\$0	\$0	\$0	\$0
104 Asphalt Streets - Seal/Repair	\$31,093	\$0	\$0	\$0	\$0
110 Asphalt Parking (AC) - Repave	\$0	\$0	\$0	\$0	\$0
111 Asphalt Parking (AC) - Seal/Repair	\$3,141	\$0	\$0	\$0	\$3,535
112 Asphalt Parking (B) - Repave	\$0	\$0	\$0	\$639,476	\$0
113 Asphalt Parking (B) - Seal/Repair	\$0	\$0	\$0	\$29,972	\$0
114 Gravel Parking - Repair	\$0	\$0	\$0	\$0	\$0
120 Asphalt Trails - Replace	\$0	\$0	\$0	\$0	\$0
122 Asphalt Trails - Seal/Repair	\$0	\$0	\$0	\$25,396	\$0
130 Asphalt Surfaces - Repair	\$0	\$7,548	\$0	\$8,008	\$0
140 Concrete - Repair	\$8,584	\$0	\$0	\$0	\$9,662
IRRIGATION & LANDSCAPE					
301 Irrigation Systems - Replace (Ph1)	\$0	\$0	\$0	\$308,870	\$0
301 Irrigation Systems - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$65,954	\$0	\$69,971	\$0	\$74,232
334 Drainage Rip-Rap - Replenish/Repair	\$0	\$0	\$0	\$0	\$0
336 Drain Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$32,167
340 Trees & Plants - Partial Replace	\$22,403	\$23,076	\$23,768	\$24,481	\$25,215
370 Sewer Lines - Video/Repair	\$10,469	\$0	\$0	\$0	\$0
COMMON AREAS					
400 Monument - Refurbish	\$0	\$9,058	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
404 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$0	\$0	\$0	\$0	\$0
408 Light Fixtures - Repaint	\$9,422	\$0	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
421 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$3,535
425 Metal Rails (1999) - Replace	\$0	\$0	\$0	\$0	\$0
427 Metal Rails (2008) - Replace	\$0	\$0	\$0	\$0	\$0
428 Metal Rails - Repaint	\$0	\$0	\$46,092	\$0	\$0
430 Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
460 Fingerway Bridges - Repair	\$0	\$0	\$0	\$0	\$0
RECREATION AMENITIES					
501 Playground Shade - Replace	\$0	\$0	\$0	\$0	\$0
502 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
505 Artificial Turf - Replace	\$0	\$0	\$0	\$0	\$0
506 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
507 Playground Fence - Repaint	\$3,319	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$0	\$18,762	\$0	\$0	\$0
514 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
520 Bocce Ball - Refurbish	\$0	\$0	\$0	\$0	\$0
530 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
534 Garden Wall - Seal/Repair	\$0	\$0	\$7,441	\$0	\$0
540 Tennis Court - Replace	\$0	\$0	\$0	\$0	\$0
542 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$15,789
544 Tennis Fence - Replace	\$0	\$0	\$0	\$38,780	\$0
545 Tennis Fence - Repaint	\$0	\$0	\$0	\$9,495	\$0
560 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
561 Tennis Poles - Replace	\$0	\$0	\$0	\$0	\$0
570 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
576 Soccer Goals - Replace	\$0	\$0	\$0	\$0	\$0
580 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
NORTH POOL					
701 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$18,911
702 Metal Fence - Replace (B)	\$0	\$0	\$8,441	\$0	\$0
712 Drinking Fountain - Replace	\$4,711	\$0	\$0	\$0	\$0
714 Restrooms - Refurbish	\$0	\$0	\$6,331	\$0	\$0
716 Camera System - Replace	\$0	\$0	\$9,329	\$0	\$0
718 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
720 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
730 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
736 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
740 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
742 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$11,554	\$0
744 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
750 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
760 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$5,656
761 Pool Filter #1 - Replace	\$0	\$0	\$0	\$0	\$0
762 Pool Filter #2 - Replace	\$0	\$0	\$0	\$0	\$0
764 Pool Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
765 Pool Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
766 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$0
770 Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
SOUTH POOL					
901 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
902 Metal Fence - Replace (B)	\$0	\$0	\$8,441	\$0	\$0
906 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Refurbish	\$0	\$0	\$6,331	\$0	\$0
916 Camera System - Replace	\$0	\$0	\$9,329	\$0	\$0
918 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
930 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
936 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
940 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
942 Pool Deck - Seal/Repair	\$0	\$12,077	\$0	\$0	\$0
944 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
950 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
960 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$0
961 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
964 Pool Pumps - Replace	\$0	\$11,646	\$0	\$0	\$0
970 Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$8,626	\$0	\$0	\$0
1104 Furniture (2010) - Replace	\$0	\$0	\$0	\$0	\$0
1106 Furniture (1999) - Replace	\$0	\$0	\$0	\$0	\$0
1110 Stack Chairs - Replace	\$0	\$0	\$0	\$0	\$0
1112 Folding Chairs - Replace	\$0	\$0	\$0	\$0	\$0
1124 Television - Replace	\$0	\$8,626	\$0	\$0	\$0
1128 Fire Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1140 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1142 Kitchen Appliances - Replace	\$5,025	\$0	\$0	\$0	\$0
1146 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1148 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1152 Office Computers - Replace	\$0	\$0	\$0	\$5,033	\$0
1154 Office Copier - Replace	\$0	\$0	\$0	\$22,124	\$0
1155 Folding Machine - Replace	\$0	\$0	\$0	\$0	\$0
1156 Office Cabinetry - Replace	\$0	\$0	\$0	\$0	\$16,614
1158 Camera System - Replace	\$0	\$0	\$0	\$0	\$0
1160 Fan Coils - Replace	\$0	\$0	\$0	\$0	\$0
1162 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1164 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1170 Adobe Walls - Seal	\$0	\$0	\$10,551	\$0	\$0
1171 Adobe Walls - Repair	\$0	\$0	\$0	\$0	\$0
1172 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1174 Doors/Windows - Repaint	\$0	\$0	\$4,443	\$0	\$0
1175 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1180 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$4,020	\$0	\$0	\$0	\$0
1186 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
HVAC SYSTEM					
1250 Hydronic Boiler - Replace	\$0	\$0	\$0	\$0	\$11,429
1256 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1258 Circulation Pumps - Repair	\$8,061	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
1260 Pump VFD's - Replace	\$0	\$0	\$0	\$0	\$0
1264 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$3,087
1280 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$14,375
1282 CT Control Panel - Replace	\$0	\$4,486	\$0	\$0	\$0
Total Expenses	\$176,202	\$103,905	\$210,467	\$1,123,189	\$234,207
Ending Reserve Balance	\$2,952,970	\$3,255,830	\$3,462,187	\$2,761,014	\$2,954,102

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from the physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding:

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all of your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

PAVEMENT

Comp #: 100 Asphalt Streets - Repave

Quantity: Approx 59,400 Sq Ft

Location: Streets & parking throughout The Barrio parcel (Renewall Way)

Funded?: Yes.

History: Installed during 1999 - 2000.

Comments: Conditions vary. Top layer is generally rough with exposed aggregate. There has been a lot of patching in the past. Spots of alligator cracking throughout, which is a sign of failure in the base. Problems with water drainage running across the asphalt, which will accelerate the deterioration. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 139,000

Worst Case: \$ 175,000

Cost Source: Past Research with Sunland Asphalt (520-889-7100)

Comp #: 104 Asphalt Streets - Seal/Repair

Quantity: Approx 59,400 Sq Ft

Location: Streets & parking throughout The Barrio parcel (Renewall Way)

Funded?: Yes.

History: Sealed 4/2017 for \$13,589, Previously repaired & sealed during 2011 for \$7,534.

Comments: Asphalt was sealed with the HA5 High Density Mineral Bond product. This is a more expensive application that is expected to better seal the asphalt and last longer. Seal still looks good and dark, but there is a good amount of cracking that does not look filled in. Longer life span and higher cost budgeted for this component assumes continued use of HA5.

Useful Life:
7 years

Remaining Life:
4 years



Best Case: \$ 13,000

Worst Case: \$ 16,700

Cost Source: Client Cost History

Comp #: 110 Asphalt Parking (AC) - Repave

Quantity: Approx 9,800 Sq Ft

Location: Parking lot at the Activity Center

Funded?: Yes.

History: Installed during 1999.

Comments: Parking lot at the Activity Center is in poor condition. It has not been well maintained over the years. Surface is cracked, rough, and has multiple potholes. It appears to be beyond the point of being maintained and should be replaced. Life span is based on periodically seal coating and maintaining the surfaces.

Useful Life:
24 years

Remaining Life:
0 years



Best Case: \$ 32,000

Worst Case: \$ 39,000

Cost Source: Past Research with Sunland Asphalt (520-889-7100)

Comp #: 111 Asphalt Parking (AC) - Seal/Repair

Quantity: Approx 9,800 Sq Ft

Location: Parking lot at the Activity Center

Funded?: Yes.

History: Sealed 7/2014 for \$9,189 (cost included multiple parking lots).

Comments: There is no seal left on this asphalt, and it is in poor condition. Recommend repaving the parking lot in 2020, then the new asphalt should be seal coated in 2021.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 1,300

Worst Case: \$ 1,700

Cost Source: ARI Cost Database

Comp #: 112 Asphalt Parking (B) - Repave

Quantity: Approx 77,300 Sq Ft

Location: Parking lots at the North & South Pools, Rust Ln at Firebush Ln & Sunbury Ln, (14) lots in Desert Country

Funded?: Yes.

History: Installed during 1999 - 2000.

Comments: This component accounts for 18 different parking lots. For the most part, surfaces are rough and raveling. Cracking noted as well. Surfaces have not been well maintained in the past. Life span is based on periodically seal coating and maintaining the surfaces.

Useful Life:
24 years

Remaining Life:
4 years



Best Case: \$ 250,000

Worst Case: \$ 309,000

Cost Source: Past Research with Sunland Asphalt (520-889-7100)

Comp #: 113 Asphalt Parking (B) - Seal/Repair

Quantity: Approx 77,300 Sq Ft

Location: Parking lots at the North & South Pools, Rust Ln at Firebush Ln & Sunbury Ln, (14) lots in Desert Country

Funded?: Yes.

History: Sealed 7/2014 for \$9,189 (cost did not include all parking lots).

Comments: There is no seal coat left on any of the parking areas, so the seal is in poor condition. Asphalt surfaces are rough and cracking. Recommend planning to fill cracks and seal all of these parking lots.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 12,000

Worst Case: \$ 14,200

Cost Source: Client Cost History

Comp #: 114 Gravel Parking - Repair

Quantity: Approx 10,800 Sq Ft

Location: Parking lots in Desert Country (3): west side of the parcel on Kay Gartrell, John McNair & Eleanor Maldonado
Funded?: Yes.

