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Civano I, Neighborhood I HOA
Tucson, AZ



Report #: 9304-3
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY
Update "With-Site-Visit"

August 7, 2024

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Civano I, Neighborhood I HOA

Tucson, AZ

Level of Service: **Update "With-Site-Visit"**

Report #: **9304-3**

of Units: 676

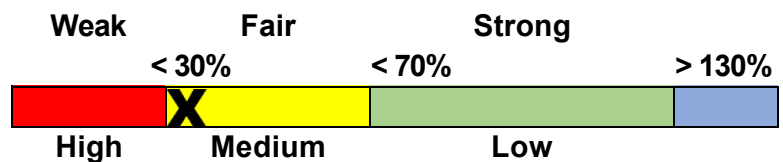
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Projected Starting Reserve Balance	\$829,535
Current Fully Funded Reserve Balance	\$2,490,218
Average Reserve Deficit (Surplus) Per Unit	\$2,457
Percent Funded	33.3 %
2023 Approved Monthly Reserve Transfers	\$19,096
2024 Approved Monthly Reserve Transfers	\$21,743
2025 Recommended Monthly Reserve Contribution	\$24,000

Reserve Fund Strength: 33.3%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00 %
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 2020 Fiscal Year. We performed the site inspection on 10/27/2023.

The Reserve expense threshold for this analysis is \$2,000. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Your Reserve Fund is 33.3 % Funded. This means the Reserve Fund status is Fair, and the HOA's risk of special assessments & deferred maintenance 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.

The 2024 budget has already been approved with Monthly Reserve Transfers of \$21,743, so the starting point of our funding plan reflects the approved budget. Based on this starting point and anticipated future expenses, we recommend increasing Monthly Reserve Transfers to \$24,000 for the 2025 Fiscal Year. Annual increases are scheduled to help strengthen the Reserve fund over time while also helping to offset inflation. Going forward, the transfer rate should be increased as illustrated on the 30-Year Summary Table.

This Reserve Study does not account for every potential expense the Association may face. Projects deemed unpredictable with regard to timing and cost are typically not included. It is beyond the scope of a Reserve Study to inspect or assess structural conditions of buildings, walls, electrical systems, utilities, plumbing systems, irrigation, drainage, etc. We recommend scheduling periodic inspections by qualified engineers or other industry professionals to assess any potential issues or concerns.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
PAVEMENT				
100	Asphalt Streets - Repave	30	6	\$210,000
102	Asphalt Streets - Repair	20	1	\$72,000
104	Asphalt Streets - Seal/Repair	7	1	\$23,000
110	Asphalt Parking (AC) - Repave	24	21	\$39,300
111	Asphalt Parking (AC) - Seal/Repair	4	0	\$3,000
112	Asphalt Parking (B) - Repave	24	21	\$55,200
113	Asphalt Parking (B) - Seal/Repair	4	0	\$4,100
114	Asphalt Parking (C) - Repave	24	4	\$248,000
115	Asphalt Parking (C) - Seal/Repair	4	1	\$30,200
119	Gravel Parking - Repair	20	1	\$12,000
120	Asphalt Trails - Replace	30	8	\$300,000
122	Asphalt Trails - Seal/Repair	4	1	\$25,400
140	Concrete - Major Repair (Ph1)	20	19	\$13,000
141	Concrete - Major Repair (Ph2)	20	0	\$15,000
142	Concrete - Repair	4	4	\$5,000
IRRIGATION & LANDSCAPE				
301	Irrigation Systems - Replace (Ph1)	25	0	\$75,000
301	Irrigation Systems - Replace (Ph2)	25	1	\$75,000
301	Irrigation Systems - Replace (Ph3)	25	2	\$75,000
301	Irrigation Systems - Replace (Ph4)	25	3	\$75,000
301	Irrigation Systems - Replace (Ph5)	25	4	\$75,000
301	Irrigation Systems - Replace (Ph6)	25	5	\$75,000
330	Landscape Rock - Replace/Replenish	2	0	\$50,000
330	Landscape Rock - Replace/Replenish	2	2	\$35,000
334	Drainage Rip-Rap - Replenish/Repair	15	2	\$16,300
336	Drain Systems - Repair/Replace	25	0	\$19,000
340	Trees & Plants - Partial Replace	1	0	\$19,700
370	Sewer Lines - Video/Repair	5	0	\$10,000
380	Erosion - Inspection	4	0	\$10,000
382	Erosion - Control/Repair	4	1	\$50,000
COMMON AREAS				
400	Monument - Refurbish	24	6	\$5,000
401	Pole Light - Replace	30	12	\$3,800
403	Bollard Lights - Replace	30	10	\$163,000
404	Bollard Lights - Refurbish	30	0	\$25,000
406	Trail Lights - Replace	20	2	\$16,000
408	Light Fixtures - Repaint	5	1	\$7,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
420	Metal Fence - Replace	30	8	\$22,000
421	Metal Fence - Repaint	5	0	\$2,200
425	Metal Rails (1999) - Replace	35	11	\$87,000
427	Metal Rails (2008) - Replace	35	19	\$136,500
428	Metal Rails - Repaint	5	0	\$36,000
430	Retaining Walls - Repair	20	10	\$30,000
440	Stucco Walls (Houghton) - Repaint	7	5	\$13,000
442	Stucco Walls (Northridge) - Repaint	7	4	\$8,900
460	Fingerway Bridges - Repair	20	0	\$8,200
RECREATION AMENITIES				
501	Playground Shade - Replace	15	2	\$5,700
502	Playground Equip - Replace	18	18	\$116,000
503	Playground Turf - Replace	12	12	\$75,500
505	Artificial Turf - Replace	10	10	\$15,300
506	Playground Fence - Replace	30	10	\$30,000
507	Playground Fence - Repaint	5	0	\$2,700
510	Card Readers - Replace	10	0	\$12,100
514	Park Furniture - Replace	15	14	\$49,000
516	Trash Cans - Replace	20	2	\$16,800
518	Bike Repair Stand - Replace	15	13	\$2,300
530	Garden Fence - Replace	30	6	\$4,800
533	Garden Wall - Repair	10	0	\$6,000
542	Tennis Court - Resurface	6	6	\$9,000
544	Tennis Fence - Replace	24	24	\$26,300
545	Tennis Fence - Repaint	8	8	\$5,700
560	Tennis Lights - Replace	20	14	\$10,800
561	Tennis Poles - Replace	40	14	\$16,800
570	Basketball Court - Replace	40	20	\$42,300
576	Soccer Goals - Replace	20	5	\$6,600
580	Swing Set - Replace	18	9	\$14,000
582	Wood Chips - Replenish	5	0	\$2,550
NORTH POOL				
701	Metal Fence - Replace (A)	30	8	\$12,100
702	Metal Fence - Replace (B)	40	33	\$5,300
712	Drinking Fountain - Replace	15	14	\$2,600
714	Restrooms - Remodel	20	19	\$15,600
715	Restrooms - Refurbish	20	9	\$4,000
718	Exterior Lights - Replace	15	5	\$8,000
720	Exterior Surfaces - Repaint	6	2	\$11,400
730	Metal Roofs - Replace	40	15	\$47,000
736	Solar Panels - Replace	18	13	\$18,000
740	Pool Deck - Resurface	16	5	\$18,700

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
742	Pool Deck - Seal/Repair	4	1	\$7,000
744	Pool - Resurface	12	6	\$42,500
750	Pool Furniture - Replace	15	2	\$17,500
760	Equip Doors - Replace	25	2	\$3,300
761	Pool Filter #1 - Replace	15	13	\$2,600
762	Pool Filter #2 - Replace	15	0	\$2,600
764	Pool Pump #1 - Replace	10	9	\$3,000
765	Pool Pump #2 - Replace	10	0	\$3,000
766	Solar Pump - Replace	10	9	\$3,000
780	Chemical Enclosure - Replace	15	5	\$4,000
SOUTH POOL				
901	Metal Fence - Replace (A)	25	5	\$27,000
902	Metal Fence - Replace (B)	40	33	\$5,300
906	Bollard Lights - Replace	25	6	\$6,600
912	Drinking Fountain - Replace	15	12	\$2,600
914	Restrooms - Remodel	20	19	\$15,600
915	Restrooms - Refurbish	20	9	\$4,000
918	Exterior Lights - Replace	15	1	\$13,800
920	Exterior Surfaces - Repaint	6	2	\$16,100
930	Metal Roofs - Replace	40	17	\$75,000
936	Solar Panels - Replace	18	13	\$25,300
940	Pool Deck - Resurface	16	1	\$23,600
942	Pool Deck - Seal/Repair	4	1	\$9,450
944	Pool - Resurface	12	9	\$47,000
950	Pool Furniture - Replace	15	2	\$10,700
960	Equip Doors - Replace	25	4	\$3,300
961	Pool Filters - Replace	15	12	\$5,200
964	Pool Pumps - Replace	10	0	\$6,000
966	Solar Pump - Replace	10	0	\$3,000
980	Chemical Enclosure - Replace	15	5	\$4,000
ACTIVITY CENTER: INTERIOR				
1100	Concrete Floor - Refinish	10	1	\$11,650
1104	Furniture (2024) - Replace	12	0	\$3,500
1106	Furniture (1999) - Replace	12	1	\$8,500
1110	Stack Chairs - Replace	20	2	\$5,800
1112	Folding Chairs - Replace	15	3	\$2,700
1124	Television - Replace	8	1	\$3,000
1128	Fire Sprinkler System - Repair	15	2	\$4,800
1140	Kitchen - Remodel	20	1	\$11,300
1146	Drinking Fountain - Replace	20	0	\$2,600
1147	Restroom Counters - Replace	20	0	\$6,000
1148	Restrooms - Remodel	20	5	\$30,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1150	Office Furniture - Replace	15	1	\$9,600
1154	Office Copier - Replace	8	3	\$13,000
1155	Folding Machine - Replace	10	9	\$2,700
1156	Office Cabinetry - Replace	25	1	\$9,500
1158	Camera System - Replace	8	6	\$11,500
1160	Fan Coils - Replace	20	0	\$49,000
1162	Interior Surfaces - Repaint	15	1	\$6,800
1164	Interior Lights - Replace	25	1	\$22,200
ACTIVITY CENTER: EXTERIOR				
1166	Exterior Lights - Replace	30	5	\$5,500
1168	Signage - Replace	24	19	\$2,500
1170	Adobe Walls - Seal	5	1	\$10,000
1171	Adobe Walls - Repair	10	1	\$16,000
1172	Stucco Surfaces - Repaint	7	0	\$3,200
1175	Doors - Replace	25	0	\$56,000
1177	Windows - Replace (A)	50	0	\$23,500
1177	Windows - Replace (B)	30	5	\$24,400
1180	Flat Roof - Replace	20	6	\$23,100
1182	Flat Roof - Seal/Repair	5	1	\$3,300
1186	Metal Roof - Replace	40	15	\$10,000
HVAC SYSTEM				
1250	Hydronic Boiler - Replace	30	7	\$6,700
1256	Circulation Pumps - Replace	20	9	\$13,000
1258	Circulation Pumps - Repair	5	4	\$5,000
1260	Pump VFD's - Replace	12	0	\$4,700
1264	Expansion Tank - Replace	25	3	\$2,000
1280	Cooling Tower - Replace	30	9	\$13,200
1281	Cooling Tower - Refurbish	30	29	\$5,700
1282	CT Control Panel - Replace	15	7	\$5,700

142 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 funding is not "for the future". Ongoing Reserve transfers are intended 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

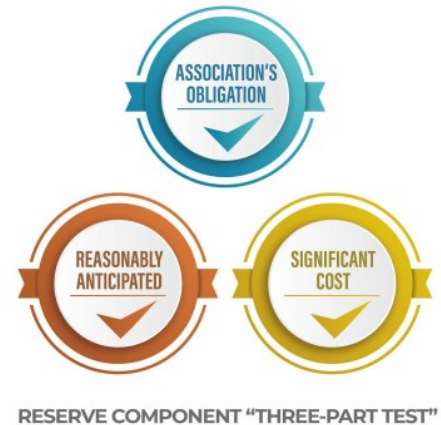


For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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 three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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 transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers 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.*



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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. 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 10/27/2023, 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 also 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.

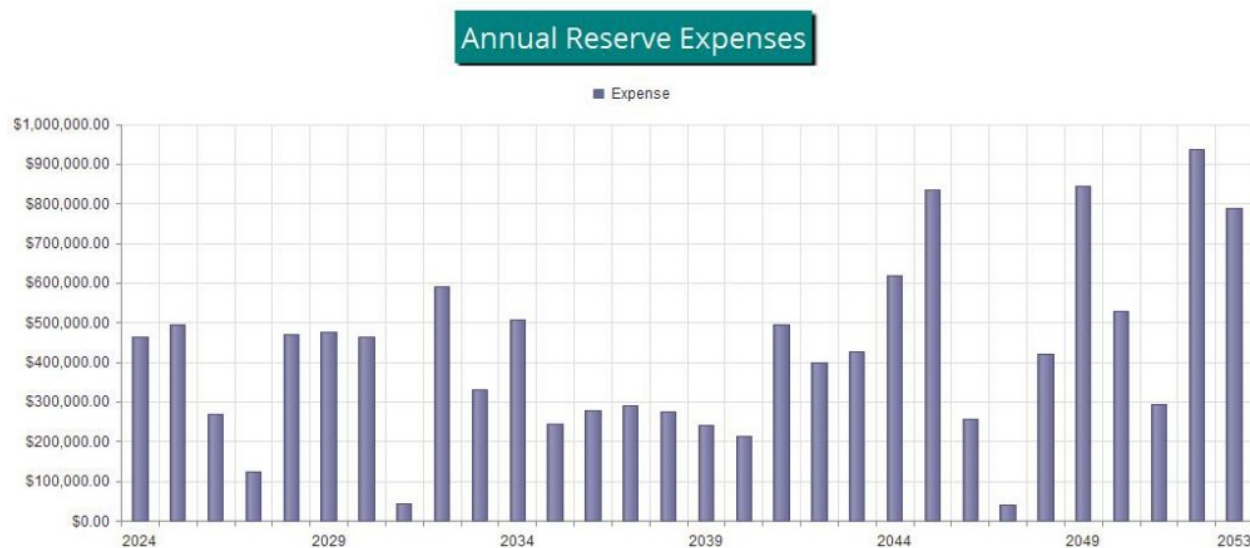


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance of \$829,535 as-of the start of your fiscal year on 1/1/2024. This is based on your actual balance on 12/31/2023. As of 1/1/2024, your Fully Funded Balance is computed to be \$2,490,218. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 33.3 % Funded.

Recommended Funding Plan

The 2024 budget has already been approved with Monthly Reserve Transfers of \$21,743, so the starting point of our funding plan reflects the approved budget. Based on this starting point and anticipated future expenses, we recommend increasing Monthly Reserve Transfers to \$24,000 for the 2025 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.

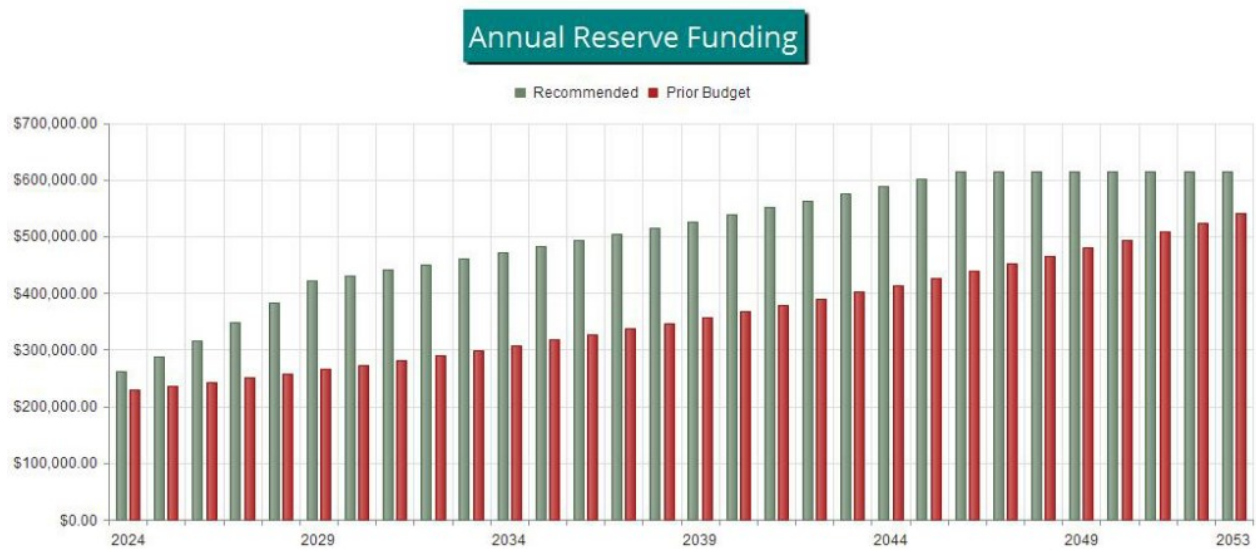


Figure 2

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.

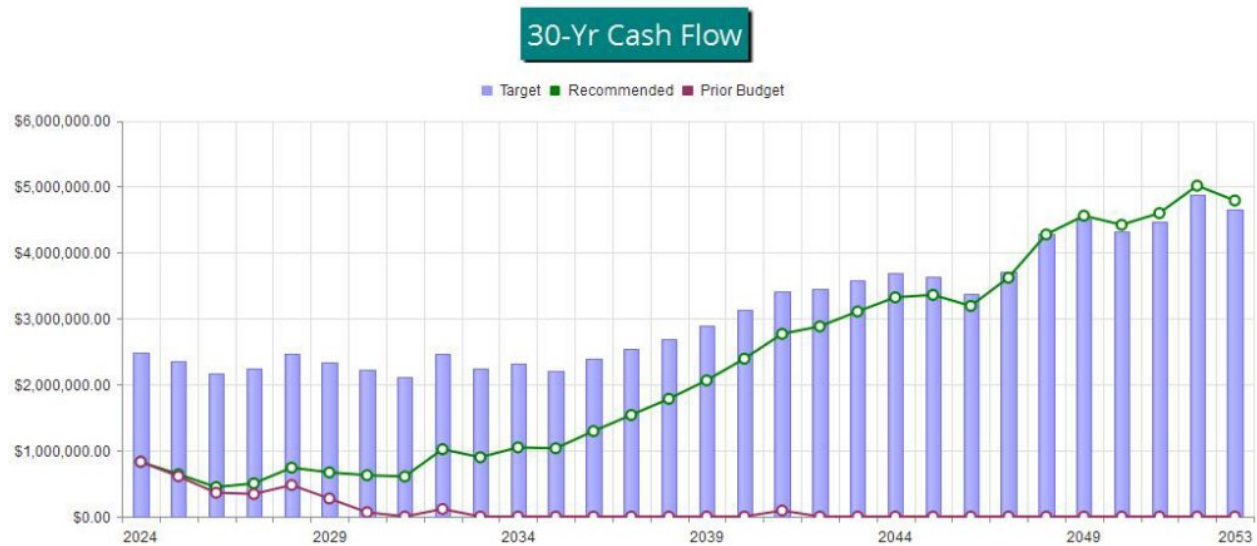


Figure 3

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.

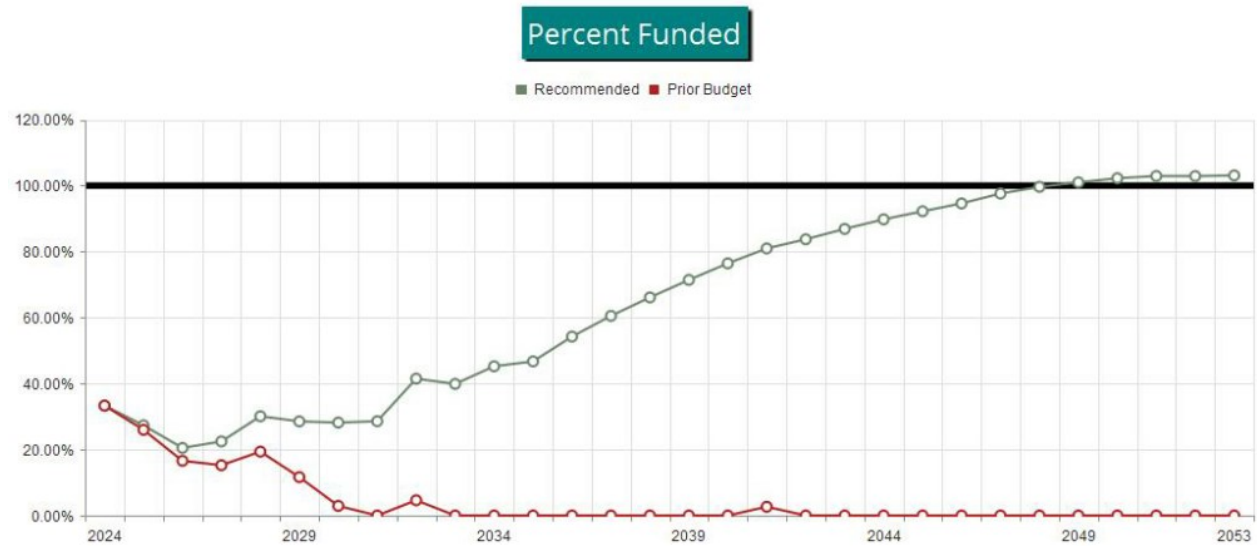


Figure 4



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 specific proportion related 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 funding requirements. 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.

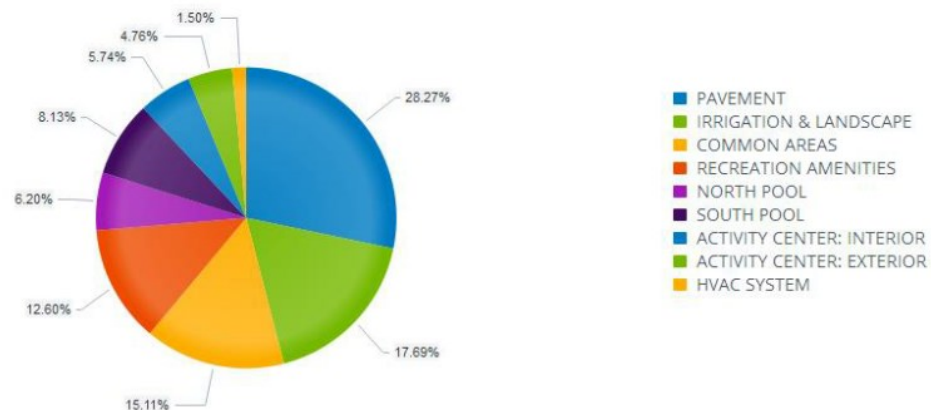


	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	2024 Funding
	Min	Max	Min	Max						
PAVEMENT	4	30	0	21	\$1,055,200	\$22,100	\$163,314	\$770,443	\$891,886	\$53,842
IRRIGATION & LANDSCAPE	1	25	0	5	\$660,000	\$183,700	\$252,773	\$565,327	\$407,227	\$93,425
COMMON AREAS	5	35	0	19	\$563,900	\$71,400	\$77,240	\$367,056	\$486,660	\$27,033
RECREATION AMENITIES	5	40	0	24	\$470,250	\$23,350	\$23,350	\$118,083	\$446,900	\$27,693
NORTH POOL	4	40	0	33	\$231,200	\$5,600	\$10,850	\$127,035	\$220,350	\$14,686
SOUTH POOL	4	40	0	33	\$303,550	\$9,000	\$51,093	\$170,524	\$252,458	\$18,513
ACTIVITY CENTER: INTERIOR	8	25	0	9	\$214,350	\$61,100	\$138,475	\$183,935	\$75,875	\$13,185
ACTIVITY CENTER: EXTERIOR	5	50	0	19	\$177,500	\$82,700	\$107,740	\$155,597	\$69,760	\$9,369
HVAC SYSTEM	5	30	0	29	\$56,000	\$4,700	\$4,700	\$32,217	\$51,300	\$3,165
					\$3,731,950	\$463,650	\$829,535	\$2,490,218	\$2,902,415	\$260,911

Percent Funded: 33.3%

Budget Summary

Percentage of Total Estimated Replacement Costs





Reserve Component List Detail

Report # 9304-3
With-Site-Visit

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
PAVEMENT					
100	Asphalt Streets - Repave	Approx 59,400 Sq Ft	30	6	\$210,000
102	Asphalt Streets - Repair	Approx 59,400 Sq Ft	20	1	\$72,000
104	Asphalt Streets - Seal/Repair	Approx 59,400 Sq Ft	7	1	\$23,000
110	Asphalt Parking (AC) - Repave	Approx 9,820 Sq Ft	24	21	\$39,300
111	Asphalt Parking (AC) - Seal/Repair	Approx 9,820 Sq Ft	4	0	\$3,000
112	Asphalt Parking (B) - Repave	Approx 13,800 Sq Ft	24	21	\$55,200
113	Asphalt Parking (B) - Seal/Repair	Approx 13,800 Sq Ft	4	0	\$4,100
114	Asphalt Parking (C) - Repave	Approx 62,000 Sq Ft	24	4	\$248,000
115	Asphalt Parking (C) - Seal/Repair	Approx 62,000 Sq Ft	4	1	\$30,200
119	Gravel Parking - Repair	Approx 10,800 Sq Ft	20	1	\$12,000
120	Asphalt Trails - Replace	Approx 72,530 Sq Ft	30	8	\$300,000
122	Asphalt Trails - Seal/Repair	Approx 72,530 Sq Ft	4	1	\$25,400
140	Concrete - Major Repair (Ph1)	Numerous Sq Ft	20	19	\$13,000
141	Concrete - Major Repair (Ph2)	Numerous Sq Ft	20	0	\$15,000
142	Concrete - Repair	Numerous Sq Ft	4	4	\$5,000
IRRIGATION & LANDSCAPE					
301	Irrigation Systems - Replace (Ph1)	1/6 of (19) Systems	25	0	\$75,000
301	Irrigation Systems - Replace (Ph2)	1/6 of (19) Systems	25	1	\$75,000
301	Irrigation Systems - Replace (Ph3)	1/6 of (19) Systems	25	2	\$75,000
301	Irrigation Systems - Replace (Ph4)	1/6 of (19) Systems	25	3	\$75,000
301	Irrigation Systems - Replace (Ph5)	1/6 of (19) Systems	25	4	\$75,000
301	Irrigation Systems - Replace (Ph6)	1/6 of (19) Systems	25	5	\$75,000
330	Landscape Rock - Replace/Replenish	Numerous Sq Ft	2	0	\$50,000
330	Landscape Rock - Replace/Replenish	Numerous Sq Ft	2	2	\$35,000
334	Drainage Rip-Rap - Replenish/Repair	Numerous Sq Ft	15	2	\$16,300
336	Drain Systems - Repair/Replace	(6) Large Drains	25	0	\$19,000
340	Trees & Plants - Partial Replace	Numerous Trees & Plants	1	0	\$19,700
370	Sewer Lines - Video/Repair	Numerous LF	5	0	\$10,000
380	Erosion - Inspection	(1) Inspection	4	0	\$10,000
382	Erosion - Control/Repair	Numerous Sq Ft	4	1	\$50,000
COMMON AREAS					
400	Monument - Refurbish	(1) Monument	24	6	\$5,000
401	Pole Light - Replace	(1) Pole Light	30	12	\$3,800
403	Bollard Lights - Replace	Approx (100) Lights	30	10	\$163,000
404	Bollard Lights - Refurbish	Approx (100) Lights	30	0	\$25,000
406	Trail Lights - Replace	Approx (58) Lights	20	2	\$16,000
408	Light Fixtures - Repaint	(104) Bollard, (58) Trail	5	1	\$7,300
420	Metal Fence - Replace	Approx 220 LF	30	8	\$22,000
421	Metal Fence - Repaint	Approx 220 LF	5	0	\$2,200
425	Metal Rails (1999) - Replace	Approx 1,740 LF	35	11	\$87,000
427	Metal Rails (2008) - Replace	Approx 2,730 LF	35	19	\$136,500
428	Metal Rails - Repaint	Approx 4,470 LF	5	0	\$36,000
430	Retaining Walls - Repair	Numerous Sq Ft	20	10	\$30,000
440	Stucco Walls (Houghton) - Repaint	Approx 11,000 Sq Ft	7	5	\$13,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
442	Stucco Walls (Northridge) - Repaint	Approx 18,000 Sq Ft	7	4	\$8,900
460	Fingerway Bridges - Repair	(30) Bridges	20	0	\$8,200
RECREATION AMENITIES					
501	Playground Shade - Replace	Approx 680 Sq Ft	15	2	\$5,700
502	Playground Equip - Replace	(1) Burke Structure	18	18	\$116,000
503	Playground Turf - Replace	Approx 2,120 Sq Ft	12	12	\$75,500
505	Artificial Turf - Replace	Approx 850 Sq Ft	10	10	\$15,300
506	Playground Fence - Replace	Approx 300 LF	30	10	\$30,000
507	Playground Fence - Repaint	Approx 300 LF	5	0	\$2,700
510	Card Readers - Replace	(5) Card Readers	10	0	\$12,100
514	Park Furniture - Replace	(41) Pieces	15	14	\$49,000
516	Trash Cans - Replace	Approx (21) Trash Cans	20	2	\$16,800
518	Bike Repair Stand - Replace	(1) Dero Fix-It Station	15	13	\$2,300
530	Garden Fence - Replace	Approx 74 LF	30	6	\$4,800
533	Garden Wall - Repair	Approx 3,100 Sq Ft	10	0	\$6,000
542	Tennis Court - Resurface	(1) Standard Court	6	6	\$9,000
544	Tennis Fence - Replace	Approx 360 LF	24	24	\$26,300
545	Tennis Fence - Repaint	Approx 360 LF	8	8	\$5,700
560	Tennis Lights - Replace	(6) LED Lights	20	14	\$10,800
561	Tennis Poles - Replace	(6) Light Poles	40	14	\$16,800
570	Basketball Court - Replace	(1) Concrete Court	40	20	\$42,300
576	Soccer Goals - Replace	(2) 12' Goals	20	5	\$6,600
580	Swing Set - Replace	(1) Swing-Set	18	9	\$14,000
582	Wood Chips - Replenish	Approx 1,150 Sq Ft	5	0	\$2,550
NORTH POOL					
701	Metal Fence - Replace (A)	Approx 121 LF	30	8	\$12,100
702	Metal Fence - Replace (B)	Approx 74 LF	40	33	\$5,300
712	Drinking Fountain - Replace	(1) Elkay Fountain	15	14	\$2,600
714	Restrooms - Remodel	(2) Restrooms	20	19	\$15,600
715	Restrooms - Refurbish	(2) Restrooms	20	9	\$4,000
718	Exterior Lights - Replace	(8) Light Fixtures	15	5	\$8,000
720	Exterior Surfaces - Repaint	Block, Fence, Trim	6	2	\$11,400
730	Metal Roofs - Replace	Approx 2,350 Sq Ft	40	15	\$47,000
736	Solar Panels - Replace	(29) Panels: 1,162 Sq Ft	18	13	\$18,000
740	Pool Deck - Resurface	Approx 2,520 Sq Ft	16	5	\$18,700
742	Pool Deck - Seal/Repair	Approx 2,520 Sq Ft	4	1	\$7,000
744	Pool - Resurface	(1) Pool, ~180 LF	12	6	\$42,500
750	Pool Furniture - Replace	(38) Pieces	15	2	\$17,500
760	Equip Doors - Replace	(2) Metal Doors	25	2	\$3,300
761	Pool Filter #1 - Replace	(1) Pentair, 4.90 Sq Ft	15	13	\$2,600
762	Pool Filter #2 - Replace	(1) Pentair, TR-100	15	0	\$2,600
764	Pool Pump #1 - Replace	(1) Pentair, 3-HP	10	9	\$3,000
765	Pool Pump #2 - Replace	(1) Pentair, 2-HP	10	0	\$3,000
766	Solar Pump - Replace	(1) Pentair, 3-HP	10	9	\$3,000
780	Chemical Enclosure - Replace	(1) Metal Enclosure	15	5	\$4,000
SOUTH POOL					
901	Metal Fence - Replace (A)	Approx 270 LF	25	5	\$27,000
902	Metal Fence - Replace (B)	Approx 74 LF	40	33	\$5,300
906	Bollard Lights - Replace	(4) Bollard Lights	25	6	\$6,600