History:

Comments: These dirt/gravel parking lots were never paved, and there is no expectancy to pave them. Per the HOA's request, this component funds an allowance to periodically repair.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: Estimate Provided by Client

Comp #: 120 Asphalt Trails - Replace

Quantity: Approx 72,530 Sq Ft

Location: Walking trails bordering Nightbloom Way, Civano Blvd. and behind the Northridge Parcel
Funded?: Yes.

History: All trails are treated as a year 2000 install.

Comments: There is some age variation between the sections of trail. Conditions also vary somewhat. Sections of smooth asphalt as well as rough and patched spots. Some cracks noted but they are not a priority to repair. Replacement of the trails should be expected eventually.

Useful Life:
28 years

Remaining Life:
7 years



Best Case: \$ 174,000

Worst Case: \$ 250,000

Cost Source: Past Research with Sunland Asphalt (520-889-7100)

Comp #: 122 Asphalt Trails - Seal/Repair

Quantity: Approx 72,530 Sq Ft

Location: Walking trails bordering Nightbloom Way, Civano Blvd. and behind the Northridge Parcel

Funded?: Yes.

History: Partially sealed and repaired in 2013 for \$8,400.

Comments: Only a portion of the trails were sealed in 2013. All seal coats are pretty much worn off at this point. Surfaces are dry, and cracks were noted throughout.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 10,200

Worst Case: \$ 12,000

Cost Source: Client Cost History (at The Barrio in 2011)

Comp #: 130 Asphalt Surfaces - Repair

Quantity: Approx 219,030 Sq Ft

Location: HOA maintained streets, parking lots & trails

Funded?: Yes.

History:

Comments: The asphalt should receive crack fill between sealing intervals. Periodic patching and repairs are likely too. This component provides an allowance for periodic repairs and crack fill work.

Useful Life:
2 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Allowance

Comp #: 140 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Curbs, gutters and walkways throughout community

Funded?: Yes.

History: Ground down trip hazards in 2013 for \$1,300.

Comments: There is no expectancy to completely replace the concrete. This component provides an allowance for periodic repairs and/or partial replacements.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 3,500

Worst Case: \$ 4,700

Cost Source: ARI Cost Allowance

IRRIGATION & LANDSCAPE

Comp #: 301 Irrigation Systems - Replace (Ph1)

Quantity: 1/2 of (19) Systems

Location: Common areas throughout community

Funded?: Yes.

History: Installed during 1998 - 2000.

Comments: This component funds to eventually replace the underground irrigation lines, valves, etc. We expect this work will be phased over at least a couple of years. Problems were reported with constant leaking and repairs. It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. Repairs and partial replacements should be included in the annual landscape maintenance budget.

Useful Life:
25 years

Remaining Life:
3 years



Best Case: \$ 120,000

Worst Case: \$ 150,000

Cost Source: HOA's Reserve Fund Budget (Prior Year)

Comp #: 301 Irrigation Systems - Replace (Ph2)

Quantity: 1/2 of (19) Systems

Location: Common areas throughout community

Funded?: Yes.

History: Installed during 1998 - 2000.

Comments: This component funds to eventually replace the underground irrigation lines, valves, etc. We expect this work will be phased over at least a couple of years. Problems were reported with constant leaking and repairs. It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. Repairs and partial replacements should be included in the annual landscape maintenance budget.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 120,000

Worst Case: \$ 150,000

Cost Source: HOA's Reserve Fund Budget (Prior Year)

Comp #: 304 Irrig Controllers (1999) - Replace

Quantity: (3) Hunter, 8-Sta.

Location: Civano Blvd (btwn lots 336 & 337), Nightbloom Way (btwn lots 364 & 365), Richard Ashley Circle
Funded?: No. HOA replaces irrigation controllers as needed through the Operating budget, so Reserve funding has been removed.

History: Installed during 1999 - 2000.

Comments: Controllers are still original. They appear to be functional, but they do look old with some rust. Based on age, replacement should be anticipated in the near future.

*Model: ICC-800M

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 306 Irrig Controllers (2002) - Replace

Quantity: (3) Hunter

Location: Nightbloom Way (btwn lots 411 & 412), corners of Thunder Sky at Seven Generations and Summer Storm
Funded?: No. HOA replaces irrigation controllers as needed through the Operating budget, so Reserve funding has been removed.

History: Installed during 2002-03.

Comments: Controllers include (1) 8-station, (1) 12-station, and (1) 16-station. They are old and have already exceeded the typical life expectancy. Based on age, replacement should be anticipated in the near future.

*Model: ICC-800M & ICC-800PL

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 308 Irrig Controllers (2007) - Replace

Quantity: (3) Hunter

Location: Civano Blvd (in front of lot 91), south pool/rec area, Wayne Moody Ln near the north pool/rec area
Funded?: No. HOA replaces irrigation controllers as needed through the Operating budget, so Reserve funding has been removed.

History: Installed during 2007.

Comments: Controllers include (1) 8-station, (1) 12-station, and (1) 24-station. Older but still appear to be in fair condition. These are all wall mounted controllers, so there are no pedestals to replace in this group.

*Model: ICC-800M & ICC-800PL

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 310 Irrig Controllers (2008) - Replace

Quantity: (4) Leit, 4-Sta.

Location: Northridge parcel: Civano Blvd. (at Houghton, at Thunder Sky, behind lot 1034) & Nightbloom Way (behind lot 1079)
Funded?: No. HOA replaces irrigation controllers as needed through the Operating budget, so Reserve funding has been removed.

History: Installed around 2008.

Comments: Only one of these controllers was located during the inspection. It is unclear if the others were removed. For budgeting purposes, we assume they are still in place and should be nearing time for replacement.

*Model: 4004

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 312 Irrig Controllers (Misc.) - Replace

Quantity: (6) Controllers

Location: Civano Blvd. (in front of lot 91), Morning Sky & Royston, Community Garden & unknown other locations

Funded?: No. These are smaller, inexpensive controllers that should be replaced as an Operating expense when needed.

History:

Comments: There are reportedly 19 total irrigation controllers in the community. We have funded replacement of 13. Under this component, 3 of the controllers are inexpensive and not being funded. The other 3 were not located, and there is no information about them.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 320 Backflow Valves - Replace

Quantity: (4) Backflow Valves

Location: Corner of Civano & Houghton, North Pool/Rec area, Community Garden & unknown other location

Funded?: No. Backflow valves typically last a long time. They can often be repaired and rebuilt rather than replaced. Recommend repairing or replacing as needed with Operating funds. Expect they will be replaced in the future as part of the irrigation systems under #301.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 330 Landscape Rock - Replace/Replenish

Quantity: Numerous Sq Ft

Location: Common areas throughout community, including streetscape bordering major roads

Funded?: Yes.

History: HOA replaced DG with crushed rock along the major streets in phases during 2010 through 2017 at \$12,000/year.

Comments: In addition to the streetscape areas, there are numerous quantities of DG in common tracts that the HOA will also need to either replace or replenish. This component funds an allowance for ongoing rock replenishing throughout the community.

Useful Life:
2 years

Remaining Life:
1 years



Best Case: \$ 28,000

Worst Case: \$ 35,000

Cost Source: Estimate Provided by Client

Comp #: 334 Drainage Rip-Rap - Replenish/Repair

Quantity: Numerous Sq Ft

Location: Common areas throughout community

Funded?: Yes.

History: Repaired 4/2013 for \$9,234.

Comments: There are rip-rap drainage areas throughout the community. Some are newer than others. There is no expectancy to completely replace the rip-rap under normal circumstances. This component funds an allowance for repairs and partial replenishing where needed. Repairs do not appear to be needed at this time.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 10,500

Worst Case: \$ 13,100

Cost Source: HOA's Reserve Fund Budget/Client Cost History

Comp #: 336 Drain Systems - Repair/Replace

Quantity: (6) Large Drains

Location: Common areas throughout community

Funded?: Yes.

History: Expected to be original from 1999.

Comments: These are concrete catch basins with metal grates. There is no expectancy to replace the catch basins themselves. Repairs and possible replacement of the metal grates should be anticipated eventually.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 13,100

Worst Case: \$ 14,200

Cost Source: HOA's Reserve Fund Budget (Prior Year)

Comp #: 340 Trees & Plants - Partial Replace

Quantity: Numerous Trees & Plants

Location: Common areas throughout community

Funded?: Yes.

History: Trees replaced in 2015 for \$6,183 with \$2,899 additional labor expenses plus \$1,768 spent on shrubs.

Comments: At the HOA's request, this component funds an annual allowance to replace (20) trees and numerous plants.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 9,400

Worst Case: \$ 12,000

Cost Source: Prior Estimate Provided by Client

Comp #: 370 Sewer Lines - Video/Repair

Quantity: Numerous LF

Location: South end of The Barrio parcel

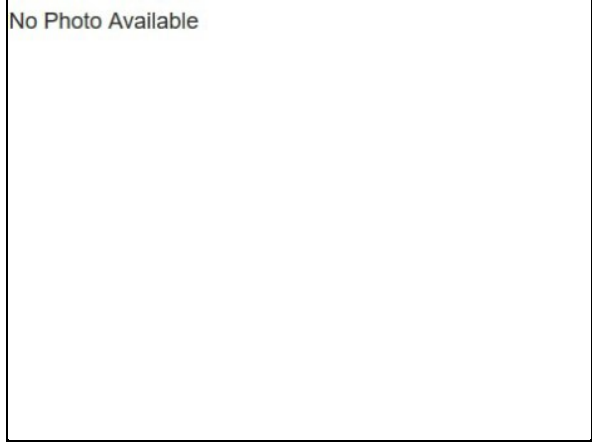
Funded?: Yes.

History:

Comments: Sewer lines at this section of the community are reportedly private. There has been no history of problems or repairs. There is no expectancy to completely replace the sewer lines. They should be monitored periodically and repaired as needed. This component funds an allowance to periodically video scope the lines and repair.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Allowance

COMMON AREAS

Comp #: 400 Monument - Refurbish

Quantity: (1) Monument

Location: Corner of Houghton Rd & Seven Generations Way

Funded?: Yes.

History: Installed during 2006.

Comments: Monument consists of metal lettering attached to a stucco wall that reads "Civano". There are 2 signs mounted to the wall. Letters are securely mounted and appear to be in good condition. Refurbish involves future replacement of the lettering to update or restore the appearance as well as upgrades to landscaping and lighting around the monument.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 3,800

Worst Case: \$ 4,600

Cost Source: ARI Cost Database

Comp #: 401 Pole Light - Replace

Quantity: (1) Pole Light

Location: Corner of Houghton Rd & Seven Generations Way

Funded?: Yes.

History: Installed during 2006.