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
912	Drinking Fountain - Replace	(1) Sunroc Fountain	15	12	\$2,600
914	Restrooms - Remodel	(2) Restrooms	20	19	\$15,600
915	Restrooms - Refurbish	(2) Restrooms	20	9	\$4,000
918	Exterior Lights - Replace	(14) Light Fixtures	15	1	\$13,800
920	Exterior Surfaces - Repaint	Block, Fence, Trim	6	2	\$16,100
930	Metal Roofs - Replace	Approx 3,740 Sq Ft	40	17	\$75,000
936	Solar Panels - Replace	(40) Panels: 1,920 Sq Ft	18	13	\$25,300
940	Pool Deck - Resurface	Approx 2,510 Sq Ft	16	1	\$23,600
942	Pool Deck - Seal/Repair	Approx 2,510 Sq Ft	4	1	\$9,450
944	Pool - Resurface	(1) Pool, ~200 LF	12	9	\$47,000
950	Pool Furniture - Replace	(23) Pieces	15	2	\$10,700
960	Equip Doors - Replace	(2) Metal Doors	25	4	\$3,300
961	Pool Filters - Replace	(2) Pentair 4.90 Sq Ft	15	12	\$5,200
964	Pool Pumps - Replace	(2) Pentair, 2-HP	10	0	\$6,000
966	Solar Pump - Replace	(1) Pentair, 1-HP	10	0	\$3,000
980	Chemical Enclosure - Replace	(1) Metal Enclosure	15	5	\$4,000
ACTIVITY CENTER: INTERIOR					
1100	Concrete Floor - Refinish	Approx 4,000 Sq Ft	10	1	\$11,650
1104	Furniture (2024) - Replace	(14) Pieces	12	0	\$3,500
1106	Furniture (1999) - Replace	(13) Pieces	12	1	\$8,500
1110	Stack Chairs - Replace	(60) Stack Chairs	20	2	\$5,800
1112	Folding Chairs - Replace	(50) Metal Chairs	15	3	\$2,700
1124	Television - Replace	(1) Vizio Razor	8	1	\$3,000
1128	Fire Sprinkler System - Repair	(1) System	15	2	\$4,800
1140	Kitchen - Remodel	Cabinetry & Counters	20	1	\$11,300
1146	Drinking Fountain - Replace	(1) Haws	20	0	\$2,600
1147	Restroom Counters - Replace	(2) Counters, ~18 LF	20	0	\$6,000
1148	Restrooms - Remodel	(2) Restrooms	20	5	\$30,200
1150	Office Furniture - Replace	(12) Pieces	15	1	\$9,600
1154	Office Copier - Replace	(1) Sharp Copier	8	3	\$13,000
1155	Folding Machine - Replace	(1) Martin Yale	10	9	\$2,700
1156	Office Cabinetry - Replace	Cabinets & Counters	25	1	\$9,500
1158	Camera System - Replace	(1) System	8	6	\$11,500
1160	Fan Coils - Replace	(5) Fan Coils	20	0	\$49,000
1162	Interior Surfaces - Repaint	Approx 5,700 Sq Ft	15	1	\$6,800
1164	Interior Lights - Replace	Approx (50) Lights	25	1	\$22,200
ACTIVITY CENTER: EXTERIOR					
1166	Exterior Lights - Replace	(9) Wall Lights	30	5	\$5,500
1168	Signage - Replace	(1) Sign	24	19	\$2,500
1170	Adobe Walls - Seal	Approx 9,200 Sq Ft	5	1	\$10,000
1171	Adobe Walls - Repair	Approx 9,200 Sq Ft	10	1	\$16,000
1172	Stucco Surfaces - Repaint	Approx 2,100 Sq Ft	7	0	\$3,200
1175	Doors - Replace	(14) Storefront Doors	25	0	\$56,000
1177	Windows - Replace (A)	(8) Windows	50	0	\$23,500
1177	Windows - Replace (B)	(19) Windows	30	5	\$24,400
1180	Flat Roof - Replace	Approx 3,300 Sq Ft	20	6	\$23,100
1182	Flat Roof - Seal/Repair	Approx 3,300 Sq Ft	5	1	\$3,300
1186	Metal Roof - Replace	Approx 400 Sq Ft	40	15	\$10,000
HVAC SYSTEM					

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1250	Hydronic Boiler - Replace	26% of (1) Rite Boiler	30	7	\$6,700
1256	Circulation Pumps - Replace	26% of (2) Bell & Gossett	20	9	\$13,000
1258	Circulation Pumps - Repair	26% of (2) Pumps	5	4	\$5,000
1260	Pump VFD's - Replace	26% of (2) Honeywell	12	0	\$4,700
1264	Expansion Tank - Replace	26% of (1) Bell & Gossett	25	3	\$2,000
1280	Cooling Tower - Replace	26% of (1) Evapco	30	9	\$13,200
1281	Cooling Tower - Refurbish	26% of (1) Evapco	30	29	\$5,700
1282	CT Control Panel - Replace	26% of (1) Panel & VFD	15	7	\$5,700
142	Total Funded Components				



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
PAVEMENT								
100	Asphalt Streets - Repave	\$210,000	X	24	/	30	=	\$168,000
102	Asphalt Streets - Repair	\$72,000	X	19	/	20	=	\$68,400
104	Asphalt Streets - Seal/Repair	\$23,000	X	6	/	7	=	\$19,714
110	Asphalt Parking (AC) - Repave	\$39,300	X	3	/	24	=	\$4,913
111	Asphalt Parking (AC) - Seal/Repair	\$3,000	X	4	/	4	=	\$3,000
112	Asphalt Parking (B) - Repave	\$55,200	X	3	/	24	=	\$6,900
113	Asphalt Parking (B) - Seal/Repair	\$4,100	X	4	/	4	=	\$4,100
114	Asphalt Parking (C) - Repave	\$248,000	X	20	/	24	=	\$206,667
115	Asphalt Parking (C) - Seal/Repair	\$30,200	X	3	/	4	=	\$22,650
119	Gravel Parking - Repair	\$12,000	X	19	/	20	=	\$11,400
120	Asphalt Trails - Replace	\$300,000	X	22	/	30	=	\$220,000
122	Asphalt Trails - Seal/Repair	\$25,400	X	3	/	4	=	\$19,050
140	Concrete - Major Repair (Ph1)	\$13,000	X	1	/	20	=	\$650
141	Concrete - Major Repair (Ph2)	\$15,000	X	20	/	20	=	\$15,000
142	Concrete - Repair	\$5,000	X	0	/	4	=	\$0
IRRIGATION & LANDSCAPE								
301	Irrigation Systems - Replace (Ph1)	\$75,000	X	25	/	25	=	\$75,000
301	Irrigation Systems - Replace (Ph2)	\$75,000	X	24	/	25	=	\$72,000
301	Irrigation Systems - Replace (Ph3)	\$75,000	X	23	/	25	=	\$69,000
301	Irrigation Systems - Replace (Ph4)	\$75,000	X	22	/	25	=	\$66,000
301	Irrigation Systems - Replace (Ph5)	\$75,000	X	21	/	25	=	\$63,000
301	Irrigation Systems - Replace (Ph6)	\$75,000	X	20	/	25	=	\$60,000
330	Landscape Rock - Replace/Replenish	\$50,000	X	2	/	2	=	\$50,000
330	Landscape Rock - Replace/Replenish	\$35,000	X	0	/	2	=	\$0
334	Drainage Rip-Rap - Replenish/Repair	\$16,300	X	13	/	15	=	\$14,127
336	Drain Systems - Repair/Replace	\$19,000	X	25	/	25	=	\$19,000
340	Trees & Plants - Partial Replace	\$19,700	X	1	/	1	=	\$19,700
370	Sewer Lines - Video/Repair	\$10,000	X	5	/	5	=	\$10,000
380	Erosion - Inspection	\$10,000	X	4	/	4	=	\$10,000
382	Erosion - Control/Repair	\$50,000	X	3	/	4	=	\$37,500
COMMON AREAS								
400	Monument - Refurbish	\$5,000	X	18	/	24	=	\$3,750
401	Pole Light - Replace	\$3,800	X	18	/	30	=	\$2,280
403	Bollard Lights - Replace	\$163,000	X	20	/	30	=	\$108,667
404	Bollard Lights - Refurbish	\$25,000	X	30	/	30	=	\$25,000
406	Trail Lights - Replace	\$16,000	X	18	/	20	=	\$14,400
408	Light Fixtures - Repaint	\$7,300	X	4	/	5	=	\$5,840
420	Metal Fence - Replace	\$22,000	X	22	/	30	=	\$16,133
421	Metal Fence - Repaint	\$2,200	X	5	/	5	=	\$2,200
425	Metal Rails (1999) - Replace	\$87,000	X	24	/	35	=	\$59,657
427	Metal Rails (2008) - Replace	\$136,500	X	16	/	35	=	\$62,400
428	Metal Rails - Repaint	\$36,000	X	5	/	5	=	\$36,000
430	Retaining Walls - Repair	\$30,000	X	10	/	20	=	\$15,000
440	Stucco Walls (Houghton) - Repaint	\$13,000	X	2	/	7	=	\$3,714

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
442	Stucco Walls (Northridge) - Repaint	\$8,900	X	3	/	7	=	\$3,814
460	Fingerway Bridges - Repair	\$8,200	X	20	/	20	=	\$8,200
RECREATION AMENITIES								
501	Playground Shade - Replace	\$5,700	X	13	/	15	=	\$4,940
502	Playground Equip - Replace	\$116,000	X	0	/	18	=	\$0
503	Playground Turf - Replace	\$75,500	X	0	/	12	=	\$0
505	Artificial Turf - Replace	\$15,300	X	0	/	10	=	\$0
506	Playground Fence - Replace	\$30,000	X	20	/	30	=	\$20,000
507	Playground Fence - Repaint	\$2,700	X	5	/	5	=	\$2,700
510	Card Readers - Replace	\$12,100	X	10	/	10	=	\$12,100
514	Park Furniture - Replace	\$49,000	X	1	/	15	=	\$3,267
516	Trash Cans - Replace	\$16,800	X	18	/	20	=	\$15,120
518	Bike Repair Stand - Replace	\$2,300	X	2	/	15	=	\$307
530	Garden Fence - Replace	\$4,800	X	24	/	30	=	\$3,840
533	Garden Wall - Repair	\$6,000	X	10	/	10	=	\$6,000
542	Tennis Court - Resurface	\$9,000	X	0	/	6	=	\$0
544	Tennis Fence - Replace	\$26,300	X	0	/	24	=	\$0
545	Tennis Fence - Repaint	\$5,700	X	0	/	8	=	\$0
560	Tennis Lights - Replace	\$10,800	X	6	/	20	=	\$3,240
561	Tennis Poles - Replace	\$16,800	X	26	/	40	=	\$10,920
570	Basketball Court - Replace	\$42,300	X	20	/	40	=	\$21,150
576	Soccer Goals - Replace	\$6,600	X	15	/	20	=	\$4,950
580	Swing Set - Replace	\$14,000	X	9	/	18	=	\$7,000
582	Wood Chips - Replenish	\$2,550	X	5	/	5	=	\$2,550
NORTH POOL								
701	Metal Fence - Replace (A)	\$12,100	X	22	/	30	=	\$8,873
702	Metal Fence - Replace (B)	\$5,300	X	7	/	40	=	\$928
712	Drinking Fountain - Replace	\$2,600	X	1	/	15	=	\$173
714	Restrooms - Remodel	\$15,600	X	1	/	20	=	\$780
715	Restrooms - Refurbish	\$4,000	X	11	/	20	=	\$2,200
718	Exterior Lights - Replace	\$8,000	X	10	/	15	=	\$5,333
720	Exterior Surfaces - Repaint	\$11,400	X	4	/	6	=	\$7,600
730	Metal Roofs - Replace	\$47,000	X	25	/	40	=	\$29,375
736	Solar Panels - Replace	\$18,000	X	5	/	18	=	\$5,000
740	Pool Deck - Resurface	\$18,700	X	11	/	16	=	\$12,856
742	Pool Deck - Seal/Repair	\$7,000	X	3	/	4	=	\$5,250
744	Pool - Resurface	\$42,500	X	6	/	12	=	\$21,250
750	Pool Furniture - Replace	\$17,500	X	13	/	15	=	\$15,167
760	Equip Doors - Replace	\$3,300	X	23	/	25	=	\$3,036
761	Pool Filter #1 - Replace	\$2,600	X	2	/	15	=	\$347
762	Pool Filter #2 - Replace	\$2,600	X	15	/	15	=	\$2,600
764	Pool Pump #1 - Replace	\$3,000	X	1	/	10	=	\$300
765	Pool Pump #2 - Replace	\$3,000	X	10	/	10	=	\$3,000
766	Solar Pump - Replace	\$3,000	X	1	/	10	=	\$300
780	Chemical Enclosure - Replace	\$4,000	X	10	/	15	=	\$2,667
SOUTH POOL								
901	Metal Fence - Replace (A)	\$27,000	X	20	/	25	=	\$21,600
902	Metal Fence - Replace (B)	\$5,300	X	7	/	40	=	\$928
906	Bollard Lights - Replace	\$6,600	X	19	/	25	=	\$5,016