Comments: This pole light is mounted behind the monument. Replacement should be expected eventually.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 2,500

Worst Case: \$ 3,000

Cost Source: ARI Cost Database

Comp #: 404 Bollard Lights - Replace

Quantity: Approx (100) Lights

Location: Common areas throughout community

Funded?: Yes.

History: Installed during 1998-99.

Comments: Quantity is from the original Reserve Study prepared in 2009 and has not re-verified. No signs of vandalism or abuse. Lights look to be functional and in overall fair condition.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 105,000

Worst Case: \$ 131,000

Cost Source: ARI Cost Database

Comp #: 406 Trail Lights - Replace

Quantity: Approx (58) Lights

Location: Walking Trails: (42) on Nightbloom Way, (9) on Civano Blvd, (7) on Seven Generations Way

Funded?: Yes.

History: Reportedly still original from 2000.

Comments: Lights are mounted in planter areas bordering the walking trails. Some have been replaced. Individual repairs and replacements should be addressed as a maintenance expense. There is a variety of different style and size fixtures. Recommend planning complete replacement to update and restore the lighting.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 10,500

Worst Case: \$ 12,500

Cost Source: ARI Cost Database

Comp #: 408 Light Fixtures - Repaint

Quantity: (104) Bollard, (58) Trail

Location: Common areas throughout community, plus bollard lights at the south pool

Funded?: Yes.

History: Painted in 2014 for \$3,906.

Comments: Paint surfaces look older and faded. Repaint periodically to restore the appearance.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 410 Pet Stations - Replace

Quantity: Approx (9) Stations

Location: Common areas throughout community

Funded?: No. HOA plans to replace as needed with Operating funds, so no Reserve funding has been allocated.

History: Installed during 2004-05.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 420 Metal Fence - Replace

Quantity: Approx 220 LF

Location: West perimeter of The Barrio bordering Houghton Rd, including corner at Seven Generations

Funded?: Yes.

History: Installed during 1999.

Comments: Posts are securely mounted and fence appears to be in good condition. No signs of rusting or deterioration.

Useful Life:
30 years

Remaining Life:
9 years



Best Case: \$ 12,000

Worst Case: \$ 13,100

Cost Source: ARI Cost Database

Comp #: 421 Metal Fence - Repaint

Quantity: Approx 220 LF

Location: West perimeter of The Barrio bordering Houghton Rd, including corner at Seven Generations

Funded?: Yes.

History: Painted in 2019. Previously painted 7/2014 for \$789.

Comments: Paint surfaces are newer and in good condition. Unlike the walls at this perimeter, HOA is responsible for the metal fences.

Useful Life:
6 years

Remaining Life:
5 years



Best Case: \$ 1,300

Worst Case: \$ 1,700

Cost Source: ARI Cost Database

Comp #: 425 Metal Rails (1999) - Replace

Quantity: Approx 1,740 LF

Location: Common areas throughout community, including bridges throughout Desert Country

Funded?: Yes.

History: Installed during 1998 - 2000.

Comments: Securely mounted with no significant rusting or deterioration. Long life expectancy under normal circumstances. In good condition.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 47,000

Worst Case: \$ 54,600

Cost Source: ARI Cost Database

Comp #: 427 Metal Rails (2008) - Replace

Quantity: Approx 2,730 LF

Location: Bordering streets in The Orchards & Northridge parcels, plus on the asphalt trail behind Northridge

Funded?: Yes.

History: Installed around 2008.

Comments: Securely mounted with no significant rusting or deterioration. Long life expectancy under normal circumstances.

Useful Life:
30 years

Remaining Life:
18 years



Best Case: \$ 72,100

Worst Case: \$ 87,400

Cost Source: ARI Cost Database

Comp #: 428 Metal Rails - Repaint

Quantity: Approx 4,470 LF

Location: Common areas throughout community, including bridges throughout Desert Country

Funded?: Yes.

History: Partially painted 8/2017 for \$4,100 and 9/2013 for \$2,691.

Comments: Both painting projects we have record of did not account for painting all of the rails. Recommend painting all of the rails at the same time in the future.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 18,500

Worst Case: \$ 23,000

Cost Source: ARI Cost Database

Comp #: 430 Retaining Walls - Repair

Quantity: Numerous Sq Ft

Location: Common areas throughout community, primarily the Northridge parcel

Funded?: Yes.

History: Minor repairs reported in 2013 for \$1,500.

Comments: HOA is reportedly responsible for retaining walls behind homes built on a slope. Walls and fence mounted on top of the retaining walls are the owners responsibility. There is no expectancy to replace these walls under normal circumstances. They should be professionally inspected by an engineer if there are any concerns. This component funds an allowance for periodic, minor repairs. No issues have been reported.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 21,000

Worst Case: \$ 26,000

Cost Source: ARI Cost Allowance

Comp #: 440 Stucco Walls (Houghton) - Repaint

Quantity: Approx 11,000 Sq Ft

Location: West perimeter of The Barrio bordering Houghton Rd, including corner at Seven Generations

Funded?: No. Per CC&R's section 5.2.15.5, owners are responsible for all wall maintenance, repair, and painting. Therefore, Reserve funding has been removed.

History: Repainted 5/2019 for \$9,275. Previously painted in 2007.

Comments: These are high visibility walls, and they were reportedly looking bad. HOA decided to paint them in 2019 to restore the appearance, but owners are responsible for future painting.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 442 Stucco Walls (Northridge) - Repaint

Quantity: Approx 18,000 Sq Ft

Location: Perimeter walls of the Northridge parcel, bordering Civano Blvd & Nightbloom Way

Funded?: No. Per CC&R's section 5.2.15.5, owners are responsible for all wall maintenance, repair, and painting. Therefore, Reserve funding has been removed.

History: Installed and painted in 2008.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 460 Fingerway Bridges - Repair

Quantity: (30) Bridges

Location: Common areas throughout the Desert Country parcel

Funded?: Yes.

History: Installed during 1998 - 2000.

Comments: The bridges have approximately 5,400 sq ft of concrete surfaces and 760 LF of metal rails. Rails are included under #425 and 428. There is no expectancy to completely replace these bridges. This component funds an allowance for periodic repairs.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 5,200

Worst Case: \$ 6,600

Cost Source: HOA's Reserve Fund Budget (Prior Year)

Comp #: 480 Mailboxes - Replace

Quantity: (53) Clusters

Location: (10) locations in the original parcels at center of the community, including The Barrio; (5) locations in the Desert Country parcel; (6) locations in The Presidio, The Orchards & Northridge parcels

Funded?: No. Management reports all mailboxes in Civano will be replaced, if damaged, by the Post Office. Reserve funding has been removed per the HOA's request.

History: Installed at various times during 1998 thru 2008.

Comments: Clusters include (23) 16-box, (1) 13-box, (27) 12-box, and (2) 8-box.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 490 Bulletin Boards - Replace

Quantity: Approx (22) Boards

Location: Mounted next to mailboxes throughout the community

Funded?: No. Reportedly repaired and installed by volunteers when needed. No Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

RECREATION AMENITIES

Comp #: 501 Playground Shade - Replace

Quantity: Approx 680 Sq Ft

Location: Playground next to the Activity Center

Funded?: Yes.

History: Installed during 2009.

Comments: There is no expectancy to replace the structure under normal circumstances. This component funds to periodically replace the shade screen. No holes or tears were noted. Still appears to be in good shape.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 3,700

Worst Case: \$ 4,500

Cost Source: ARI Cost Database

Comp #: 502 Playground Equip - Replace

Quantity: (6) Assorted Pieces

Location: Playground next to the Activity Center

Funded?: Yes.

History: Installed during 2005.

Comments: Equipment includes (1) Miracle play structure, (1) swing-set, (3) spring riders, (1) crawl tube, and plastic curbing around perimeter of the tot lot. There is also a lot of plastic play toys that are inexpensive and should be replaced as a maintenance expense when needed. Still in fair condition overall. No signs of excessive wear or damage.

Useful Life:
18 years

Remaining Life:
3 years



Best Case: \$ 18,600

Worst Case: \$ 25,100

Cost Source: ARI Cost Database

Comp #: 505 Artificial Turf - Replace

Quantity: Approx 400 Sq Ft

Location: Playground next to the Activity Center

Funded?: Yes.

History: New install 3/2015 for \$2,542.

Comments: This artificial turf was added to the playground area. Turf still looks fine, but it is uneven in spots.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 2,620

Worst Case: \$ 3,170

Cost Source: Client Cost History

Comp #: 506 Playground Fence - Replace

Quantity: Approx 300 LF

Location: Playground next to the Activity Center

Funded?: Yes.

History: Installed during 2005.

Comments: This is a 6' perimeter metal fence. Securely mounted and in good condition, although some spots do shake easier than others.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 19,700

Worst Case: \$ 20,800

Cost Source: ARI Cost Database

Comp #: 507 Playground Fence - Repaint

Quantity: Approx 300 LF

Location: Playground next to the Activity Center

Funded?: Yes.

History: Painted in 2012 for \$1,334.

Comments: Poor condition. Paint finish is old and peeling off in spots. Some rusting noted too.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 1,420

Worst Case: \$ 1,750

Cost Source: Client Cost History

Comp #: 510 Card Readers - Replace

Quantity: (5) Card Readers

Location: Activity Center, Playground next to the Activity Center, Tennis Court, North & South Pools

Funded?: Yes.

History: Replaced (3) locks in 8/2016 for \$4,632.

Comments: Although the 2016 invoice only accounts for 3 locks, all of them are a similar age. Rather than fund each reader separately, this component now accounts for all readers as one project.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 7,800

Worst Case: \$ 9,600

Cost Source: Client Cost History

Comp #: 514 Park Furniture - Replace

Quantity: (60) Pieces

Location: Playground, pool areas, and parks throughout the community

Funded?: Yes.

History: Age is unknown.

Comments: Quantity per original Reserve Study includes: (19) concrete benches, (10) concrete picnic tables, (21) concrete trash cans, (1) metal bench, (4) metal picnic tables, and (5) bike racks. Ages vary along with styles and conditions. They look older with some wear plus rusting on the metal pieces. Recommend planning complete replacement to maintain a consistent and uniform quality throughout the community.

Useful Life:
18 years

Remaining Life:
2 years



Best Case: \$ 30,000

Worst Case: \$ 40,500

Cost Source: ARI Cost Database

Comp #: 520 Bocce Ball - Refurbish

Quantity: (1) Court: 8' x 73'

Location: Park area at center of the community: between the Playground & Mary Webber Park

Funded?: Yes.

History: Installed during 2012.

Comments: Bocce ball has a clay/dirt surface with wood borders. Borders are old and warped. Court needs some work. This component funds an allowance to replenish the surface and replace/repair the border as needed.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Allowance

Comp #: 522 Horseshoe Pits - Replace

Quantity: (2) Horseshoe Pits

Location: Park area at center of the community: between the Playground & Mary Webber Park

Funded?: No. Horseshoe pits are inexpensive and should be repaired or replaced as a maintenance expense when needed.