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
912	Drinking Fountain - Replace	\$2,600	X	3	/	15	=	\$520
914	Restrooms - Remodel	\$15,600	X	1	/	20	=	\$780
915	Restrooms - Refurbish	\$4,000	X	11	/	20	=	\$2,200
918	Exterior Lights - Replace	\$13,800	X	14	/	15	=	\$12,880
920	Exterior Surfaces - Repaint	\$16,100	X	4	/	6	=	\$10,733
930	Metal Roofs - Replace	\$75,000	X	23	/	40	=	\$43,125
936	Solar Panels - Replace	\$25,300	X	5	/	18	=	\$7,028
940	Pool Deck - Resurface	\$23,600	X	15	/	16	=	\$22,125
942	Pool Deck - Seal/Repair	\$9,450	X	3	/	4	=	\$7,088
944	Pool - Resurface	\$47,000	X	3	/	12	=	\$11,750
950	Pool Furniture - Replace	\$10,700	X	13	/	15	=	\$9,273
960	Equip Doors - Replace	\$3,300	X	21	/	25	=	\$2,772
961	Pool Filters - Replace	\$5,200	X	3	/	15	=	\$1,040
964	Pool Pumps - Replace	\$6,000	X	10	/	10	=	\$6,000
966	Solar Pump - Replace	\$3,000	X	10	/	10	=	\$3,000
980	Chemical Enclosure - Replace	\$4,000	X	10	/	15	=	\$2,667
ACTIVITY CENTER: INTERIOR								
1100	Concrete Floor - Refinish	\$11,650	X	9	/	10	=	\$10,485
1104	Furniture (2024) - Replace	\$3,500	X	12	/	12	=	\$3,500
1106	Furniture (1999) - Replace	\$8,500	X	11	/	12	=	\$7,792
1110	Stack Chairs - Replace	\$5,800	X	18	/	20	=	\$5,220
1112	Folding Chairs - Replace	\$2,700	X	12	/	15	=	\$2,160
1124	Television - Replace	\$3,000	X	7	/	8	=	\$2,625
1128	Fire Sprinkler System - Repair	\$4,800	X	13	/	15	=	\$4,160
1140	Kitchen - Remodel	\$11,300	X	19	/	20	=	\$10,735
1146	Drinking Fountain - Replace	\$2,600	X	20	/	20	=	\$2,600
1147	Restroom Counters - Replace	\$6,000	X	20	/	20	=	\$6,000
1148	Restrooms - Remodel	\$30,200	X	15	/	20	=	\$22,650
1150	Office Furniture - Replace	\$9,600	X	14	/	15	=	\$8,960
1154	Office Copier - Replace	\$13,000	X	5	/	8	=	\$8,125
1155	Folding Machine - Replace	\$2,700	X	1	/	10	=	\$270
1156	Office Cabinetry - Replace	\$9,500	X	24	/	25	=	\$9,120
1158	Camera System - Replace	\$11,500	X	2	/	8	=	\$2,875
1160	Fan Coils - Replace	\$49,000	X	20	/	20	=	\$49,000
1162	Interior Surfaces - Repaint	\$6,800	X	14	/	15	=	\$6,347
1164	Interior Lights - Replace	\$22,200	X	24	/	25	=	\$21,312
ACTIVITY CENTER: EXTERIOR								
1166	Exterior Lights - Replace	\$5,500	X	25	/	30	=	\$4,583
1168	Signage - Replace	\$2,500	X	5	/	24	=	\$521
1170	Adobe Walls - Seal	\$10,000	X	4	/	5	=	\$8,000
1171	Adobe Walls - Repair	\$16,000	X	9	/	10	=	\$14,400
1172	Stucco Surfaces - Repaint	\$3,200	X	7	/	7	=	\$3,200
1175	Doors - Replace	\$56,000	X	25	/	25	=	\$56,000
1177	Windows - Replace (A)	\$23,500	X	50	/	50	=	\$23,500
1177	Windows - Replace (B)	\$24,400	X	25	/	30	=	\$20,333
1180	Flat Roof - Replace	\$23,100	X	14	/	20	=	\$16,170
1182	Flat Roof - Seal/Repair	\$3,300	X	4	/	5	=	\$2,640
1186	Metal Roof - Replace	\$10,000	X	25	/	40	=	\$6,250
HVAC SYSTEM								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1250	Hydronic Boiler - Replace	\$6,700	X	23	/	30	=	\$5,137
1256	Circulation Pumps - Replace	\$13,000	X	11	/	20	=	\$7,150
1258	Circulation Pumps - Repair	\$5,000	X	1	/	5	=	\$1,000
1260	Pump VFD's - Replace	\$4,700	X	12	/	12	=	\$4,700
1264	Expansion Tank - Replace	\$2,000	X	22	/	25	=	\$1,760
1280	Cooling Tower - Replace	\$13,200	X	21	/	30	=	\$9,240
1281	Cooling Tower - Refurbish	\$5,700	X	1	/	30	=	\$190
1282	CT Control Panel - Replace	\$5,700	X	8	/	15	=	\$3,040
								\$2,490,218



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
PAVEMENT					
100	Asphalt Streets - Repave	30	\$210,000	\$7,000	2.53 %
102	Asphalt Streets - Repair	20	\$72,000	\$3,600	1.30 %
104	Asphalt Streets - Seal/Repair	7	\$23,000	\$3,286	1.19 %
110	Asphalt Parking (AC) - Repave	24	\$39,300	\$1,638	0.59 %
111	Asphalt Parking (AC) - Seal/Repair	4	\$3,000	\$750	0.27 %
112	Asphalt Parking (B) - Repave	24	\$55,200	\$2,300	0.83 %
113	Asphalt Parking (B) - Seal/Repair	4	\$4,100	\$1,025	0.37 %
114	Asphalt Parking (C) - Repave	24	\$248,000	\$10,333	3.74 %
115	Asphalt Parking (C) - Seal/Repair	4	\$30,200	\$7,550	2.73 %
119	Gravel Parking - Repair	20	\$12,000	\$600	0.22 %
120	Asphalt Trails - Replace	30	\$300,000	\$10,000	3.62 %
122	Asphalt Trails - Seal/Repair	4	\$25,400	\$6,350	2.30 %
140	Concrete - Major Repair (Ph1)	20	\$13,000	\$650	0.23 %
141	Concrete - Major Repair (Ph2)	20	\$15,000	\$750	0.27 %
142	Concrete - Repair	4	\$5,000	\$1,250	0.45 %
IRRIGATION & LANDSCAPE					
301	Irrigation Systems - Replace (Ph1)	25	\$75,000	\$3,000	1.08 %
301	Irrigation Systems - Replace (Ph2)	25	\$75,000	\$3,000	1.08 %
301	Irrigation Systems - Replace (Ph3)	25	\$75,000	\$3,000	1.08 %
301	Irrigation Systems - Replace (Ph4)	25	\$75,000	\$3,000	1.08 %
301	Irrigation Systems - Replace (Ph5)	25	\$75,000	\$3,000	1.08 %
301	Irrigation Systems - Replace (Ph6)	25	\$75,000	\$3,000	1.08 %
330	Landscape Rock - Replace/Replenish	2	\$50,000	\$25,000	9.04 %
330	Landscape Rock - Replace/Replenish	2	\$35,000	\$17,500	6.33 %
334	Drainage Rip-Rap - Replenish/Repair	15	\$16,300	\$1,087	0.39 %
336	Drain Systems - Repair/Replace	25	\$19,000	\$760	0.27 %
340	Trees & Plants - Partial Replace	1	\$19,700	\$19,700	7.12 %
370	Sewer Lines - Video/Repair	5	\$10,000	\$2,000	0.72 %
380	Erosion - Inspection	4	\$10,000	\$2,500	0.90 %
382	Erosion - Control/Repair	4	\$50,000	\$12,500	4.52 %
COMMON AREAS					
400	Monument - Refurbish	24	\$5,000	\$208	0.08 %
401	Pole Light - Replace	30	\$3,800	\$127	0.05 %
403	Bollard Lights - Replace	30	\$163,000	\$5,433	1.96 %
404	Bollard Lights - Refurbish	30	\$25,000	\$833	0.30 %
406	Trail Lights - Replace	20	\$16,000	\$800	0.29 %
408	Light Fixtures - Repaint	5	\$7,300	\$1,460	0.53 %
420	Metal Fence - Replace	30	\$22,000	\$733	0.27 %
421	Metal Fence - Repaint	5	\$2,200	\$440	0.16 %
425	Metal Rails (1999) - Replace	35	\$87,000	\$2,486	0.90 %
427	Metal Rails (2008) - Replace	35	\$136,500	\$3,900	1.41 %
428	Metal Rails - Repaint	5	\$36,000	\$7,200	2.60 %
430	Retaining Walls - Repair	20	\$30,000	\$1,500	0.54 %
440	Stucco Walls (Houghton) - Repaint	7	\$13,000	\$1,857	0.67 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
442	Stucco Walls (Northridge) - Repaint	7	\$8,900	\$1,271	0.46 %
460	Fingerway Bridges - Repair	20	\$8,200	\$410	0.15 %
RECREATION AMENITIES					
501	Playground Shade - Replace	15	\$5,700	\$380	0.14 %
502	Playground Equip - Replace	18	\$116,000	\$6,444	2.33 %
503	Playground Turf - Replace	12	\$75,500	\$6,292	2.27 %
505	Artificial Turf - Replace	10	\$15,300	\$1,530	0.55 %
506	Playground Fence - Replace	30	\$30,000	\$1,000	0.36 %
507	Playground Fence - Repaint	5	\$2,700	\$540	0.20 %
510	Card Readers - Replace	10	\$12,100	\$1,210	0.44 %
514	Park Furniture - Replace	15	\$49,000	\$3,267	1.18 %
516	Trash Cans - Replace	20	\$16,800	\$840	0.30 %
518	Bike Repair Stand - Replace	15	\$2,300	\$153	0.06 %
530	Garden Fence - Replace	30	\$4,800	\$160	0.06 %
533	Garden Wall - Repair	10	\$6,000	\$600	0.22 %
542	Tennis Court - Resurface	6	\$9,000	\$1,500	0.54 %
544	Tennis Fence - Replace	24	\$26,300	\$1,096	0.40 %
545	Tennis Fence - Repaint	8	\$5,700	\$713	0.26 %
560	Tennis Lights - Replace	20	\$10,800	\$540	0.20 %
561	Tennis Poles - Replace	40	\$16,800	\$420	0.15 %
570	Basketball Court - Replace	40	\$42,300	\$1,058	0.38 %
576	Soccer Goals - Replace	20	\$6,600	\$330	0.12 %
580	Swing Set - Replace	18	\$14,000	\$778	0.28 %
582	Wood Chips - Replenish	5	\$2,550	\$510	0.18 %
NORTH POOL					
701	Metal Fence - Replace (A)	30	\$12,100	\$403	0.15 %
702	Metal Fence - Replace (B)	40	\$5,300	\$133	0.05 %
712	Drinking Fountain - Replace	15	\$2,600	\$173	0.06 %
714	Restrooms - Remodel	20	\$15,600	\$780	0.28 %
715	Restrooms - Refurbish	20	\$4,000	\$200	0.07 %
718	Exterior Lights - Replace	15	\$8,000	\$533	0.19 %
720	Exterior Surfaces - Repaint	6	\$11,400	\$1,900	0.69 %
730	Metal Roofs - Replace	40	\$47,000	\$1,175	0.42 %
736	Solar Panels - Replace	18	\$18,000	\$1,000	0.36 %
740	Pool Deck - Resurface	16	\$18,700	\$1,169	0.42 %
742	Pool Deck - Seal/Repair	4	\$7,000	\$1,750	0.63 %
744	Pool - Resurface	12	\$42,500	\$3,542	1.28 %
750	Pool Furniture - Replace	15	\$17,500	\$1,167	0.42 %
760	Equip Doors - Replace	25	\$3,300	\$132	0.05 %
761	Pool Filter #1 - Replace	15	\$2,600	\$173	0.06 %
762	Pool Filter #2 - Replace	15	\$2,600	\$173	0.06 %
764	Pool Pump #1 - Replace	10	\$3,000	\$300	0.11 %
765	Pool Pump #2 - Replace	10	\$3,000	\$300	0.11 %
766	Solar Pump - Replace	10	\$3,000	\$300	0.11 %
780	Chemical Enclosure - Replace	15	\$4,000	\$267	0.10 %
SOUTH POOL					
901	Metal Fence - Replace (A)	25	\$27,000	\$1,080	0.39 %
902	Metal Fence - Replace (B)	40	\$5,300	\$133	0.05 %
906	Bollard Lights - Replace	25	\$6,600	\$264	0.10 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
912 Drinking Fountain - Replace	15	\$2,600	\$173	0.06 %
914 Restrooms - Remodel	20	\$15,600	\$780	0.28 %
915 Restrooms - Refurbish	20	\$4,000	\$200	0.07 %
918 Exterior Lights - Replace	15	\$13,800	\$920	0.33 %
920 Exterior Surfaces - Repaint	6	\$16,100	\$2,683	0.97 %
930 Metal Roofs - Replace	40	\$75,000	\$1,875	0.68 %
936 Solar Panels - Replace	18	\$25,300	\$1,406	0.51 %
940 Pool Deck - Resurface	16	\$23,600	\$1,475	0.53 %
942 Pool Deck - Seal/Repair	4	\$9,450	\$2,363	0.85 %
944 Pool - Resurface	12	\$47,000	\$3,917	1.42 %
950 Pool Furniture - Replace	15	\$10,700	\$713	0.26 %
960 Equip Doors - Replace	25	\$3,300	\$132	0.05 %
961 Pool Filters - Replace	15	\$5,200	\$347	0.13 %
964 Pool Pumps - Replace	10	\$6,000	\$600	0.22 %
966 Solar Pump - Replace	10	\$3,000	\$300	0.11 %
980 Chemical Enclosure - Replace	15	\$4,000	\$267	0.10 %
ACTIVITY CENTER: INTERIOR				
1100 Concrete Floor - Refinish	10	\$11,650	\$1,165	0.42 %
1104 Furniture (2024) - Replace	12	\$3,500	\$292	0.11 %
1106 Furniture (1999) - Replace	12	\$8,500	\$708	0.26 %
1110 Stack Chairs - Replace	20	\$5,800	\$290	0.10 %
1112 Folding Chairs - Replace	15	\$2,700	\$180	0.07 %
1124 Television - Replace	8	\$3,000	\$375	0.14 %
1128 Fire Sprinkler System - Repair	15	\$4,800	\$320	0.12 %
1140 Kitchen - Remodel	20	\$11,300	\$565	0.20 %
1146 Drinking Fountain - Replace	20	\$2,600	\$130	0.05 %
1147 Restroom Counters - Replace	20	\$6,000	\$300	0.11 %
1148 Restrooms - Remodel	20	\$30,200	\$1,510	0.55 %
1150 Office Furniture - Replace	15	\$9,600	\$640	0.23 %
1154 Office Copier - Replace	8	\$13,000	\$1,625	0.59 %
1155 Folding Machine - Replace	10	\$2,700	\$270	0.10 %
1156 Office Cabinetry - Replace	25	\$9,500	\$380	0.14 %
1158 Camera System - Replace	8	\$11,500	\$1,438	0.52 %
1160 Fan Coils - Replace	20	\$49,000	\$2,450	0.89 %
1162 Interior Surfaces - Repaint	15	\$6,800	\$453	0.16 %
1164 Interior Lights - Replace	25	\$22,200	\$888	0.32 %
ACTIVITY CENTER: EXTERIOR				
1166 Exterior Lights - Replace	30	\$5,500	\$183	0.07 %
1168 Signage - Replace	24	\$2,500	\$104	0.04 %
1170 Adobe Walls - Seal	5	\$10,000	\$2,000	0.72 %
1171 Adobe Walls - Repair	10	\$16,000	\$1,600	0.58 %
1172 Stucco Surfaces - Repaint	7	\$3,200	\$457	0.17 %
1175 Doors - Replace	25	\$56,000	\$2,240	0.81 %
1177 Windows - Replace (A)	50	\$23,500	\$470	0.17 %
1177 Windows - Replace (B)	30	\$24,400	\$813	0.29 %
1180 Flat Roof - Replace	20	\$23,100	\$1,155	0.42 %
1182 Flat Roof - Seal/Repair	5	\$3,300	\$660	0.24 %
1186 Metal Roof - Replace	40	\$10,000	\$250	0.09 %
HVAC SYSTEM				

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1250	Hydronic Boiler - Replace	30	\$6,700	\$223	0.08 %
1256	Circulation Pumps - Replace	20	\$13,000	\$650	0.23 %
1258	Circulation Pumps - Repair	5	\$5,000	\$1,000	0.36 %
1260	Pump VFD's - Replace	12	\$4,700	\$392	0.14 %
1264	Expansion Tank - Replace	25	\$2,000	\$80	0.03 %
1280	Cooling Tower - Replace	30	\$13,200	\$440	0.16 %
1281	Cooling Tower - Refurbish	30	\$5,700	\$190	0.07 %
1282	CT Control Panel - Replace	15	\$5,700	\$380	0.14 %
142	Total Funded Components			\$276,611	100.00 %



30-Year Reserve Plan Summary

Report # 9304-3
With-Site-Visit

Fiscal Year Start: 2024

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
					Reserve Funding	Reserve Funding			
2024	\$829,535	\$2,490,218	33.3 %	Medium	13.86 %	\$260,911	\$0	\$14,698	\$463,650
2025	\$641,493	\$2,346,523	27.3 %	High	10.38 %	\$288,000	\$0	\$10,862	\$494,709
2026	\$445,646	\$2,174,302	20.5 %	High	10.00 %	\$316,800	\$0	\$9,472	\$269,575
2027	\$502,343	\$2,236,811	22.5 %	High	10.00 %	\$348,480	\$0	\$12,417	\$122,823
2028	\$740,417	\$2,460,598	30.1 %	Medium	10.00 %	\$383,328	\$0	\$14,077	\$469,337
2029	\$668,485	\$2,342,684	28.5 %	High	10.00 %	\$421,661	\$0	\$12,933	\$477,157
2030	\$625,922	\$2,221,929	28.2 %	High	2.25 %	\$431,148	\$0	\$12,312	\$463,053
2031	\$606,328	\$2,121,091	28.6 %	High	2.25 %	\$440,849	\$0	\$16,249	\$43,415
2032	\$1,020,012	\$2,458,739	41.5 %	Medium	2.25 %	\$450,768	\$0	\$19,166	\$591,708
2033	\$898,238	\$2,251,337	39.9 %	Medium	2.25 %	\$460,910	\$0	\$19,442	\$330,956
2034	\$1,047,634	\$2,316,136	45.2 %	Medium	2.25 %	\$471,281	\$0	\$20,795	\$506,052
2035	\$1,033,658	\$2,212,674	46.7 %	Medium	2.25 %	\$481,885	\$0	\$23,256	\$244,802
2036	\$1,293,997	\$2,385,645	54.2 %	Medium	2.25 %	\$492,727	\$0	\$28,298	\$276,740
2037	\$1,538,283	\$2,541,671	60.5 %	Medium	2.25 %	\$503,813	\$0	\$33,193	\$291,431
2038	\$1,783,858	\$2,698,331	66.1 %	Medium	2.25 %	\$515,149	\$0	\$38,440	\$273,930
2039	\$2,063,518	\$2,889,134	71.4 %	Low	2.25 %	\$526,740	\$0	\$44,518	\$242,653
2040	\$2,392,123	\$3,129,636	76.4 %	Low	2.25 %	\$538,592	\$0	\$51,560	\$213,907
2041	\$2,768,367	\$3,419,074	81.0 %	Low	2.25 %	\$550,710	\$0	\$56,459	\$493,127
2042	\$2,882,409	\$3,442,076	83.7 %	Low	2.25 %	\$563,101	\$0	\$59,846	\$398,029
2043	\$3,107,327	\$3,576,569	86.9 %	Low	2.25 %	\$575,771	\$0	\$64,237	\$425,401
2044	\$3,321,934	\$3,700,140	89.8 %	Low	2.25 %	\$588,726	\$0	\$66,754	\$618,142
2045	\$3,359,272	\$3,642,528	92.2 %	Low	2.25 %	\$601,972	\$0	\$65,456	\$834,714
2046	\$3,191,986	\$3,374,160	94.6 %	Low	2.25 %	\$615,516	\$0	\$68,059	\$255,800
2047	\$3,619,761	\$3,708,486	97.6 %	Low	0.00 %	\$615,516	\$0	\$78,882	\$38,880
2048	\$4,275,280	\$4,291,167	99.6 %	Low	0.00 %	\$615,516	\$0	\$88,269	\$419,772
2049	\$4,559,293	\$4,514,353	101.0 %	Low	0.00 %	\$615,516	\$0	\$89,735	\$842,536
2050	\$4,422,009	\$4,324,592	102.3 %	Low	0.00 %	\$615,516	\$0	\$90,122	\$529,659
2051	\$4,597,988	\$4,467,681	102.9 %	Low	0.00 %	\$615,516	\$0	\$96,042	\$294,987
2052	\$5,014,560	\$4,873,541	102.9 %	Low	0.00 %	\$615,516	\$0	\$97,963	\$937,822
2053	\$4,790,217	\$4,646,728	103.1 %	Low	0.00 %	\$615,516	\$0	\$94,931	\$789,567



30-Year Income/Expense Detail

Report # 9304-3
With-Site-Visit

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$829,535	\$641,493	\$445,646	\$502,343	\$740,417
Annual Reserve Funding	\$260,911	\$288,000	\$316,800	\$348,480	\$383,328
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,698	\$10,862	\$9,472	\$12,417	\$14,077
Total Income	\$1,105,143	\$940,355	\$771,918	\$863,240	\$1,137,822
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$0	\$0	\$0	\$0	\$0
102 Asphalt Streets - Repair	\$0	\$74,160	\$0	\$0	\$0
104 Asphalt Streets - Seal/Repair	\$0	\$23,690	\$0	\$0	\$0
110 Asphalt Parking (AC) - Repave	\$0	\$0	\$0	\$0	\$0
111 Asphalt Parking (AC) - Seal/Repair	\$3,000	\$0	\$0	\$0	\$3,377
112 Asphalt Parking (B) - Repave	\$0	\$0	\$0	\$0	\$0
113 Asphalt Parking (B) - Seal/Repair	\$4,100	\$0	\$0	\$0	\$4,615
114 Asphalt Parking (C) - Repave	\$0	\$0	\$0	\$0	\$279,126
115 Asphalt Parking (C) - Seal/Repair	\$0	\$31,106	\$0	\$0	\$0
119 Gravel Parking - Repair	\$0	\$12,360	\$0	\$0	\$0
120 Asphalt Trails - Replace	\$0	\$0	\$0	\$0	\$0
122 Asphalt Trails - Seal/Repair	\$0	\$26,162	\$0	\$0	\$0
140 Concrete - Major Repair (Ph1)	\$0	\$0	\$0	\$0	\$0
141 Concrete - Major Repair (Ph2)	\$15,000	\$0	\$0	\$0	\$0
142 Concrete - Repair	\$0	\$0	\$0	\$0	\$5,628
IRRIGATION & LANDSCAPE					
301 Irrigation Systems - Replace (Ph1)	\$75,000	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph2)	\$0	\$77,250	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph3)	\$0	\$0	\$79,568	\$0	\$0
301 Irrigation Systems - Replace (Ph4)	\$0	\$0	\$0	\$81,955	\$0
301 Irrigation Systems - Replace (Ph5)	\$0	\$0	\$0	\$0	\$84,413
301 Irrigation Systems - Replace (Ph6)	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$50,000	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$0	\$37,132	\$0	\$39,393
334 Drainage Rip-Rap - Replenish/Repair	\$0	\$0	\$17,293	\$0	\$0
336 Drain Systems - Repair/Replace	\$19,000	\$0	\$0	\$0	\$0
340 Trees & Plants - Partial Replace	\$19,700	\$20,291	\$20,900	\$21,527	\$22,173
370 Sewer Lines - Video/Repair	\$10,000	\$0	\$0	\$0	\$0
380 Erosion - Inspection	\$10,000	\$0	\$0	\$0	\$11,255
382 Erosion - Control/Repair	\$0	\$51,500	\$0	\$0	\$0
COMMON AREAS					
400 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
403 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Bollard Lights - Refurbish	\$25,000	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$0	\$0	\$16,974	\$0	\$0
408 Light Fixtures - Repaint	\$0	\$7,519	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
421 Metal Fence - Repaint	\$2,200	\$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	\$36,000	\$0	\$0	\$0	\$0
430 Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
440 Stucco Walls (Houghton) - Repaint	\$0	\$0	\$0	\$0	\$0
442 Stucco Walls (Northridge) - Repaint	\$0	\$0	\$0	\$0	\$10,017
460 Fingerway Bridges - Repair	\$8,200	\$0	\$0	\$0	\$0
RECREATION AMENITIES					
501 Playground Shade - Replace	\$0	\$0	\$6,047	\$0	\$0
502 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
503 Playground Turf - 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	\$2,700	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$12,100	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
514 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
516 Trash Cans - Replace	\$0	\$0	\$17,823	\$0	\$0
518 Bike Repair Stand - Replace	\$0	\$0	\$0	\$0	\$0
530 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
533 Garden Wall - Repair	\$6,000	\$0	\$0	\$0	\$0
542 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
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
582 Wood Chips - Replenish	\$2,550	\$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 - Remodel	\$0	\$0	\$0	\$0	\$0
715 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
718 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
720 Exterior Surfaces - Repaint	\$0	\$0	\$12,094	\$0	\$0
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	\$7,210	\$0	\$0	\$0
744 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
750 Pool Furniture - Replace	\$0	\$0	\$18,566	\$0	\$0
760 Equip Doors - Replace	\$0	\$0	\$3,501	\$0	\$0
761 Pool Filter #1 - Replace	\$0	\$0	\$0	\$0	\$0
762 Pool Filter #2 - Replace	\$2,600	\$0	\$0	\$0	\$0
764 Pool Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
765 Pool Pump #2 - Replace	\$3,000	\$0	\$0	\$0	\$0
766 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$0
780 Chemical Enclosure - 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	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
915 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
918 Exterior Lights - Replace	\$0	\$14,214	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$0	\$0	\$17,080	\$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	\$24,308	\$0	\$0	\$0
942 Pool Deck - Seal/Repair	\$0	\$9,734	\$0	\$0	\$0
944 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
950 Pool Furniture - Replace	\$0	\$0	\$11,352	\$0	\$0
960 Equip Doors - Replace	\$0	\$0	\$0	\$0	\$3,714
961 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
964 Pool Pumps - Replace	\$6,000	\$0	\$0	\$0	\$0
966 Solar Pump - Replace	\$3,000	\$0	\$0	\$0	\$0
980 Chemical Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$12,000	\$0	\$0	\$0
1104 Furniture (2024) - Replace	\$3,500	\$0	\$0	\$0	\$0
1106 Furniture (1999) - Replace	\$0	\$8,755	\$0	\$0	\$0
1110 Stack Chairs - Replace	\$0	\$0	\$6,153	\$0	\$0
1112 Folding Chairs - Replace	\$0	\$0	\$0	\$2,950	\$0
1124 Television - Replace	\$0	\$3,090	\$0	\$0	\$0
1128 Fire Sprinkler System - Repair	\$0	\$0	\$5,092	\$0	\$0
1140 Kitchen - Remodel	\$0	\$11,639	\$0	\$0	\$0
1146 Drinking Fountain - Replace	\$2,600	\$0	\$0	\$0	\$0
1147 Restroom Counters - Replace	\$6,000	\$0	\$0	\$0	\$0
1148 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Office Furniture - Replace	\$0	\$9,888	\$0	\$0	\$0
1154 Office Copier - Replace	\$0	\$0	\$0	\$14,205	\$0

Fiscal Year	2024	2025	2026	2027	2028
1155 Folding Machine - Replace	\$0	\$0	\$0	\$0	\$0
1156 Office Cabinetry - Replace	\$0	\$9,785	\$0	\$0	\$0
1158 Camera System - Replace	\$0	\$0	\$0	\$0	\$0
1160 Fan Coils - Replace	\$49,000	\$0	\$0	\$0	\$0
1162 Interior Surfaces - Repaint	\$0	\$7,004	\$0	\$0	\$0
1164 Interior Lights - Replace	\$0	\$22,866	\$0	\$0	\$0
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1168 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1170 Adobe Walls - Seal	\$0	\$10,300	\$0	\$0	\$0
1171 Adobe Walls - Repair	\$0	\$16,480	\$0	\$0	\$0
1172 Stucco Surfaces - Repaint	\$3,200	\$0	\$0	\$0	\$0
1175 Doors - Replace	\$56,000	\$0	\$0	\$0	\$0
1177 Windows - Replace (A)	\$23,500	\$0	\$0	\$0	\$0
1177 Windows - Replace (B)	\$0	\$0	\$0	\$0	\$0
1180 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$0	\$3,399	\$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	\$0	\$0	\$0	\$0	\$5,628
1260 Pump VFD's - Replace	\$4,700	\$0	\$0	\$0	\$0
1264 Expansion Tank - Replace	\$0	\$0	\$0	\$2,185	\$0
1280 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
1281 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
1282 CT Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$463,650	\$494,709	\$269,575	\$122,823	\$469,337
Ending Reserve Balance	\$641,493	\$445,646	\$502,343	\$740,417	\$668,485

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$668,485	\$625,922	\$606,328	\$1,020,012	\$898,238
Annual Reserve Funding	\$421,661	\$431,148	\$440,849	\$450,768	\$460,910
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,933	\$12,312	\$16,249	\$19,166	\$19,442
Total Income	\$1,103,079	\$1,069,382	\$1,063,426	\$1,489,946	\$1,378,590
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$0	\$250,751	\$0	\$0	\$0
102 Asphalt Streets - Repair	\$0	\$0	\$0	\$0	\$0
104 Asphalt Streets - Seal/Repair	\$0	\$0	\$0	\$29,136	\$0
110 Asphalt Parking (AC) - Repave	\$0	\$0	\$0	\$0	\$0
111 Asphalt Parking (AC) - Seal/Repair	\$0	\$0	\$0	\$3,800	\$0
112 Asphalt Parking (B) - Repave	\$0	\$0	\$0	\$0	\$0
113 Asphalt Parking (B) - Seal/Repair	\$0	\$0	\$0	\$5,194	\$0
114 Asphalt Parking (C) - Repave	\$0	\$0	\$0	\$0	\$0
115 Asphalt Parking (C) - Seal/Repair	\$35,010	\$0	\$0	\$0	\$39,404
119 Gravel Parking - Repair	\$0	\$0	\$0	\$0	\$0
120 Asphalt Trails - Replace	\$0	\$0	\$0	\$380,031	\$0
122 Asphalt Trails - Seal/Repair	\$29,446	\$0	\$0	\$0	\$33,141
140 Concrete - Major Repair (Ph1)	\$0	\$0	\$0	\$0	\$0
141 Concrete - Major Repair (Ph2)	\$0	\$0	\$0	\$0	\$0
142 Concrete - Repair	\$0	\$0	\$0	\$6,334	\$0
IRRIGATION & LANDSCAPE					
301 Irrigation Systems - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph4)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph5)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph6)	\$86,946	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$41,792	\$0	\$44,337	\$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	\$22,838	\$23,523	\$24,229	\$24,955	\$25,704
370 Sewer Lines - Video/Repair	\$11,593	\$0	\$0	\$0	\$0
380 Erosion - Inspection	\$0	\$0	\$0	\$12,668	\$0
382 Erosion - Control/Repair	\$57,964	\$0	\$0	\$0	\$65,239
COMMON AREAS					
400 Monument - Refurbish	\$0	\$5,970	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
403 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Bollard Lights - Refurbish	\$0	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$0	\$0	\$0	\$0	\$0
408 Light Fixtures - Repaint	\$0	\$8,717	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$27,869	\$0
421 Metal Fence - Repaint	\$2,550	\$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	\$41,734	\$0	\$0	\$0	\$0
430 Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
440 Stucco Walls (Houghton) - Repaint	\$15,071	\$0	\$0	\$0	\$0
442 Stucco Walls (Northridge) - Repaint	\$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
503 Playground Turf - 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	\$3,130	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
514 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
516 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
518 Bike Repair Stand - Replace	\$0	\$0	\$0	\$0	\$0
530 Garden Fence - Replace	\$0	\$5,731	\$0	\$0	\$0
533 Garden Wall - Repair	\$0	\$0	\$0	\$0	\$0
542 Tennis Court - Resurface	\$0	\$10,746	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
544 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
545 Tennis Fence - Repaint	\$0	\$0	\$0	\$7,221	\$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	\$7,651	\$0	\$0	\$0	\$0
580 Swing Set - Replace	\$0	\$0	\$0	\$0	\$18,267
582 Wood Chips - Replenish	\$2,956	\$0	\$0	\$0	\$0
NORTH POOL					
701 Metal Fence - Replace (A)	\$0	\$0	\$0	\$15,328	\$0
702 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
712 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
714 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
715 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$5,219
718 Exterior Lights - Replace	\$9,274	\$0	\$0	\$0	\$0
720 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$14,441	\$0
730 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
736 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
740 Pool Deck - Resurface	\$21,678	\$0	\$0	\$0	\$0
742 Pool Deck - Seal/Repair	\$8,115	\$0	\$0	\$0	\$9,133
744 Pool - Resurface	\$0	\$50,747	\$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	\$3,914
765 Pool Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
766 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$3,914
780 Chemical Enclosure - Replace	\$4,637	\$0	\$0	\$0	\$0
SOUTH POOL					
901 Metal Fence - Replace (A)	\$31,300	\$0	\$0	\$0	\$0
902 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
906 Bollard Lights - Replace	\$0	\$7,881	\$0	\$0	\$0
912 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
915 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$5,219
918 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$20,395	\$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	\$10,955	\$0	\$0	\$0	\$12,330
944 Pool - Resurface	\$0	\$0	\$0	\$0	\$61,324
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
966 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$0
980 Chemical Enclosure - Replace	\$4,637	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$0	\$0	\$0	\$0
1104 Furniture (2024) - 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	\$3,914
1128 Fire Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1140 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1146 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1147 Restroom Counters - Replace	\$0	\$0	\$0	\$0	\$0
1148 Restrooms - Remodel	\$35,010	\$0	\$0	\$0	\$0
1150 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1154 Office Copier - Replace	\$0	\$0	\$0	\$0	\$0
1155 Folding Machine - Replace	\$0	\$0	\$0	\$0	\$3,523
1156 Office Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1158 Camera System - Replace	\$0	\$13,732	\$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