History: Installed during 2012.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 530 Garden Fence - Replace

Quantity: Approx 74 LF

Location: Community Garden at center of the community: between the Playground & Mary Webber Park

Funded?: Yes.

History: Installed during 2000.

Comments: Community Garden has sections of metal fence and gates around the perimeter. Still intact and in good to fair condition.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 3,200

Worst Case: \$ 3,700

Cost Source: ARI Cost Database

Comp #: 531 Garden Fence - Repaint

Quantity: Approx 74 LF

Location: Community Garden at center of the community: between the Playground & Mary Webber Park

Funded?: No. Repaint cost is too small for Reserves, so no funding has been allocated. Treat as a maintenance expense or include with other painting projects.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 534 Garden Wall - Seal/Repair

Quantity: Approx 3,100 Sq Ft

Location: Community Garden at center of the community: between the Playground & Mary Webber Park

Funded?: Yes.

History: Repaired and sealed in 2013 for \$2,878. Installed during 2000.

Comments: Perimeter garden wall is made of Adobe block. Some past repairs were noted. Wall should be sealed periodically to preserve the block as is scheduled for the Activity Center. Quantity includes both sides of the wall.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 3,700

Cost Source: Client Cost History

Comp #: 540 Tennis Court - Replace

Quantity: (1) Standard Court

Location: North Pool/Recreation area on Rust Lane

Funded?: Yes.

History: Installed during 1999.

Comments: This is an asphalt based tennis court. Surface has several large cracks that have been patched, plus there are cracks around the perimeter. Older asphalt courts will continue to crack until they are replaced. Funding is based on replacing with a post-tension concrete court as a one-time expense. Combine with resurface component for the total budgeted cost.

Useful Life:

Remaining Life:
4 years



Best Case: \$ 50,000

Worst Case: \$ 60,000

Cost Source: ARI Cost Database

Comp #: 542 Tennis Court - Resurface

Quantity: (1) Standard Court

Location: North Pool/Recreation area on Rust Lane

Funded?: Yes.

History: Resurfaced in 2019 for \$6,554. Previously repaired & resurfaced 3/2015 for \$9,500 and around 2008-09.

Comments: Tennis court surface looks good. Color is bright and clean, cracks are well hidden. Once the court is replaced, resurface cost should not be as high.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 6,000

Worst Case: \$ 7,400

Cost Source: Client Cost History

Comp #: 544 Tennis Fence - Replace

Quantity: Approx 360 LF

Location: North Pool/Recreation area on Rust Lane
Funded?: Yes.
History: Installed during 1999.
Comments: Fence is looking older A lot of the mesh is bent. Some posts feel loose. Recommend planning to completely replace this fence at the same time as court replacement.

Useful Life:
24 years

Remaining Life:
4 years



Best Case: \$ 15,300

Worst Case: \$ 18,600

Cost Source: ARI Cost Database

Comp #: 545 Tennis Fence - Repaint

Quantity: Approx 360 LF

Location: North Pool/Recreation area on Rust Lane
Funded?: Yes.
History: Painted 12/2012 for \$3,495.
Comments: Paint is still holding up well for its age. No significant fading or chipping noted. Recommend not painting prior to scheduled replacement in the near future.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 3,600

Worst Case: \$ 4,700

Cost Source: Client Cost History

Comp #: 560 Tennis Lights - Replace

Quantity: (6) Court Lights

Location: North Pool/Recreation area on Rust Lane

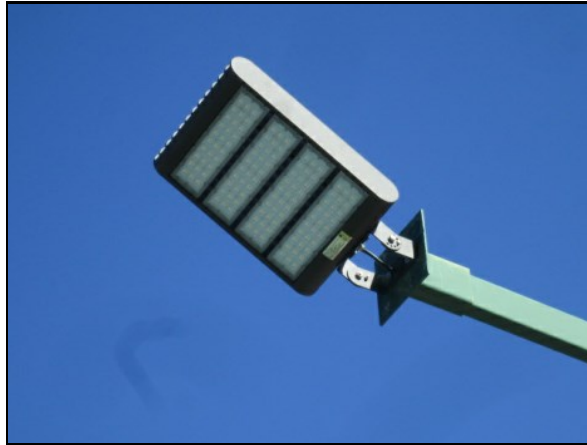
Funded?: Yes.

History: Replaced 8/2018 for \$5,919. Repaired in 2015 for \$3,350, and originally installed during 1999.

Comments: Only the light fixtures were replaced in 2018, not the poles. Fixtures still look newer and appear to be in good condition.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 5,600

Worst Case: \$ 7,000

Cost Source: Client Cost History

Comp #: 561 Tennis Poles - Replace

Quantity: (6) Light Poles

Location: North Pool/Recreation area on Rust Lane

Funded?: Yes.

History: Installed during 1999.

Comments: Poles for the light fixtures were not replaced with the lights. Expect to replace them the next time lights are replaced. Long life expectancy under normal circumstances. Periodic painting is included with the tennis fence.

Useful Life:
40 years

Remaining Life:
18 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: ARI Cost Database

Comp #: 570 Basketball Court - Replace

Quantity: (1) Concrete Court

Location: South Pool/Recreation area off of Cerulean Way

Funded?: Yes.

History: Installed during 2004.

Comments: Surface area is approximately 2,700 sq ft. Long life expectancy under normal circumstances. This is not a post-tension concrete slab, so it will develop cracks over time. There are some hairline cracks already. Still in good condition overall. Repaint the court lines as a maintenance expense when needed.

Useful Life:
30 years

Remaining Life:
14 years



Best Case: \$ 28,400

Worst Case: \$ 32,800

Cost Source: Previous Reserve Study

Comp #: 572 Basketball Equip - Replace

Quantity: (1) Backboard

Location: South Pool/Recreation area off of Cerulean Way

Funded?: No. Expect complete replacement to occur with the court under #570. Replace or repair backboard and goal as a maintenance expense when needed.

History: Installed during 2004.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 576 Soccer Goals - Replace

Quantity: (2) 12' Goals

Location: South Pool/Recreation area off of Cerulean Way

Funded?: Yes.

History: Installed during 2004.

Comments: Soccer goals are a simple, single post style. Some chipped paint noted. No signs of deterioration or instability. Posts are still securely mounted but getting old.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 1,800

Worst Case: \$ 2,300

Cost Source: Internet Research

Comp #: 580 Swing Set - Replace

Quantity: (1) Swing-Set

Location: South Pool/Recreation area off of Cerulean Way

Funded?: Yes.

History: New addition 3/2015 for \$12,325.

Comments: This is a double bay swing set with 4-swings and arched posts. This area was a new addition to the community in 2015. Cost of the project accounted for more than just the swing set, so budgeted replacement cost is lower than the amount actually spent.

Useful Life:
18 years

Remaining Life:
13 years



Best Case: \$ 8,200

Worst Case: \$ 10,000

Cost Source: ARI Cost Database

Comp #: 582 Wood Chips - Replenish

Quantity: Approx 1,150 Sq Ft

Location: South Pool/Recreation area off of Cerulean Way

Funded?: No. There is no expectancy to completely replace the wood chip surfacing. Recommend replenishing as needed with Operating funds.

History: New addition 3/2015 with the swing-set.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

NORTH POOL

Comp #: 701 Metal Fence - Replace (A)

Quantity: Approx 121 LF

Location: North Pool on Rust Lane - pool perimeter & (2) enclosure gates
Funded?: Yes.

History: Installed during 1999.

Comments: Quantity includes 114 LF of pool fence & gates plus (2) 3.5 LF gates at the enclosure in front of the pool area. Still securely attached, but some of the posts are rusted. Gate is looking old too.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 7,200

Worst Case: \$ 8,850

Cost Source: ARI Cost Database

Comp #: 702 Metal Fence - Replace (B)

Quantity: Approx 74 LF

Location: North Pool on Rust Lane - pool perimeter
Funded?: Yes.

History: New install 10/2017 for ~\$3,500.

Comments: This component accounts for the 24" tall spike fence extensions mounted to the top of pool walls. Total project accounted for 148 LF of fence between both pool areas. For simplicity, we have divided the quantity and cost in half and allocated it to each pool area.

Useful Life:
30 years

Remaining Life:
27 years



Best Case: \$ 3,400

Worst Case: \$ 4,200

Cost Source: ARI Cost Database

Comp #: 712 Drinking Fountain - Replace

Quantity: (1) Elkay Fountain

Location: North Pool on Rust Lane

Funded?: Yes.

History: Replaced 10/2015 for \$2,034.

Comments: This is a dual dispenser fountain with chilled water. Good conditions observed.

*Model: EZFSTL8-1F, Serial #150319521

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 2,000

Worst Case: \$ 2,500

Cost Source: Client Cost History

Comp #: 714 Restrooms - Refurbish

Quantity: (2) Restrooms

Location: North Pool on Rust Lane

Funded?: Yes.

History: Refurbished during 2011 for \$2,279.

Comments: Restrooms consist of concrete floors and counter. They also have steel sinks and laminate toilet stalls. These are very basic restrooms. They could use some clean up, but generally in fair condition. Toilet stall did look worn.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 2,600

Worst Case: \$ 3,100

Cost Source: Client Cost History

Comp #: 716 Camera System - Replace

Quantity: (1) System

Location: North Pool on Rust Lane

Funded?: Yes.

History: Installed 10/2015 for \$7,362 (cost included south pool).

Comments: Camera system was a new addition in 2015. It includes cameras plus alarm or proximity sensors. Inspect and repair system as a maintenance expense. This component funds to eventually replace or modernize the system.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 3,800

Worst Case: \$ 4,600

Cost Source: Client Cost History

Comp #: 718 Exterior Lights - Replace

Quantity: (8) Light Fixtures

Location: North Pool on Rust Lane - mounted to exterior walls of the pool building & shade structure

Funded?: Yes.

History: Replaced 5/2014 for \$4,920. Previously original from 1999.

Comments: Lighting still looks newer and is in good condition. Repair or replace individually as a maintenance expense when needed.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 5,200

Worst Case: \$ 6,200

Cost Source: Client Cost History

Comp #: 720 Exterior Surfaces - Repaint

Quantity: Block, Fence, Trim

Location: North Pool on Rust Lane - pool building, shade structure, perimeter walls & fence

Funded?: Yes.

History: Metal surfaces were painted 12/2012 for \$2,939, plus another \$424 for the exterior building walls.