Fiscal Year	2029	2030	2031	2032	2033
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$6,376	\$0	\$0	\$0	\$0
1168 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1170 Adobe Walls - Seal	\$0	\$11,941	\$0	\$0	\$0
1171 Adobe Walls - Repair	\$0	\$0	\$0	\$0	\$0
1172 Stucco Surfaces - Repaint	\$0	\$0	\$3,936	\$0	\$0
1175 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace (A)	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace (B)	\$28,286	\$0	\$0	\$0	\$0
1180 Flat Roof - Replace	\$0	\$27,583	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$0	\$3,940	\$0	\$0	\$0
1186 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
HVAC SYSTEM					
1250 Hydronic Boiler - Replace	\$0	\$0	\$8,240	\$0	\$0
1256 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$16,962
1258 Circulation Pumps - Repair	\$0	\$0	\$0	\$0	\$6,524
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	\$17,223
1281 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
1282 CT Control Panel - Replace	\$0	\$0	\$7,010	\$0	\$0
Total Expenses	\$477,157	\$463,053	\$43,415	\$591,708	\$330,956
Ending Reserve Balance	\$625,922	\$606,328	\$1,020,012	\$898,238	\$1,047,634

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$1,047,634	\$1,033,658	\$1,293,997	\$1,538,283	\$1,783,858
Annual Reserve Funding	\$471,281	\$481,885	\$492,727	\$503,813	\$515,149
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,795	\$23,256	\$28,298	\$33,193	\$38,440
Total Income	\$1,539,710	\$1,538,799	\$1,815,023	\$2,075,289	\$2,337,448
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$0	\$0	\$0	\$0	\$0
102 Asphalt Streets - Repair	\$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	\$0	\$0	\$4,277	\$0	\$0
112 Asphalt Parking (B) - Repave	\$0	\$0	\$0	\$0	\$0
113 Asphalt Parking (B) - Seal/Repair	\$0	\$0	\$5,846	\$0	\$0
114 Asphalt Parking (C) - Repave	\$0	\$0	\$0	\$0	\$0
115 Asphalt Parking (C) - Seal/Repair	\$0	\$0	\$0	\$44,350	\$0
119 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	\$37,301	\$0
140 Concrete - Major Repair (Ph1)	\$0	\$0	\$0	\$0	\$0
141 Concrete - Major Repair (Ph2)	\$0	\$0	\$0	\$0	\$0
142 Concrete - Repair	\$0	\$0	\$7,129	\$0	\$0
IRRIGATION & LANDSCAPE					
301 Irrigation Systems - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph4)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph5)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph6)	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$47,037	\$0	\$49,902	\$0	\$52,941
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	\$26,475	\$27,269	\$28,087	\$28,930	\$29,798
370 Sewer Lines - Video/Repair	\$13,439	\$0	\$0	\$0	\$0
380 Erosion - Inspection	\$0	\$0	\$14,258	\$0	\$0
382 Erosion - Control/Repair	\$0	\$0	\$0	\$73,427	\$0
COMMON AREAS					
400 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$0	\$5,418	\$0	\$0
403 Bollard Lights - Replace	\$219,058	\$0	\$0	\$0	\$0
404 Bollard Lights - Refurbish	\$0	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$0	\$0	\$0	\$0	\$0
408 Light Fixtures - Repaint	\$0	\$10,105	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
421 Metal Fence - Repaint	\$2,957	\$0	\$0	\$0	\$0
425 Metal Rails (1999) - Replace	\$0	\$120,428	\$0	\$0	\$0
427 Metal Rails (2008) - Replace	\$0	\$0	\$0	\$0	\$0
428 Metal Rails - Repaint	\$48,381	\$0	\$0	\$0	\$0
430 Retaining Walls - Repair	\$40,317	\$0	\$0	\$0	\$0
440 Stucco Walls (Houghton) - Repaint	\$0	\$0	\$18,535	\$0	\$0
442 Stucco Walls (Northridge) - Repaint	\$0	\$12,320	\$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
503 Playground Turf - Replace	\$0	\$0	\$107,645	\$0	\$0
505 Artificial Turf - Replace	\$20,562	\$0	\$0	\$0	\$0
506 Playground Fence - Replace	\$40,317	\$0	\$0	\$0	\$0
507 Playground Fence - Repaint	\$3,629	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$16,261	\$0	\$0	\$0	\$0
514 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$74,117
516 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
518 Bike Repair Stand - Replace	\$0	\$0	\$0	\$3,378	\$0
530 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
533 Garden Wall - Repair	\$8,063	\$0	\$0	\$0	\$0
542 Tennis Court - Resurface	\$0	\$0	\$12,832	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
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	\$16,336
561 Tennis Poles - Replace	\$0	\$0	\$0	\$0	\$25,412
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
582 Wood Chips - Replenish	\$3,427	\$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	\$3,933
714 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
715 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
718 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
720 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$17,244
730 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
736 Solar Panels - Replace	\$0	\$0	\$0	\$26,434	\$0
740 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
742 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$10,280	\$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	\$3,818	\$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	\$4,032	\$0	\$0	\$0	\$0
766 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$0
780 Chemical Enclosure - 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	\$0	\$0	\$3,707	\$0	\$0
914 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
915 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
918 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$24,353
930 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
936 Solar Panels - Replace	\$0	\$0	\$0	\$37,154	\$0
940 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
942 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$13,878	\$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	\$7,414	\$0	\$0
964 Pool Pumps - Replace	\$8,063	\$0	\$0	\$0	\$0
966 Solar Pump - Replace	\$4,032	\$0	\$0	\$0	\$0
980 Chemical Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$16,126	\$0	\$0	\$0
1104 Furniture (2024) - Replace	\$0	\$0	\$4,990	\$0	\$0
1106 Furniture (1999) - Replace	\$0	\$0	\$0	\$12,483	\$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
1146 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1147 Restroom Counters - Replace	\$0	\$0	\$0	\$0	\$0
1148 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1154 Office Copier - Replace	\$0	\$17,995	\$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	\$0	\$17,395
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

Fiscal Year	2034	2035	2036	2037	2038
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1168 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1170 Adobe Walls - Seal	\$0	\$13,842	\$0	\$0	\$0
1171 Adobe Walls - Repair	\$0	\$22,148	\$0	\$0	\$0
1172 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$4,840
1175 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace (A)	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace (B)	\$0	\$0	\$0	\$0	\$0
1180 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$0	\$4,568	\$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	\$0	\$0	\$0	\$0	\$7,563
1260 Pump VFD's - Replace	\$0	\$0	\$6,701	\$0	\$0
1264 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$0
1280 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
1281 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
1282 CT Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$506,052	\$244,802	\$276,740	\$291,431	\$273,930
Ending Reserve Balance	\$1,033,658	\$1,293,997	\$1,538,283	\$1,783,858	\$2,063,518

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$2,063,518	\$2,392,123	\$2,768,367	\$2,882,409	\$3,107,327
Annual Reserve Funding	\$526,740	\$538,592	\$550,710	\$563,101	\$575,771
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$44,518	\$51,560	\$56,459	\$59,846	\$64,237
Total Income	\$2,634,776	\$2,982,275	\$3,375,536	\$3,505,356	\$3,747,334
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$0	\$0	\$0	\$0	\$0
102 Asphalt Streets - Repair	\$0	\$0	\$0	\$0	\$0
104 Asphalt Streets - Seal/Repair	\$35,833	\$0	\$0	\$0	\$0
110 Asphalt Parking (AC) - Repave	\$0	\$0	\$0	\$0	\$0
111 Asphalt Parking (AC) - Seal/Repair	\$0	\$4,814	\$0	\$0	\$0
112 Asphalt Parking (B) - Repave	\$0	\$0	\$0	\$0	\$0
113 Asphalt Parking (B) - Seal/Repair	\$0	\$6,579	\$0	\$0	\$0
114 Asphalt Parking (C) - Repave	\$0	\$0	\$0	\$0	\$0
115 Asphalt Parking (C) - Seal/Repair	\$0	\$0	\$49,916	\$0	\$0
119 Gravel Parking - Repair	\$0	\$0	\$0	\$0	\$0
120 Asphalt Trails - Replace	\$0	\$0	\$0	\$0	\$0
122 Asphalt Trails - Seal/Repair	\$0	\$0	\$41,982	\$0	\$0
140 Concrete - Major Repair (Ph1)	\$0	\$0	\$0	\$0	\$22,796
141 Concrete - Major Repair (Ph2)	\$0	\$0	\$0	\$0	\$0
142 Concrete - Repair	\$0	\$8,024	\$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
301 Irrigation Systems - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph4)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph5)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph6)	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$56,165	\$0	\$59,585	\$0
334 Drainage Rip-Rap - Replenish/Repair	\$0	\$0	\$26,941	\$0	\$0
336 Drain Systems - Repair/Replace	\$0	\$0	\$0	\$0	\$0
340 Trees & Plants - Partial Replace	\$30,692	\$31,613	\$32,561	\$33,538	\$34,544
370 Sewer Lines - Video/Repair	\$15,580	\$0	\$0	\$0	\$0
380 Erosion - Inspection	\$0	\$16,047	\$0	\$0	\$0
382 Erosion - Control/Repair	\$0	\$0	\$82,642	\$0	\$0
COMMON AREAS					
400 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
403 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Bollard Lights - Refurbish	\$0	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$0	\$0	\$0	\$0	\$0
408 Light Fixtures - Repaint	\$0	\$11,714	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
421 Metal Fence - Repaint	\$3,428	\$0	\$0	\$0	\$0
425 Metal Rails (1999) - Replace	\$0	\$0	\$0	\$0	\$0
427 Metal Rails (2008) - Replace	\$0	\$0	\$0	\$0	\$239,354
428 Metal Rails - Repaint	\$56,087	\$0	\$0	\$0	\$0
430 Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
440 Stucco Walls (Houghton) - Repaint	\$0	\$0	\$0	\$0	\$22,796
442 Stucco Walls (Northridge) - Repaint	\$0	\$0	\$0	\$15,152	\$0
460 Fingerway Bridges - Repair	\$0	\$0	\$0	\$0	\$0
RECREATION AMENITIES					
501 Playground Shade - Replace	\$0	\$0	\$9,421	\$0	\$0
502 Playground Equip - Replace	\$0	\$0	\$0	\$197,482	\$0
503 Playground Turf - 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	\$4,207	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
514 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
516 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
518 Bike Repair Stand - Replace	\$0	\$0	\$0	\$0	\$0
530 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
533 Garden Wall - Repair	\$0	\$0	\$0	\$0	\$0
542 Tennis Court - Resurface	\$0	\$0	\$0	\$15,322	\$0

Fiscal Year	2039	2040	2041	2042	2043
544 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
545 Tennis Fence - Repaint	\$0	\$9,147	\$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
582 Wood Chips - Replenish	\$3,973	\$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 - Remodel	\$0	\$0	\$0	\$0	\$27,355
715 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
718 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
720 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
730 Metal Roofs - Replace	\$73,224	\$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	\$11,570	\$0	\$0
744 Pool - Resurface	\$0	\$0	\$0	\$72,353	\$0
750 Pool Furniture - Replace	\$0	\$0	\$28,925	\$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	\$4,051	\$0	\$0	\$0	\$0
764 Pool Pump #1 - Replace	\$0	\$0	\$0	\$0	\$5,261
765 Pool Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
766 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$5,261
780 Chemical Enclosure - 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	\$0	\$0	\$0	\$0	\$0
914 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$27,355
915 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
918 Exterior Lights - Replace	\$0	\$22,145	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
930 Metal Roofs - Replace	\$0	\$0	\$123,964	\$0	\$0
936 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
940 Pool Deck - Resurface	\$0	\$0	\$39,007	\$0	\$0
942 Pool Deck - Seal/Repair	\$0	\$0	\$15,619	\$0	\$0
944 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
950 Pool Furniture - Replace	\$0	\$0	\$17,685	\$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
966 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$0
980 Chemical Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$0	\$0	\$0	\$0
1104 Furniture (2024) - 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	\$4,597	\$0
1124 Television - Replace	\$0	\$0	\$4,959	\$0	\$0
1128 Fire Sprinkler System - Repair	\$0	\$0	\$7,934	\$0	\$0
1140 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1146 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1147 Restroom Counters - Replace	\$0	\$0	\$0	\$0	\$0
1148 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Office Furniture - Replace	\$0	\$15,405	\$0	\$0	\$0
1154 Office Copier - Replace	\$0	\$0	\$0	\$0	\$22,796
1155 Folding Machine - Replace	\$0	\$0	\$0	\$0	\$4,734
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	\$10,912	\$0	\$0	\$0
1164 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1168 Signage - Replace	\$0	\$0	\$0	\$0	\$4,384
1170 Adobe Walls - Seal	\$0	\$16,047	\$0	\$0	\$0
1171 Adobe Walls - Repair	\$0	\$0	\$0	\$0	\$0
1172 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1175 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace (A)	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace (B)	\$0	\$0	\$0	\$0	\$0
1180 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$0	\$5,296	\$0	\$0	\$0
1186 Metal Roof - Replace	\$15,580	\$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	\$0	\$0	\$0	\$0	\$8,768
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
1281 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
1282 CT Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$242,653	\$213,907	\$493,127	\$398,029	\$425,401
Ending Reserve Balance	\$2,392,123	\$2,768,367	\$2,882,409	\$3,107,327	\$3,321,934

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$3,321,934	\$3,359,272	\$3,191,986	\$3,619,761	\$4,275,280
Annual Reserve Funding	\$588,726	\$601,972	\$615,516	\$615,516	\$615,516
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$66,754	\$65,456	\$68,059	\$78,882	\$88,269
Total Income	\$3,977,414	\$4,026,700	\$3,875,561	\$4,314,159	\$4,979,065
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$0	\$0	\$0	\$0	\$0
102 Asphalt Streets - Repair	\$0	\$133,941	\$0	\$0	\$0
104 Asphalt Streets - Seal/Repair	\$0	\$0	\$44,070	\$0	\$0
110 Asphalt Parking (AC) - Repave	\$0	\$73,110	\$0	\$0	\$0
111 Asphalt Parking (AC) - Seal/Repair	\$5,418	\$0	\$0	\$0	\$6,098
112 Asphalt Parking (B) - Repave	\$0	\$102,688	\$0	\$0	\$0
113 Asphalt Parking (B) - Seal/Repair	\$7,405	\$0	\$0	\$0	\$8,334
114 Asphalt Parking (C) - Repave	\$0	\$0	\$0	\$0	\$0
115 Asphalt Parking (C) - Seal/Repair	\$0	\$56,181	\$0	\$0	\$0
119 Gravel Parking - Repair	\$0	\$22,324	\$0	\$0	\$0
120 Asphalt Trails - Replace	\$0	\$0	\$0	\$0	\$0
122 Asphalt Trails - Seal/Repair	\$0	\$47,251	\$0	\$0	\$0
140 Concrete - Major Repair (Ph1)	\$0	\$0	\$0	\$0	\$0
141 Concrete - Major Repair (Ph2)	\$27,092	\$0	\$0	\$0	\$0
142 Concrete - Repair	\$9,031	\$0	\$0	\$0	\$10,164
IRRIGATION & LANDSCAPE					
301 Irrigation Systems - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph4)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph5)	\$0	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph6)	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$63,214	\$0	\$67,064	\$0	\$71,148
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	\$35,580	\$36,648	\$37,747	\$38,880	\$40,046
370 Sewer Lines - Video/Repair	\$18,061	\$0	\$0	\$0	\$0
380 Erosion - Inspection	\$18,061	\$0	\$0	\$0	\$20,328
382 Erosion - Control/Repair	\$0	\$93,015	\$0	\$0	\$0
COMMON AREAS					
400 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
403 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Bollard Lights - Refurbish	\$0	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$0	\$0	\$30,658	\$0	\$0
408 Light Fixtures - Repaint	\$0	\$13,580	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
421 Metal Fence - Repaint	\$3,973	\$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	\$65,020	\$0	\$0	\$0	\$0
430 Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
440 Stucco Walls (Houghton) - Repaint	\$0	\$0	\$0	\$0	\$0
442 Stucco Walls (Northridge) - Repaint	\$0	\$0	\$0	\$0	\$0
460 Fingerway Bridges - Repair	\$14,810	\$0	\$0	\$0	\$0
RECREATION AMENITIES					
501 Playground Shade - Replace	\$0	\$0	\$0	\$0	\$0
502 Playground Equip - Replace	\$0	\$0	\$0	\$0	\$0
503 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$153,476
505 Artificial Turf - Replace	\$27,634	\$0	\$0	\$0	\$0
506 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
507 Playground Fence - Repaint	\$4,877	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$21,854	\$0	\$0	\$0	\$0
514 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
516 Trash Cans - Replace	\$0	\$0	\$32,191	\$0	\$0
518 Bike Repair Stand - Replace	\$0	\$0	\$0	\$0	\$0
530 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
533 Garden Wall - Repair	\$10,837	\$0	\$0	\$0	\$0
542 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$18,295