Comments: The project history cost included the support posts and beams under the metal roofs, pool fence, enclosure gates, and doors on the pool building. Project did not include the restroom interiors or the perimeter block wall and columns. This component funds to paint all block surfaces along with the metal. Surfaces look older and faded. More frequent painting should be planned in the future.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Cost Source: Client Cost History

Comp #: 730 Metal Roofs - Replace

Quantity: Approx 2,350 Sq Ft

Location: North Pool on Rust Lane - rooftop of the pool building & shade structure

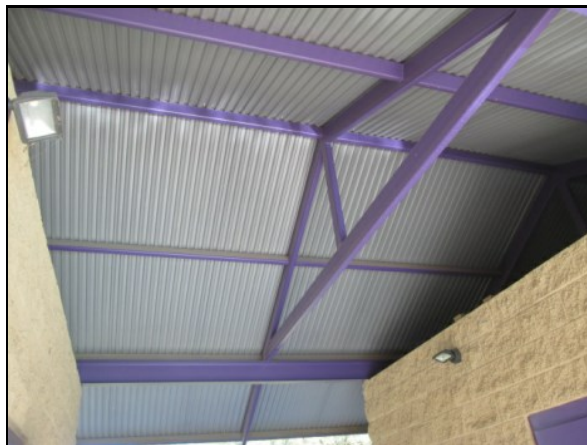
Funded?: Yes.

History: Installed during 1999.

Comments: Still appears to be in good condition overall. No signs of damage, or reports of problems. There was some visible rusting under the roof due to leaking solar panels. Long life expectancy under normal circumstances.

Useful Life:
40 years

Remaining Life:
19 years



Best Case: \$ 24,000

Worst Case: \$ 30,600

Cost Source: ARI Cost Database

Comp #: 736 Solar Panels - Replace

Quantity: (29) Panels: 1,162 Sq Ft

Location: North Pool on Rust Lane - rooftop of the pool building & shade structure
Funded?: Yes.

History: Replaced 1/2019 for \$12,650. Previously installed around 2001.

Comments: Solar panels are newer and expected to be in good condition. However, they are already leaking. We expect any repairs or corrections will be made under warranty or as a maintenance expense. Per the contract, this pool has (13) HC50 4'x12.5' and (16) HC30 4'x8' panels.

Useful Life:
18 years

Remaining Life:
17 years



Best Case: \$ 11,700

Worst Case: \$ 14,400

Cost Source: Client Cost History

Comp #: 740 Pool Deck - Resurface

Quantity: Approx 2,520 Sq Ft

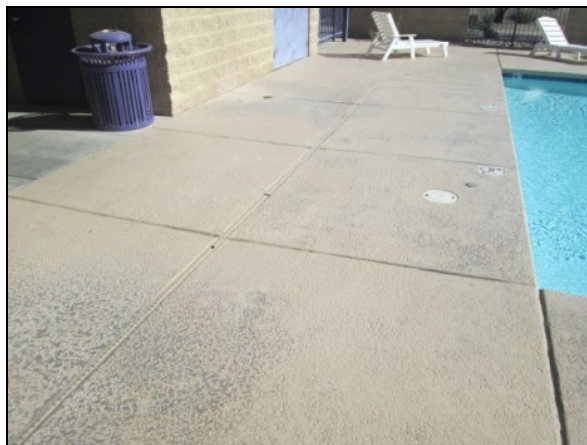
Location: North Pool on Rust Lane
Funded?: Yes.

History: Installed during 1999.

Comments: Coating looks old. There are some large chipped spots and cracks. Surface is heavily stained. There is no expectancy to replace the underlying concrete deck under normal circumstances. This component funds to grind off the existing top surface and re-coat with a new, acrylic coating. Combined cost with the seal/repair component accounts for the total estimated resurface budget.

Useful Life:
16 years

Remaining Life:
0 years



Best Case: \$ 9,800

Worst Case: \$ 13,100

Cost Source: ARI Cost Database

Comp #: 742 Pool Deck - Seal/Repair

Quantity: Approx 2,520 Sq Ft

Location: North Pool on Rust Lane

Funded?: Yes.

History: Sealed/painted 10/2013 for \$4,586.

Comments: Deck coating is old, stained, and discolored.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 5,600

Cost Source: Client Cost History

Comp #: 744 Pool - Resurface

Quantity: (1) Pool, ~180 LF

Location: North Pool on Rust Lane

Funded?: Yes.

History: Resurfaced 5/2018 for \$22,312. Previously original from 1999.

Comments: Pool has a white plaster surface with waterline tile. It is clean and in good condition.

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 21,000

Worst Case: \$ 26,400

Cost Source: Client Cost History

Comp #: 750 Pool Furniture - Replace

Quantity: (22) Pieces

Location: North Pool on Rust Lane

Funded?: Yes.

History: Purchased around 2006.

Comments: Furniture includes (6) lounges, (7) chairs, (4) tables, and (5) side tables. This is resin furniture manufactured by Polywood. It is older, but still functional and in fair condition. No severe damage or issues.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 7,800

Worst Case: \$ 9,500

Cost Source: Internet Research

Comp #: 760 Equip Doors - Replace

Quantity: (2) Metal Doors

Location: North Pool on Rust Lane - pool equipment room

Funded?: Yes.

History: Installed during 1999.

Comments: Equipment room has steel doors that are rusted. Frame is also rusting out. Replacement will be needed at some point in the near future.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 2,000

Worst Case: \$ 2,800

Cost Source: ARI Cost Database

Comp #: 761 Pool Filter #1 - Replace

Quantity: (1) Pentair 7.06 Sq Ft

Location: North Pool on Rust Lane - pool equipment room

Funded?: Yes.

History: Installed during 2001.

Comments: This filter is older but still intact and functional. No problems observed or reported. HOA is planning to replace all of this pool's equipment at the same time in the near future.

*Model: TR-140, Serial #011

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: Estimate Provided by Oasis Pool

Comp #: 762 Pool Filter #2 - Replace

Quantity: (1) Pentair 4.90 Sq Ft

Location: North Pool on Rust Lane - pool equipment room

Funded?: Yes.

History: Installed during 2008.

Comments: This filter has a smaller capacity than #1. No problems observed or reported.

*Model: TR-100, Serial #0101156080079B, mfg. date 6-4-2008

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: Estimate Provided by Oasis Pool

Comp #: 764 Pool Pump #1 - Replace

Quantity: (1) Pentair, 2-HP

Location: North Pool on Rust Lane - pool equipment room

Funded?: Yes.

History: Replaced 7/2014 for \$1,551.

Comments: This pump works with the larger #1 filter. HOA is planning to replace all of this pool's equipment at the same time in the near future, so this pump will be replaced soon despite its age. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Model: WFE-8, mfg date 11/15/2013

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 1,600

Worst Case: \$ 2,000

Cost Source: Estimate Provided by Oasis Pool

Comp #: 765 Pool Pump #2 - Replace

Quantity: (1) Pentair, 2-HP

Location: North Pool on Rust Lane - pool equipment room

Funded?: Yes.

History: Replaced in 2014. Previously original from 1999.

Comments: This pump works with the #2 filter. HOA is planning to replace all of this pool's equipment at the same time in the near future, so this pump will be replaced soon despite its age. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Model: WFE-8, mfg date 3/25/2014

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 1,600

Worst Case: \$ 2,000

Cost Source: Estimate Provided by Oasis Pool

Comp #: 766 Solar Pump - Replace

Quantity: (1) Sta-Rite, 1.5-HP

Location: North Pool on Rust Lane - pool equipment room

Funded?: Yes.

History: Replaced in 2015.

Comments: This pump circulates water between the pool and solar panels. HOA is planning to replace all of this pool's equipment at the same time in the near future, so this pump will be replaced soon despite its age. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Model: P6E6F-207L, mfg date 5/30/2015

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 1,600

Worst Case: \$ 2,000

Cost Source: Estimate Provided by Oasis Pool

Comp #: 768 Solar Control - Replace

Quantity: (1) Compool LX-220

Location: North Pool on Rust Lane - pool equipment room

Funded?: No. This is a control panel interface used to set times and temperatures to operate the solar heating system.

Replacement cost is below the Reserve expense threshold, so no funding has been allocated. Treat replacement as a maintenance expense.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 770 Chlorinator - Replace

Quantity: (1) Aqua-Sol

Location: North Pool on Rust Lane - metal enclosure outside of the pool equipment room

Funded?: Yes.

History:

Comments: Chlorinator is currently rented from Oasis Pool, so it has not been a funded Reserve component. HOA plans to purchase its own chlorinator soon rather than continuing to rent, so Reserve funding has been added.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 2,700

Worst Case: \$ 3,300

Cost Source: Estimate Provided by Oasis Pool

SOUTH POOL

Comp #: 901 Metal Fence - Replace (A)

Quantity: Approx 270 LF

Location: South Pool off of Cerulean Way - pool perimeter & (4) enclosure gates

Funded?: Yes.

History: Installed during 2001.

Comments: Quantity includes 270 LF of pool fence & gates plus (4) 3 LF gates at the enclosure in front of the pool area and trash enclosure next to the parking lot. Fence still feels securely mounted, but some of the posts are rusted out at the base. Fence surfaces are also faded and rusty.

Useful Life:
25 years

Remaining Life:
6 years



Best Case: \$ 16,400

Worst Case: \$ 20,800

Cost Source: ARI Cost Database

Comp #: 902 Metal Fence - Replace (B)

Quantity: Approx 74 LF

Location: South Pool off of Cerulean Way - pool perimeter

Funded?: Yes.

History: New install 10/2017 for ~\$3,500.

Comments: This component accounts for the 24" tall spike fence extensions mounted to the top of pool walls. Total project accounted for 148 LF of fence between both pool areas. For simplicity, we have divided the quantity and cost in half and allocated it to each pool area.

Useful Life:
30 years

Remaining Life:
27 years



Best Case: \$ 3,400

Worst Case: \$ 4,200

Cost Source: ARI Cost Database

Comp #: 906 Bollard Lights - Replace

Quantity: (4) Bollard Lights

Location: South Pool off of Cerulean Way

Funded?: Yes.

History: Installed around 2005.

Comments: Bollard lights are mounted around the pool area. Surfaces were painted with other light fixtures, and lights are still securely mounted.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 4,260

Worst Case: \$ 5,140

Cost Source: ARI Cost Database

Comp #: 912 Drinking Fountain - Replace

Quantity: (1) Sunroc Fountain

Location: South Pool off of Cerulean Way

Funded?: Yes.

History: Installed during 2002.

Comments: Still functional, but fountain looks old. Expected to be nearing time for replacement.

*Model: HCWC8N-005, Serial #022303747

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 2,500

Cost Source: Client Cost History (2015 at North Pool)

Comp #: 914 Restrooms - Refurbish

Quantity: (2) Restrooms

Location: South Pool off of Cerulean Way

Funded?: Yes.

History: Refurbished during 2011 for \$1,553.