Fiscal Year	2044	2045	2046	2047	2048
544 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$53,462
545 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$11,587
560 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
561 Tennis Poles - Replace	\$0	\$0	\$0	\$0	\$0
570 Basketball Court - Replace	\$76,399	\$0	\$0	\$0	\$0
576 Soccer Goals - Replace	\$0	\$0	\$0	\$0	\$0
580 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
582 Wood Chips - Replenish	\$4,606	\$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 - Remodel	\$0	\$0	\$0	\$0	\$0
715 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
718 Exterior Lights - Replace	\$14,449	\$0	\$0	\$0	\$0
720 Exterior Surfaces - Repaint	\$20,590	\$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	\$0	\$34,788	\$0	\$0	\$0
742 Pool Deck - Seal/Repair	\$0	\$13,022	\$0	\$0	\$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	\$5,418	\$0	\$0	\$0	\$0
766 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$0
780 Chemical Enclosure - Replace	\$7,224	\$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 - Remodel	\$0	\$0	\$0	\$0	\$0
915 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
918 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$29,078	\$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	\$17,580	\$0	\$0	\$0
944 Pool - Resurface	\$0	\$87,434	\$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	\$10,837	\$0	\$0	\$0	\$0
966 Solar Pump - Replace	\$5,418	\$0	\$0	\$0	\$0
980 Chemical Enclosure - Replace	\$7,224	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$21,672	\$0	\$0	\$0
1104 Furniture (2024) - Replace	\$0	\$0	\$0	\$0	\$7,115
1106 Furniture (1999) - Replace	\$0	\$0	\$0	\$0	\$0
1110 Stack Chairs - Replace	\$0	\$0	\$11,113	\$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	\$21,021	\$0	\$0	\$0
1146 Drinking Fountain - Replace	\$4,696	\$0	\$0	\$0	\$0
1147 Restroom Counters - Replace	\$10,837	\$0	\$0	\$0	\$0
1148 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$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	\$22,035	\$0	\$0
1160 Fan Coils - Replace	\$88,499	\$0	\$0	\$0	\$0
1162 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1164 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1168 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1170 Adobe Walls - Seal	\$0	\$18,603	\$0	\$0	\$0
1171 Adobe Walls - Repair	\$0	\$29,765	\$0	\$0	\$0
1172 Stucco Surfaces - Repaint	\$0	\$5,953	\$0	\$0	\$0
1175 Doors - Replace	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace (A)	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace (B)	\$0	\$0	\$0	\$0	\$0
1180 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$0	\$6,139	\$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	\$0	\$0	\$0	\$0	\$10,164
1260 Pump VFD's - Replace	\$0	\$0	\$0	\$0	\$9,554
1264 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$0
1280 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
1281 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
1282 CT Control Panel - Replace	\$0	\$0	\$10,922	\$0	\$0
Total Expenses	\$618,142	\$834,714	\$255,800	\$38,880	\$419,772
Ending Reserve Balance	\$3,359,272	\$3,191,986	\$3,619,761	\$4,275,280	\$4,559,293

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$4,559,293	\$4,422,009	\$4,597,988	\$5,014,560	\$4,790,217
Annual Reserve Funding	\$615,516	\$615,516	\$615,516	\$615,516	\$615,516
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$89,735	\$90,122	\$96,042	\$97,963	\$94,931
Total Income	\$5,264,545	\$5,127,647	\$5,309,547	\$5,728,039	\$5,500,665
# Component					
PAVEMENT					
100 Asphalt Streets - Repave	\$0	\$0	\$0	\$0	\$0
102 Asphalt Streets - Repair	\$0	\$0	\$0	\$0	\$0
104 Asphalt Streets - Seal/Repair	\$0	\$0	\$0	\$0	\$54,201
110 Asphalt Parking (AC) - Repave	\$0	\$0	\$0	\$0	\$0
111 Asphalt Parking (AC) - Seal/Repair	\$0	\$0	\$0	\$6,864	\$0
112 Asphalt Parking (B) - Repave	\$0	\$0	\$0	\$0	\$0
113 Asphalt Parking (B) - Seal/Repair	\$0	\$0	\$0	\$9,381	\$0
114 Asphalt Parking (C) - Repave	\$0	\$0	\$0	\$567,406	\$0
115 Asphalt Parking (C) - Seal/Repair	\$63,232	\$0	\$0	\$0	\$71,168
119 Gravel Parking - Repair	\$0	\$0	\$0	\$0	\$0
120 Asphalt Trails - Replace	\$0	\$0	\$0	\$0	\$0
122 Asphalt Trails - Seal/Repair	\$53,182	\$0	\$0	\$0	\$59,857
140 Concrete - Major Repair (Ph1)	\$0	\$0	\$0	\$0	\$0
141 Concrete - Major Repair (Ph2)	\$0	\$0	\$0	\$0	\$0
142 Concrete - Repair	\$0	\$0	\$0	\$11,440	\$0
IRRIGATION & LANDSCAPE					
301 Irrigation Systems - Replace (Ph1)	\$157,033	\$0	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph2)	\$0	\$161,744	\$0	\$0	\$0
301 Irrigation Systems - Replace (Ph3)	\$0	\$0	\$166,597	\$0	\$0
301 Irrigation Systems - Replace (Ph4)	\$0	\$0	\$0	\$171,595	\$0
301 Irrigation Systems - Replace (Ph5)	\$0	\$0	\$0	\$0	\$176,742
301 Irrigation Systems - Replace (Ph6)	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$0	\$0	\$0	\$0
330 Landscape Rock - Replace/Replenish	\$0	\$75,481	\$0	\$80,077	\$0
334 Drainage Rip-Rap - Replenish/Repair	\$0	\$0	\$0	\$0	\$0
336 Drain Systems - Repair/Replace	\$39,782	\$0	\$0	\$0	\$0
340 Trees & Plants - Partial Replace	\$41,247	\$42,485	\$43,759	\$45,072	\$46,424
370 Sewer Lines - Video/Repair	\$20,938	\$0	\$0	\$0	\$0
380 Erosion - Inspection	\$0	\$0	\$0	\$22,879	\$0
382 Erosion - Control/Repair	\$104,689	\$0	\$0	\$0	\$117,828
COMMON AREAS					
400 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
401 Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
403 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Bollard Lights - Refurbish	\$0	\$0	\$0	\$0	\$0
406 Trail Lights - Replace	\$0	\$0	\$0	\$0	\$0
408 Light Fixtures - Repaint	\$0	\$15,743	\$0	\$0	\$0
420 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
421 Metal Fence - Repaint	\$4,606	\$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	\$75,376	\$0	\$0	\$0	\$0
430 Retaining Walls - Repair	\$0	\$0	\$0	\$0	\$0
440 Stucco Walls (Houghton) - Repaint	\$0	\$28,036	\$0	\$0	\$0
442 Stucco Walls (Northridge) - Repaint	\$18,635	\$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
503 Playground Turf - 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	\$5,653	\$0	\$0	\$0	\$0
510 Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
514 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$115,472
516 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
518 Bike Repair Stand - Replace	\$0	\$0	\$0	\$5,262	\$0
530 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
533 Garden Wall - Repair	\$0	\$0	\$0	\$0	\$0
542 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
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	\$13,819	\$0	\$0	\$0	\$0
580 Swing Set - Replace	\$0	\$0	\$31,098	\$0	\$0
582 Wood Chips - Replenish	\$5,339	\$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	\$6,127
714 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
715 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$9,426
718 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
720 Exterior Surfaces - Repaint	\$0	\$24,585	\$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	\$0	\$0	\$0	\$0	\$0
742 Pool Deck - Seal/Repair	\$14,656	\$0	\$0	\$0	\$16,496
744 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
750 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
760 Equip Doors - Replace	\$0	\$0	\$7,330	\$0	\$0
761 Pool Filter #1 - Replace	\$0	\$0	\$0	\$5,949	\$0
762 Pool Filter #2 - Replace	\$0	\$0	\$0	\$0	\$0
764 Pool Pump #1 - Replace	\$0	\$0	\$0	\$0	\$7,070
765 Pool Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
766 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$7,070
780 Chemical Enclosure - 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	\$0	\$0	\$5,775	\$0	\$0
914 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
915 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$9,426
918 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Exterior Surfaces - Repaint	\$0	\$34,721	\$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	\$19,786	\$0	\$0	\$0	\$22,270
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	\$7,777
961 Pool Filters - Replace	\$0	\$0	\$11,551	\$0	\$0
964 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
966 Solar Pump - Replace	\$0	\$0	\$0	\$0	\$0
980 Chemical Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
ACTIVITY CENTER: INTERIOR					
1100 Concrete Floor - Refinish	\$0	\$0	\$0	\$0	\$0
1104 Furniture (2024) - Replace	\$0	\$0	\$0	\$0	\$0
1106 Furniture (1999) - Replace	\$17,797	\$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	\$6,281	\$0	\$0	\$0	\$0
1128 Fire Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1140 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1146 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1147 Restroom Counters - Replace	\$0	\$0	\$0	\$0	\$0
1148 Restrooms - Remodel	\$63,232	\$0	\$0	\$0	\$0
1150 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1154 Office Copier - Replace	\$0	\$0	\$28,877	\$0	\$0
1155 Folding Machine - Replace	\$0	\$0	\$0	\$0	\$6,363
1156 Office Cabinetry - Replace	\$0	\$20,488	\$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	\$47,876	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
ACTIVITY CENTER: EXTERIOR					
1166 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1168 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1170 Adobe Walls - Seal	\$0	\$21,566	\$0	\$0	\$0
1171 Adobe Walls - Repair	\$0	\$0	\$0	\$0	\$0
1172 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$7,321	\$0
1175 Doors - Replace	\$117,252	\$0	\$0	\$0	\$0
1177 Windows - Replace (A)	\$0	\$0	\$0	\$0	\$0
1177 Windows - Replace (B)	\$0	\$0	\$0	\$0	\$0
1180 Flat Roof - Replace	\$0	\$49,817	\$0	\$0	\$0
1182 Flat Roof - Seal/Repair	\$0	\$7,117	\$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	\$30,635
1258 Circulation Pumps - Repair	\$0	\$0	\$0	\$0	\$11,783
1260 Pump VFD's - Replace	\$0	\$0	\$0	\$0	\$0
1264 Expansion Tank - Replace	\$0	\$0	\$0	\$4,576	\$0
1280 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
1281 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$13,432
1282 CT Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$842,536	\$529,659	\$294,987	\$937,822	\$789,567
Ending Reserve Balance	\$4,422,009	\$4,597,988	\$5,014,560	\$4,790,217	\$4,711,098



Accuracy, Limitations, and Disclosures

Association Reserves – AZ, LLC 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 – AZ, LLC 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 our 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 three-part test to determine if they meet the criteria for reserve funding:

- 1) Common area repair & replacement responsibility
- 2) Need and schedule for the project can be reasonably anticipated, and
- 3) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above three 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 a representative market cost. There are many factors that can result in a wide variety of potential costs, and we have attempted to present a reasonable estimate of your actual expense.

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 still generally rough with exposed aggregate, alligator cracking, and lots of visible patching. Problems with water drainage running across the asphalt, which accelerates the deterioration. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 210,000

Worst Case: \$ 210,000

Cost Source: AR Cost Database

Comp #: 102 Asphalt Streets - Repair

Quantity: Approx 59,400 Sq Ft

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

Funded?: Yes.

History:

Comments: Sections of this pavement have alligator cracking and failed asphalt. HOA has a proposal to repair the asphalt at this section of the community, which involves replacing 44 spots of bad asphalt totaling 15,881 sq ft for \$71,855. This was expected to occur in 2024 but is being re-scheduled in 2025. It is also scheduled longer-term as an interim rehab project to prolong asphalt life.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 72,000

Worst Case: \$ 72,000

Cost Source: HOA's Proposal from Sunland Asphalt

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 is still there, but it is older and is wearing off. Longer life span and higher cost budgeted for this component assumes continued use of HA5.

Useful Life:

7 years

Remaining Life:

1 years



Best Case: \$ 23,000

Worst Case: \$ 23,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 110 Asphalt Parking (AC) - Repave**Quantity: Approx 9,820 Sq Ft**

Location: Parking lot at the Activity Center

Funded?: Yes.

History: Repaved in 2021 for \$27,737. Previously installed in 1999.

Comments: Parking lot at the Activity Center is smooth and in good condition. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:

24 years

Remaining Life:

21 years



Best Case: \$ 39,300

Worst Case: \$ 39,300

Cost Source: Client Cost History & AR Cost Database

Comp #: 111 Asphalt Parking (AC) - Seal/Repair**Quantity: Approx 9,820 Sq Ft**

Location: Parking lot at the Activity Center

Funded?: Yes.

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

Comments: Parking lot was repaved in 2021 and still has not received its first seal. Asphalt looks dry and needs to be sealed soon. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:

4 years

Remaining Life:

0 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: HOA's Proposal from Sunland Asphalt

Comp #: 112 Asphalt Parking (B) - Repave**Quantity: Approx 13,800 Sq Ft**

Location: Parking spaces at Rust Ln & Firebush Ln and Rust Ln & Sunbury Ln

Funded?: Yes.

History: Repaved in 2021 for \$38,978. Previously installed in 1999 - 2000.

Comments: This component accounts for 2 different parking areas, which are mainly just parking spaces. Surfaces are smooth and in good condition. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:

24 years

Remaining Life:

21 years



Best Case: \$ 55,200

Worst Case: \$ 55,200

Cost Source: Client Cost History & AR Cost Database

Comp #: 113 Asphalt Parking (B) - Seal/Repair**Quantity: Approx 13,800 Sq Ft**

Location: Parking spaces at Rust Ln & Firebush Ln and Rust Ln & Sunbury Ln

Funded?: Yes.

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

Comments: This asphalt was repaved in 2021 and still has not received its first seal. Asphalt looks dry and needs to be sealed soon. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 yearsRemaining Life:
0 years

Best Case: \$ 4,100

Worst Case: \$ 4,100

Cost Source: HOA's Proposal from Sunland Asphalt

Comp #: 114 Asphalt Parking (C) - Repave**Quantity: Approx 62,000 Sq Ft**

Location: Parking lots at the North & South Pools and (14) lots in Desert Country

Funded?: Yes.