Comments: Restrooms consist of concrete floors and counter. They also have steel sinks and laminate toilet stalls. Expect a more substantial refurbish in the future, comparable to the North Pool's expense. They could use some clean up, but generally in fair condition.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 2,600

Worst Case: \$ 3,100

Cost Source: Client Cost History

Comp #: 916 Camera System - Replace

Quantity: (1) System

Location: South Pool off of Cerulean Way

Funded?: Yes.

History: Installed 10/2015 for \$7,362 (cost included north pool).

Comments: Camera system was a new addition in 2015. It includes cameras plus alarm or proximity sensors. Inspect and repair system as a maintenance expense. This component funds to eventually replace or modernize the system.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 3,800

Worst Case: \$ 4,600

Cost Source: Client Cost History

Comp #: 918 Exterior Lights - Replace

Quantity: (14) Light Fixtures

Location: South Pool off of Cerulean Way - mounted to exterior walls of the pool building & shade structure

Funded?: Yes.

History: Installation during 2005.

Comments: These lights are not original with the pool area. They look old and should be updated with fixtures similar to the North Pool. Repair or replace individually as a maintenance expense when needed.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: Estimate Based on 2014 Cost at the North Pool

Comp #: 920 Exterior Surfaces - Repaint

Quantity: Block, Fence, Trim

Location: South Pool off of Cerulean Way - pool building, shade structure, perimeter walls & fence

Funded?: Yes.

History: Metal surfaces were painted 12/2012 for \$4,178, plus another \$424 for the exterior building walls.

Comments: The project history cost included the support posts and beams under the metal roofs, pool fence, enclosure gates, and doors on the pool building. Project did not include the restroom interiors or the perimeter block wall and columns. This component funds to paint all block surfaces along with the metal. Surfaces are old, faded, and stained.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 7,400

Cost Source: Client Cost History

Comp #: 930 Metal Roofs - Replace

Quantity: Approx 3,740 Sq Ft

Location: South Pool off of Cerulean Way - rooftop of the pool building & shade structure

Funded?: Yes.

History: Installed during 2001.

Comments: Still appear to be in good condition. No signs of damage, or reports of problems. Long life expectancy under normal circumstances.

Useful Life:
40 years

Remaining Life:
21 years



Best Case: \$ 39,400

Worst Case: \$ 48,000

Cost Source: ARI Cost Database

Comp #: 936 Solar Panels - Replace

Quantity: (40) Panels: 1,920 Sq Ft

Location: South Pool off of Cerulean Way - rooftop of the pool building & shade structure

Funded?: Yes.

History: Replaced 1/2019 for \$17,750. Previously installed around 2001.

Comments: Solar panels are newer and expected to be in good condition. However, they were already leaking. We expect any repairs or corrections will be made under warranty or as a maintenance expense. Per the contract, this pool has (30) HC50 4'x12.5' and (10) HC40 4'x10.5' panels.

Useful Life:
18 years

Remaining Life:
17 years



Best Case: \$ 16,000

Worst Case: \$ 20,600

Cost Source: Client Cost History

Comp #: 940 Pool Deck - Resurface

Quantity: Approx 2,510 Sq Ft

Location: South Pool off of Cerulean Way

Funded?: Yes.

History: Installed during 2001.

Comments: Deck coating is in fair condition. Smaller cracks noted. There is no expectancy to replace the underlying concrete deck under normal circumstances. This component funds to grind off the existing top surface and re-coat with a new, acrylic coating. Combined cost with the seal/repair component accounts for the total estimated resurface budget.

Useful Life:
16 years

Remaining Life:
2 years



Best Case: \$ 9,800

Worst Case: \$ 13,100

Cost Source: ARI Cost Database

Comp #: 942 Pool Deck - Seal/Repair

Quantity: Approx 2,510 Sq Ft

Location: South Pool off of Cerulean Way

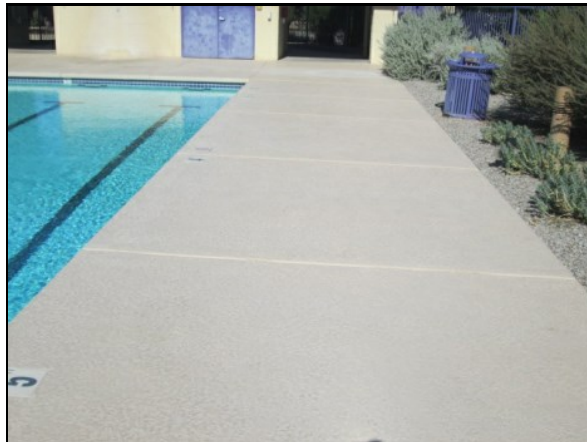
Funded?: Yes.

History: Sealed 5/2018 for \$5,544. Previously sealed/painted 10/2013 for \$4,586.

Comments: Fair condition. Surface looks mostly uniform. Some discoloration and cracks.

Useful Life:
4 years

Remaining Life:
2 years



Best Case: \$ 5,000

Worst Case: \$ 6,200

Cost Source: Client Cost History

Comp #: 944 Pool - Resurface

Quantity: (1) Pool, ~200 LF

Location: South Pool off of Cerulean Way

Funded?: Yes.

History: Reportedly original from 1999.

Comments: Pool has a white plaster surface with waterline tile. Surface looks older with visible discoloration and a patchy appearance. Chipped spots noted on the steps too. Resurfacing is anticipated soon.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 23,000

Worst Case: \$ 30,000

Cost Source: Client Cost History (at North Pool)

Comp #: 945 Pool Cover - Replace

Quantity: (1) Cover: 1,875 Sq Ft

Location: South Pool off of Cerulean Way

Funded?: No. Pool cover is no longer in use and has reportedly been removed, so Reserve funding has been removed as well.

History: Installed during 2007.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 950 Pool Furniture - Replace

Quantity: (23) Pieces

Location: South Pool off of Cerulean Way

Funded?: Yes.

History: Purchased around 2006.

Comments: Furniture includes (7) lounges, (9) chairs, (2) tables, and (5) side tables. This is resin furniture manufactured by Polywood. Still functional and intact, but some wear was noted.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: Internet Research

Comp #: 960 Equip Doors - Replace

Quantity: (2) Metal Doors

Location: South Pool off of Cerulean Way - pool equipment room

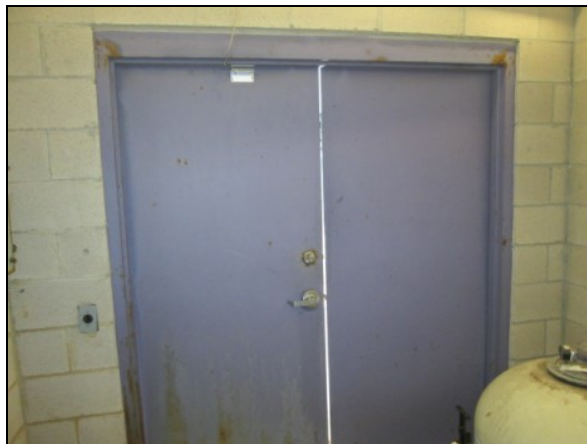
Funded?: Yes.

History: Installed during 2001.

Comments: Equipment room has steel doors that exhibit some rusting. Replacement will be needed at some point in the future.

Useful Life:
25 years

Remaining Life:
6 years



Best Case: \$ 2,000

Worst Case: \$ 2,800

Cost Source: ARI Cost Database

Comp #: 961 Pool Filters - Replace

Quantity: (2) Pentair 4.90 Sq Ft

Location: South Pool off of Cerulean Way - pool equipment room

Funded?: Yes.

History: Installed during 2005.

Comments: Filters appear to be functional and in decent shape. No problems observed or reported.

*Model: TR-100, Serial #05F

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: Estimate Provided by Oasis Pool

Comp #: 964 Pool Pumps - Replace

Quantity: (3) Pentair Pumps

Location: South Pool off of Cerulean Way - pool equipment room

Funded?: Yes.

History: Replaced in 2013 & 2014. Previously installed during 2002.

Comments: There are (2) 2-HP pumps for the filters, and (1) 1-HP pump for solar hot water circulation. HOA is planning to replace all of this pool's equipment at the same time in the near future, so these pumps will be replaced soon despite age. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*mfg dates: 10/23/2012, 9/18/2013, and 11/14/2013

Useful Life:
12 years

Remaining Life:
2 years



Best Case: \$ 4,800

Worst Case: \$ 6,000

Cost Source: Estimate Provided by Oasis Pool

Comp #: 968 Solar Control - Replace

Quantity: (1) Compool LX-220

Location: South Pool off of Cerulean Way - pool equipment room

Funded?: No. This is a control panel interface used to set times and temperatures to operate the solar heating system. Replacement cost is below the Reserve expense threshold, so no funding has been allocated. Treat replacement as a maintenance expense.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 970 Chlorinator - Replace

Quantity: (1) Aqua-Sol

Location: South Pool off of Cerulean Way - metal enclosure outside of the pool equipment room

Funded?: Yes.

History:

Comments: Chlorinator is currently rented from Oasis Pool, so it has not been a funded Reserve component. HOA plans to purchase its own chlorinator soon rather than continuing to rent, so Reserve funding has been added.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 2,700

Worst Case: \$ 3,300

Cost Source: Estimate Provided by Oasis Pool

ACTIVITY CENTER: INTERIOR

Comp #: 1100 Concrete Floor - Refinish

Quantity: Approx 4,000 Sq Ft

Location: Throughout interior of the Activity Center

Funded?: Yes.

History: Refinished 4/2015 for \$3,308. Previously refinished in 2009 for \$4,314.

Comments: There is stained concrete flooring throughout the building. Periodic refinishing should be planned to restore the appearance. Surfaces still appear to be in decent shape. No excessive wear or marks noted.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 3,600

Worst Case: \$ 4,400

Cost Source: Client Cost History

Comp #: 1104 Furniture (2010) - Replace

Quantity: (13) Pieces

Location: Rotunda section of the Activity Center

Funded?: Yes.

History: Purchased during 2010.

Comments: Pieces include (10) chairs, (1) coffee table, and (2) end tables. This furniture looks old and worn. Lots of surface scratches visible.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 3,300

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 1106 Furniture (1999) - Replace

Quantity: (13) Pieces

Location: Rotunda section of the Activity Center

Funded?: Yes.

History: Believed to be original from 1999.

Comments: Pieces include (6) chairs, (1) round table, and (6) polygon shaped tables on wheels. This furniture is old and dated. Chairs have been replaced, but the current chairs are just cheap pieces. Recommend planning to replace in the near future.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 5,500

Worst Case: \$ 6,700

Cost Source: ARI Cost Database

Comp #: 1110 Stack Chairs - Replace

Quantity: (60) Stack Chairs

Location: Rotunda section of the Activity Center

Funded?: Yes.

History: Reportedly original from 1999.

Comments: Stack chairs have cushioned surfaces with metal frames. Old chairs, but they are still intact and functional. Replacement cost can vary widely depending on the quality and style of chairs purchased.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 3,720

Worst Case: \$ 4,700

Cost Source: ARI Cost Database

Comp #: 1112 Folding Chairs - Replace

Quantity: (50) Metal Chairs

Location: Rotunda section of the Activity Center

Funded?: Yes.

History: Chairs and chair truck purchased in 2012 for \$1,270, plus shipping.

Comments: Chairs are still functional and in decent shape.

*National Public Seating - model 202

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 1,800

Worst Case: \$ 2,100

Cost Source: Client Cost History

Comp #: 1114 Folding Tables - Replace

Quantity: (11) Assorted Tables

Location: Rotunda section of the Activity Center

Funded?: No. There is no expectancy to replace all of the tables at the same time. Recommend replacing as needed with Operating funds.

History: Most tables are believed to be original from 1999. Round tables and a table truck were purchased in 2012 for \$591, plus shipping.

Comments: Tables include (6) 6' rectangular, (2) fold-up style, and (3) round, 5' diameter.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1120 Game Table - Replace

Quantity: (1) Wood Table

Location: Rotunda section of the Activity Center

Funded?: No. This is a 3-in-One game table manufactured by Coaster Fine Furniture in February 2011 (item #100201B1). It was donated to the association. Replacement cost is below the Reserve expense threshold, so no funding has been allocated. Treat replacement as an Operating expense or combine with other furniture projects.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1122 Ping Pong Table - Replace

Quantity: (1) Stiga Aerotech

Location: Rotunda section of the Activity Center

Funded?: No. Replacement cost is below the Reserve expense threshold, so no funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1124 Television - Replace

Quantity: (1) Vizio Razor

Location: Rotunda section of the Activity Center

Funded?: Yes.

History: Purchased 10/2013 for \$3,701.

Comments: This is a large 80" LED television. Still looks good. Replacement cost can vary widely depending on the brand, technology and screen size purchased.

*Model: M801D-A3, Serial #LFTROYAP3100294

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$ 3,500

Worst Case: \$ 4,500

Cost Source: Client Cost History

Comp #: 1128 Fire Sprinkler System - Repair

Quantity: (1) System

Location: Rotunda section of the Activity Center

Funded?: Yes.

History: System is original from 1999.

Comments: Simplex Grinnell reports that the Activity Center does not have a fire alarm system, but it has a fire sprinkler system. The Silent Knight panel is a digital alarm communicating transmitter, not an alarm panel. It is required to be professionally inspected annually. There is no expectancy to completely replace this system. Funding is an allowance for repairs and parts replacement.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Allowance

Comp #: 1140 Kitchen - Remodel

Quantity: Cabinetry & Counters

Location: Rotunda section of the Activity Center

Funded?: Yes.

History: Installed during 1999.

Comments: Kitchen has laminate cabinets and counters. There is some visible wear and chipped spots. Looking older and dated.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 6,770

Worst Case: \$ 8,520

Cost Source: ARI Cost Database

Comp #: 1142 Kitchen Appliances - Replace

Quantity: (2) Appliances

Location: Rotunda section of the Activity Center

Funded?: Yes.

History:

Comments: Appliances appear to be older, possibly original. Refrigerator is a G.E. brand (model TBX181ABARWW, serial #MT505820), and dishwasher is a Frigidaire (model FDB2410HIB2A, serial #KH14700829). Microwave and coffee maker are inexpensive and should be replaced as a maintenance expense when needed.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 2,200

Worst Case: \$ 2,600

Cost Source: ARI Cost Database

Comp #: 1146 Drinking Fountain - Replace

Quantity: (1) Haws

Location: Hallway between the Office & Rotunda sections of the Activity Center

Funded?: Yes.

History: Original from 1999.

Comments: This is a chilled water, bi-level drinking fountain. Still functional and looks fair. However, it is old and had low water flow or pressure. It should be nearing time for replacement.

*Model: HWBFA8L, Serial #98483444

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 2,000

Worst Case: \$ 2,500

Cost Source: Client Cost History (2015 at North Pool)

Comp #: 1148 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Hallway between the Office & Rotunda sections of the Activity Center

Funded?: Yes.

History: Restrooms are original from 1999.

Comments: These are relatively basic and simple restrooms. Still clean and attractive. No signs of excessive wear or damage. This component funds to eventually replace the counters, sinks, lights, mirrors, toilets, stalls, and urinals.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 23,000

Worst Case: \$ 28,400

Cost Source: ARI Cost Database

Comp #: 1149 Water Heater - Replace

Quantity: (1) A.O. Smith

Location: Men's Restroom - hallway between the Office & Rotunda sections of the Activity Center

Funded?: No. Water heater is mounted at ceiling level in the men's restroom. Replacement cost is below the Reserve expense threshold, so no funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1150 Office Furniture - Replace

Quantity: (12) Pieces

Location: Office section of the Activity Center

Funded?: Yes.

History: Reportedly purchased during 2002.

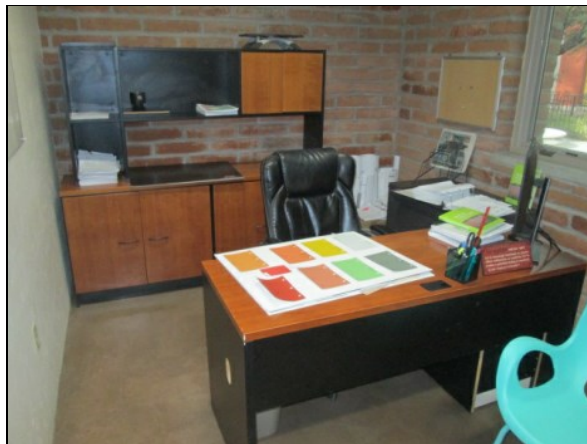
Comments: Pieces include (1) executive desk, (1) corner/L-shaped desk, (1) credenza with hutch, (2) desk chairs, (2) guest chairs plus (1) table with (4) chairs in the meeting room. Still intact and looks fine. Expect to replace chairs as a maintenance expense when needed.

Useful Life:

15 years

Remaining Life:

2 years



Best Case: \$ 5,600

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 1152 Office Computers - Replace

Quantity: (2) Dell Computers

Location: Office section of the Activity Center

Funded?: Yes.

History: Replaced in 2018-19. Previously replaced in 2014.

Comments: These computers are owned by the HOA, not the management company. Periodic replacement should be expected.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 1,800

Worst Case: \$ 2,600

Cost Source: ARI Cost Database

Comp #: 1154 Office Copier - Replace

Quantity: (1) Sharp Copier

Location: Office section of the Activity Center

Funded?: Yes.

History: Purchased 2/2016 for \$8,635.

Comments: HOA was previously leasing its copier, then decided to purchase a new one. Copier is still functional and appears to be in good shape.

*Model: MX-3070

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 8,740

Worst Case: \$ 10,600

Cost Source: Client Cost History

Comp #: 1155 Folding Machine - Replace

Quantity: (1) Martin Yale

Location: Office section of the Activity Center

Funded?: Yes.

History: Purchased 12/2013 for \$2,988.

Comments: Expected to be in good working condition. No problems were reported.

*Model: 1217A, Serial #39565.01083.K5, Production Year = 2013

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 3,200

Worst Case: \$ 3,800

Cost Source: Client Cost History

Comp #: 1156 Office Cabinetry - Replace

Quantity: Cabinets & Counters

Location: Office section of the Activity Center

Funded?: Yes.

History: Installed during 1999.

Comments: Cabinetry consists of a wood counter with wood base and upper cabinets. Still appears to be in fair condition.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 6,300

Worst Case: \$ 7,800

Cost Source: ARI Cost Database

Comp #: 1158 Camera System - Replace

Quantity: (1) ROHS, 4-Channel

Location: Office section of the Activity Center

Funded?: Yes.

History:

Comments: This is a small 4-channel camera system from RoHS. Relatively inexpensive system overall. Replacement cost assumes cameras will not have to be re-wired. System is older and reportedly needs to be replaced.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 2,200

Worst Case: \$ 3,000

Cost Source: ARI Cost Database

Comp #: 1160 Fan Coils - Replace

Quantity: (5) Fan Coils

Location: Mounted in ceiling areas throughout the Activity Center

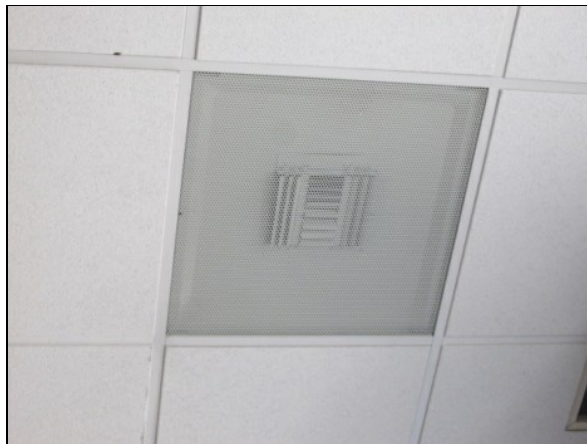
Funded?: Yes.

History: Installed during 1999.

Comments: Fan coils work with the hydronic heating and cooling systems. No access to inspect, but no significant problems have been reported. Based on age, these fan coils should be nearing time for replacement.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 16,400

Worst Case: \$ 20,800

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 1162 Interior Surfaces - Repaint

Quantity: Approx 5,700 Sq Ft

Location: Interior walls & ceilings throughout the Activity Center

Funded?: Yes.

History:

Comments: Surfaces inside the building are primarily Adobe brick, but there are painted sections at the upper walls of the rotunda, in the restrooms, hallway, and office areas. Periodic cleaning and touch-up should be treated as a maintenance project. Complete repainting should be planned eventually. Surfaces are older. Some marks and scuffs, but still looks fine.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 4,300

Worst Case: \$ 5,200

Cost Source: ARI Cost Database

Comp #: 1164 Interior Lights - Replace

Quantity: Approx (50) Lights

Location: Mounted throughout the Activity Center, excluding restrooms

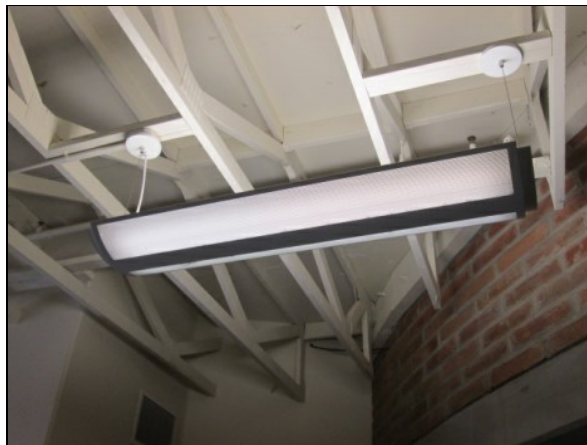
Funded?: Yes.

History: Installed during 1999.

Comments: Lights include (8) ceiling spot lights, (8) recessed can lights, (1) Rotunda chandelier, (1) office hanging light, (22) fluorescent ceiling lights, (5) emergency lights, and (5) exit lights. Still functional and in good condition. Replacement should be expected in the future to update the lighting throughout this building.

Useful Life:
30 years

Remaining Life:
9 years



Best Case: \$ 14,000

Worst Case: \$ 17,000

Cost Source: ARI Cost Database

ACTIVITY CENTER: EXTERIOR

Comp #: 1166 Exterior Lights - Replace

Quantity: (9) Wall Lights

Location: Exterior walls of the Activity Center

Funded?: Yes.

History: Installed during 1999.

Comments: These are large fixtures with custom metal covers. They are decorative, but the surfaces are faded. There is also some surface rust. Recommend painting them as a maintenance project or combining with other painting projects.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 3,500

Worst Case: \$ 4,400

Cost Source: ARI Cost Database

Comp #: 1170 Adobe Walls - Seal

Quantity: Approx 6,100 Sq Ft

Location: Exterior walls of the Activity Center

Funded?: Yes.

History: Sealed 11/2016 for \$4,515. Previously sealed 12/2013 for \$2,764 and 9/2010 for \$12,841.

Comments: Exterior building walls are primarily Adobe block. These surfaces need to be periodically inspected, repaired as needed, and sealed. This component funds primarily just for the sealing work. Based on timing of the last project, HOA should consider sealing again in the near future.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 4,300

Worst Case: \$ 5,200

Cost Source: Estimate Provided by Client

Comp #: 1171 Adobe Walls - Repair

Quantity: Approx 6,100 Sq Ft

Location: Exterior walls of the Activity Center

Funded?: Yes.

History: Repairs were last completed with sealing 9/2010 for \$12,841.

Comments: This component funds a longer-term allowance for Adobe repairs. Expect repairs to coincide with future sealing projects under #1170.

Useful Life:
9 years

Remaining Life:
3 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: Client Cost History

Comp #: 1172 Stucco Surfaces - Repaint

Quantity: Approx 2,100 Sq Ft

Location: Exterior walls of the Activity Center

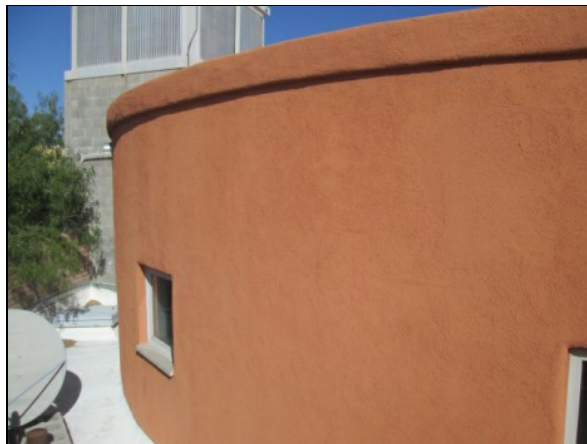
Funded?: Yes.

History: Age is unknown.

Comments: Upper exterior of the rotunda section has painted stucco walls. Age of the paint is unknown, but surfaces still look good. No signs of significant fading. Periodic repainting should be planned to maintain and restore the appearance.

Useful Life:
7 years

Remaining Life:
3 years



Best Case: \$ 1,900

Worst Case: \$ 2,400

Cost Source: ARI Cost Database

Comp #: 1174 Doors/Windows - Repaint

Quantity: (14) Doors, (8) Windows

Location: Exterior walls of the Activity Center

Funded?: Yes.

History: Painted in 2019 for \$1,900. Previously painted in 2011.

Comments: This component accounts for wood-framed doors and windows on the building exterior only. Paint is in good condition. There are still some surface cracks visible. Repaint periodically to protect the wood and to maintain the appearance.

Useful Life:
4 years

Remaining Life:
3 years



Best Case: \$ 1,800

Worst Case: \$ 2,200

Cost Source: Client Cost History

Comp #: 1175 Doors - Replace

Quantity: (14) Doors

Location: Exterior walls of the Activity Center

Funded?: Yes.

History: Installed during 1999.

Comments: This component accounts for wood-framed glass doors. Exterior doors do not lock well and reportedly need replacing in the near future. Long life expectancy under normal circumstances.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 20,000

Worst Case: \$ 26,000

Cost Source: Estimate Provided by Client

Comp #: 1177 Windows - Replace

Quantity: (28) Windows

Location: Exterior walls of the Activity Center

Funded?: Yes.

History: Installed during 1999.

Comments: This component accounts for wood-framed glass doors (14 exterior & 4 interior), (8) wood framed windows, and (20) vinyl framed windows. Vinyl frames look a little weathered and faded. Exterior doors do not lock well. Long life expectancy under normal circumstances.

Useful Life:
30 years

Remaining Life:
9 years



Best Case: \$ 16,000

Worst Case: \$ 21,000

Cost Source: ARI Cost Database

Comp #: 1180 Flat Roof - Replace

Quantity: Approx 3,300 Sq Ft

Location: Rooftop of the Activity Center

Funded?: Yes.

History: Installed during 1999.

Comments: Roof feels solid and looks well sloped. However, the top layer is peeling up. It reportedly leaks in the office area. Roof is older and likely should be replaced in the near future due to age and leak problems. Life span assumes periodic repairs and sealing will be performed as scheduled under #1182.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 11,000

Worst Case: \$ 14,000

Cost Source: ARI Cost Database

Comp #: 1182 Flat Roof - Seal/Repair

Quantity: Approx 3,300 Sq Ft

Location: Rooftop of the Activity Center

Funded?: Yes.

History: Sealed/coated 1/2016 for \$1,655.

Comments: This roof has a white coating. Surfaces should be periodically re-sealed to protect the roof. Seal looks old and is peeling off.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 1,640

Worst Case: \$ 2,200

Cost Source: Client Cost History

Comp #: 1186 Metal Roof - Replace

Quantity: Approx 400 Sq Ft

Location: Rooftop of the Activity Center

Funded?: Yes.

History: Expected to be original from 1999.

Comments: Top of the building and the cool tower both have a small section of corrugated metal roof. Long life expectancy under normal circumstances. Could not closely access the upper roof section.

Useful Life:
40 years

Remaining Life:
19 years



Best Case: \$ 4,300

Worst Case: \$ 5,300

Cost Source: ARI Cost Database

Comp #: 1190 Exhaust Fans - Replace

Quantity: (5) Greenheck Fans

Location: Rooftop of the Activity Center

Funded?: No. Recommend repairing and replacing individually as needed with Operating funds.

History: Installed during 1999.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1194 Cool Tower - Replace

Quantity: (1) Cool Tower

Location: Rooftop of the Activity Center

Funded?: No. Cooling tower was closed off in 2012 and will no longer be used. Reserve funding is no longer required but maybe added back into a future update of this report if the HOA decides to start using it again.

History: Installed during 1999.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

HVAC SYSTEM

Comp #: 1250 Hydronic Boiler - Replace

Quantity: 26% of (1) Rite Boiler

Location: Neighborhood Center Condominium Association - Riser Room behind one of the commercial buildings
Funded?: Yes.

History: Installed around 1999.

Comments: This boiler is used for space heating inside all of the Neighborhood Center buildings. Still in good condition. No severe rusting or corrosion. Civano HOA is responsible for 26% of the cost.

*Model: 48W, Serial #26825, input 480,000 BTU, output 384,000 BTU, year built = 1999

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 4,200

Worst Case: \$ 5,500

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 1256 Circulation Pumps - Replace

Quantity: 26% of (2) Bell & Gossett

Location: Neighborhood Center Condominium Association - Riser Room behind one of the commercial buildings
Funded?: Yes.

History: Installed around 1999.

Comments: These pumps are used to circulate both hot and cold water throughout the Neighborhood Center buildings. Pumps were still functional. They are old and should be nearing time for replacement. One pump was leaking water. Civano is responsible for 26% of the cost.

*Model: 2AC 6.375BF, Frame 3485, 15-HP, Serial #2125065

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 7,300

Worst Case: \$ 9,000

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 1258 Circulation Pumps - Repair

Quantity: 26% of (2) Pumps

Location: Neighborhood Center Condominium Association - Riser Room behind one of the commercial buildings

Funded?: Yes.

History:

Comments: This component funds an allowance to periodically rebuild or repair the pumps between replacement intervals. Civano is responsible for 26% of the cost.

Useful Life:
5 years

Remaining Life:
5 years



Best Case: \$ 3,300

Worst Case: \$ 4,400

Cost Source: ARI Cost Allowance

Comp #: 1260 Pump VFD's - Replace

Quantity: 26% of (2) Honeywell

Location: Neighborhood Center Condominium Association - Riser Room behind one of the commercial buildings

Funded?: Yes.

History: Installed around 1999.

Comments: Variable frequency drives control hard the pumps work based on system demands. Appear to be functional, and no problems were reported. These units have far exceeded their life expectancy and may need to be replaced at any time. Civano is responsible for 26% of the cost.

*Type: CXS0150HPV32G211, Serial #1292472 & 1370241

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 3,100

Worst Case: \$ 3,700

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 1264 Expansion Tank - Replace

Quantity: 26% of (1) Bell & Gossett

Location: Neighborhood Center Condominium Association - Riser Room behind one of the commercial buildings
Funded?: Yes.

History: Installed during 1999.

Comments: This is a 77-gallon pressurized expansion tank. It is used to help maintain waterline pressure. Still appears to be in good condition. Civano is responsible for 26% of the cost.

*Model: D-144V, year built = 1998

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 1,200

Worst Case: \$ 1,420

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 1280 Cooling Tower - Replace

Quantity: 26% of (1) Evapco

Location: Neighborhood Center Condominium Association - equipment area behind one of the commercial buildings
Funded?: Yes.

History: Installed around 1999.

Comments: This is a forced draft closed circuit cooling tower used for cooling inside all of the Neighborhood Center buildings. No visible rusting was observed. Civano is responsible for 26% of the cost.

*Model: LSWA-41C, Serial #988511W

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 5,500

Worst Case: \$ 6,700

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 1282 CT Control Panel - Replace

Quantity: 26% of (1) Panel & VFD

Location: Neighborhood Center Condominium Association - equipment area behind one of the commercial buildings

Funded?: Yes.

History: Replaced 4/2016 for \$7,179. Originally installed around 1999.

Comments: The original control panel was replaced with a new ABB panel; it also has a variable frequency drive inside. Cost reported on the financials looks high, so we assume that reflects the project's total cost, not the HOA's 26% of the shared cost.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 1,860

Worst Case: \$ 2,300

Cost Source: Client Cost History