History: Installed in 1999 - 2000.

Comments: This component accounts for 16 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, but they do not appear to need repaving yet. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
24 yearsRemaining Life:
4 years

Best Case: \$ 248,000

Worst Case: \$ 248,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 115 Asphalt Parking (C) - Seal/Repair**Quantity: Approx 62,000 Sq Ft**

Location: Parking lots at the North & South Pools and (14) lots in Desert Country

Funded?: Yes.

History: Sealed in 2021 for \$24,758. Previously sealed 7/2014 for \$9,189 (cost did not include all parking lots).

Comments: Seal coat is still dark and in fair condition, so it does not need to be re-applied yet. Recommend planning to crack fill and seal all these parking lots together. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 yearsRemaining Life:
1 years

Best Case: \$ 30,200

Worst Case: \$ 30,200

Cost Source: Client Cost History & AR Cost Database

Comp #: 119 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: Installed in 1999 - 2000.

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 yearsRemaining Life:
1 years

Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: Past 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. Asphalt is generally rough with some patched spots. Some cracks noted as well. Replacement of the trails should be expected eventually. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:

30 years

Remaining Life:

8 years



Best Case: \$ 300,000

Worst Case: \$ 300,000

Cost Source: AR Cost Database

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: Sealed in 2021 for \$20,800. Previously partially sealed/repared in 2013 for \$8,400.

Comments: Seal coat is in fair condition but already wearing down. Sections of the trails are rough and cracked. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:

4 years

Remaining Life:

1 years



Best Case: \$ 25,400

Worst Case: \$ 25,400

Cost Source: Client Cost History & AR Cost Database

Comp #: 130 Asphalt Surfaces - Repair

Quantity: Approx 219,030 Sq Ft

Location: HOA maintained streets, parking lots & trails

Funded?: No. The asphalt should receive crack fill between sealing intervals. Patching and repairs are likely too. HOA plans to fund this type of work as an Operating expense, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 140 Concrete - Major Repair (Ph1)

Quantity: Numerous Sq Ft

Location: Curbs, gutters and walkways throughout community

Funded?: Yes.

History: Repaired in 2023 for ~\$13,000

Comments: Most sidewalks are either the homeowner's or the city's responsibility. There were a lot of residents tripping and falling during 2020 & 2021, so the HOA decided to proactively repair trip hazards. There is no expectancy to completely replace the concrete. This component funds an allowance for long-term repairs and partial replacements.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 13,000

Worst Case: \$ 13,000

Cost Source: Client Cost History

Comp #: 141 Concrete - Major Repair (Ph2)

Quantity: Numerous Sq Ft

Location: Curbs, gutters and walkways throughout community

Funded?: Yes.

History: Repairs planned in 2024 for ~\$15,000.

Comments: This component accounts for the 2nd phase of long-term repairs and partial replacements.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: Estimate Provided by Client

Comp #: 142 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Curbs, gutters and walkways throughout community

Funded?: Yes.

History: Repaired in 2013 for \$1,300.

Comments: There is no expectancy to completely replace the concrete. This component funds an allowance for periodic repairs and partial replacements as needed.

Useful Life:

4 years

Remaining Life:

4 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Allowance

IRRIGATION & LANDSCAPE

Comp #: 301 Irrigation Systems - Replace (Ph1)

Quantity: 1/6 of (19) Systems

Location: Common areas throughout community

Funded?: Yes.

History: Installed in 1998 - 2000.

Comments: This component funds to replace the underground irrigation lines, valves, etc. HOA plans to phase this work over 6 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:
0 years



Best Case: \$ 75,000

Worst Case: \$ 75,000

Cost Source: Estimate Provided by Client

Comp #: 301 Irrigation Systems - Replace (Ph2)

Quantity: 1/6 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. HOA plans to phase this work over 6 years. 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:
1 years



Best Case: \$ 75,000

Worst Case: \$ 75,000

Cost Source: Estimate Provided by Client

Comp #: 301 Irrigation Systems - Replace (Ph3)**Quantity: 1/6 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. HOA plans to phase this work over 6 years. 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:

2 years

No Photo Available

Best Case: \$ 75,000

Worst Case: \$ 75,000

Cost Source: Estimate Provided by Client

Comp #: 301 Irrigation Systems - Replace (Ph4)**Quantity: 1/6 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. HOA plans to phase this work over 6 years. 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

No Photo Available

Best Case: \$ 75,000

Worst Case: \$ 75,000

Cost Source: Estimate Provided by Client

Comp #: 301 Irrigation Systems - Replace (Ph5)**Quantity: 1/6 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. HOA plans to phase this work over 6 years. 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:

4 years

No Photo Available

Best Case: \$ 75,000

Worst Case: \$ 75,000

Cost Source: Estimate Provided by Client

Comp #: 301 Irrigation Systems - Replace (Ph6)**Quantity: 1/6 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. HOA plans to phase this work over 6 years. 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

No Photo Available

Best Case: \$ 75,000

Worst Case: \$ 75,000

Cost Source: Estimate Provided by Client

Comp #: 304 Irrig Controllers - Replace

Quantity: (19) Controllers

Location: Common areas throughout the community

Funded?: No. HOA replaces irrigation controllers as needed through the Operating budget, so no Reserve funding has been allocated.

History: Ages vary. Previously installed during 1999 - 2008.

Comments:

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: Age is unknown.

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: Replenished in 2023 for \$36,025, 2022 for \$36,930, 2021 for \$25,383, 2020 for \$25,755. Replaced DG with crushed rock along the major streets in 2010-2017 at \$12,000/year.

Comments: Per the HOA's request, this component funds a more significant replenish project in 2024. Replenishing in 2026 and beyond will be scheduled at a lower cost.

Useful Life:

2 years

Remaining Life:

0 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Cost Source: Estimate Provided by Client

Comp #: 330 Landscape Rock - Replace/Replenish**Quantity: Numerous Sq Ft**

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

Funded?: Yes.

History: Replenished in 2023 for \$36,025, 2022 for \$36,930, 2021 for \$25,383, 2020 for \$25,755. Replaced DG with crushed rock along the major streets in 2010-2017 at \$12,000/year.

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

Useful Life:

2 years

Remaining Life:

2 years



Best Case: \$ 35,000

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:

2 years



Best Case: \$ 16,300

Worst Case: \$ 16,300

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:

0 years



Best Case: \$ 19,000

Worst Case: \$ 19,000

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: Spent \$2,367 in 2023, \$22,442 in 2021, and \$10,850 in 2015.
Comments: At the HOA's request, this component funds an annual allowance to replace trees and plants throughout the community as needed.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 19,700

Worst Case: \$ 19,700

Cost Source: 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: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Allowance

Comp #: 380 Erosion - Inspection**Quantity: (1) Inspection**

Location: Slope areas around the community, primarily at Northridge

Funded?: Yes.

History: Inspected 8/2020 for \$37,589.

Comments: This component funds periodic engineering inspection to look at erosion issues at the community slopes. Funding has been added at the Board's request.

Useful Life:
4 yearsRemaining Life:
0 years

Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: Estimate Provided by Client

Comp #: 382 Erosion - Control/Repair**Quantity: Numerous Sq Ft**

Location: Slope areas around the community, primarily at Northridge

Funded?: Yes.

History: Repaired 2/2021 for \$97,359.

Comments: It is beyond the scope of this Reserve Study to predict the timing, extent, and cost of repairs that will be needed for erosion control. This component funds an allowance for erosion repairs per the HOA's request.

Useful Life:
4 yearsRemaining Life:
1 years

Best Case: \$ 50,000

Worst Case: \$ 50,000

Cost Source: Estimate Provided by Client

COMMON AREAS

Comp #: 400 Monument - Refurbish**Quantity: (1) Monument**

Location: Corner of Houghton Rd & Seven Generations Way

Funded?: Yes.

History: Installed in 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 replacement of the lettering to update or restore the appearance as well as upgrades to landscaping and lighting around the monument.

Useful Life:
24 years

Remaining Life:
6 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 401 Pole Light - Replace**Quantity: (1) Pole Light**

Location: Corner of Houghton Rd & Seven Generations Way

Funded?: Yes.

History: Installed in 2006.

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

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 3,800

Worst Case: \$ 3,800

Cost Source: AR Cost Database

Comp #: 403 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 been re-verified. No signs of vandalism or abuse. Lights are very old, but appear functional with no problems reported. Long life span anticipated partially based on the HOA's plan to refurbish the fixtures.

Useful Life:

30 years

Remaining Life:

10 years



Best Case: \$ 163,000

Worst Case: \$ 163,000

Cost Source: AR Cost Database

Comp #: 404 Bollard Lights - Refurbish**Quantity: Approx (100) Lights**

Location: Common areas throughout community

Funded?: Yes.

History:

Comments: HOA plans to repair and paint the bollard lights in 2024 for ~\$25,000. The refurbish work is expected to delay replacement. This component is scheduled to occur at least once between light replacement intervals to restore the fixtures and extend their life span.

Useful Life:

30 years

Remaining Life:

0 years



Best Case: \$ 25,000

Worst Case: \$ 25,000

Cost Source: Estimate Provided by Client

Comp #: 405 Path Lights - Replace

Quantity: Unknown

Location: Bordering walkways at the Activity Center and North Pool/Recreation

Funded?: No. It is unknown if these lights replaced bollard lights in the past. Count, age, and history are unknown. Recommend replacing as needed with Operating funds. Should a widespread replacement project need to be scheduled, it can be added to a future update of this Reserve Study.

History: Age is unknown.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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. There is a variety of different style and size fixtures. Some have been replaced. Individual repairs and replacements should be addressed as a maintenance expense. Recommend planning complete replacement to update and restore the lighting.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 16,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

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:
1 years



Best Case: \$ 7,300

Worst Case: \$ 7,300

Cost Source: Estimate Provided by Client

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 in 1999.

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

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 22,000

Worst Case: \$ 22,000

Cost Source: AR 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 faded and discolored. Top surfaces are peeling off too. Unlike the walls at this perimeter, HOA is responsible for the metal fences.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 2,200

Worst Case: \$ 2,200

Cost Source: AR 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. Still in good condition. Long life expectancy under normal circumstances.

Useful Life:
35 years

Remaining Life:
11 years



Best Case: \$ 87,000

Worst Case: \$ 87,000

Cost Source: AR 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:
35 years

Remaining Life:
19 years



Best Case: \$ 136,500

Worst Case: \$ 136,500

Cost Source: AR 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 the rails. Recommend painting all rails at the same time. Conditions vary, but surfaces are generally faded and chipping.

Useful Life:
5 yearsRemaining Life:
0 years

Best Case: \$ 36,000

Worst Case: \$ 36,000

Cost Source: AR 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 as part of the erosion and slope work. This component funds an allowance for periodic, minor repairs.

Useful Life:
20 yearsRemaining Life:
10 years

Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: AR 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?: Yes.

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

Comments: Per CC&R's section 5.2.15.5, owners are responsible for all wall maintenance, repair, and painting. These are high visibility walls. They were reportedly looking bad, so HOA decided to paint them in 2019 to restore the appearance. Going forward, HOA intends to continue painting to maintain the appearance and uniformity.

Useful Life:

7 years

Remaining Life:

5 years



Best Case: \$ 13,000

Worst Case: \$ 13,000

Cost Source: Estimate Provided by Client

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?: Yes. 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: Per CC&R's section 5.2.15.5, owners are responsible for all wall maintenance, repair, and painting. These are high visibility walls, so the HOA intends to paint them going forward to maintain the appearance and uniformity.

Useful Life:

7 years

Remaining Life:

4 years



Best Case: \$ 8,900

Worst Case: \$ 8,900

Cost Source: Estimate Provided by Client

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 ~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. HOA reports some repairs are needed soon.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 8,200

Worst Case: \$ 8,200

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 in 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:
2 years



Best Case: \$ 5,700

Worst Case: \$ 5,700

Cost Source: AR Cost Database

Comp #: 502 Playground Equip - Replace**Quantity: (1) Burke Structure**

Location: Playground next to the Activity Center

Funded?: Yes.

History: Replaced in 2023 for ~\$110,600. Previously installed in 2005.

Comments: Original playground was still in place at the time of inspection, but it was completely renovated shortly after. HOA spent \$207,307 on the total project, but not all of that expense was for the playground equipment. The new play structure from Burke is model #116-164895-3, Nucleus and Synergy designed for ages 2 - 5 years and 5 - 12 years.

Useful Life:
18 years

Remaining Life:
18 years



Best Case: \$ 116,000

Worst Case: \$ 116,000

Cost Source: Client Cost History

Comp #: 503 Playground Turf - Replace**Quantity: Approx 2,120 Sq Ft**

Location: Playground next to the Activity Center

Funded?: Yes.

History: Installed in late 2023 for \$71,842.

Comments: The new playground will have a Corkeen safety surface/turf installed around the structure. It was not installed at the time of inspection.

Useful Life:

12 years

Remaining Life:

12 years



Best Case: \$ 75,500

Worst Case: \$ 75,500

Cost Source: Client Cost History & AR Cost Database

Comp #: 505 Artificial Turf - Replace**Quantity: Approx 850 Sq Ft**

Location: Playground next to the Activity Center

Funded?: Yes.

History: Replaced in late 2023 for \$14,554. Previously installed in 2015 for \$2,542.

Comments: Turf looked older at the time of inspection. It was replaced in late 2023 after our inspection. Original turf size of ~400 sq ft was increased to 850 sq ft as part of the 2023 playground renovation.

Useful Life:

10 years

Remaining Life:

10 years



Best Case: \$ 15,300

Worst Case: \$ 15,300

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, including the gate, are looser than others.

Useful Life:
30 yearsRemaining Life:
10 years

Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: AR 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: Still in poor condition. Paint finish is old, oxidized, and peeling off. Some rusting noted too. This component also funds to paint the shade structure.

Useful Life:
5 yearsRemaining Life:
0 years

Best Case: \$ 2,700

Worst Case: \$ 2,700

Cost Source: AR Cost Database

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 8/2016 for \$4,632.

Comments: Although the 2016 invoice only accounts for 3 locks, all of them are a similar age. This component accounts for all readers as one project. HOA plans to replace them with Wi-Fi style readers soon.

Useful Life:
10 yearsRemaining Life:
0 years

Best Case: \$ 12,100

Worst Case: \$ 12,100

Cost Source: Client Cost History

Comp #: 514 Park Furniture - Replace**Quantity: (41) Pieces**

Location: Playground, Pool Areas, and Parks throughout the community

Funded?: Yes.

History: Replaced in 2023 for \$46,520. Ages were previously unknown.

Comments: Quantity includes (24) 6' benches, (6) 5' curved benches, (9) hexagonal picnic tables, and (2) ADA hexagonal picnic tables. All furniture is constructed with recycled plastic. Recommend planning complete replacement to maintain a consistent and uniform quality throughout the community.

Useful Life:
15 yearsRemaining Life:
14 years

Best Case: \$ 49,000

Worst Case: \$ 49,000

Cost Source: Client Cost History

Comp #: 516 Trash Cans - Replace**Quantity: Approx (21) Trash Cans**

Location: Playground, Pool Areas, and Parks throughout the community

Funded?: Yes.

History: Age is unknown.

Comments: Ages vary along with styles and conditions. HOA replaced all park furniture in 2023, except the trash cans. Recommend planning a complete replacement to maintain a consistent and uniform quality throughout the community.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 16,800

Worst Case: \$ 16,800

Cost Source: AR Cost Database

Comp #: 518 Bike Repair Stand - Replace**Quantity: (1) Dero Fix-It Station**

Location: Mounted on Richard Ashley Cir, bordering Mary Webber Park

Funded?: Yes.

History: Installed 11/2021 for \$1,847.

Comments: This is a bike repair station that consists of a stand with tools plus an air pump. Still appears to be in good condition.

*Item/SKU #509-2001-146

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 2,300

Worst Case: \$ 2,300

Cost Source: Client Cost History

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 in 2012.

Comments: Wood backstops are in poor condition and should be replaced.

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 in 2000.

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

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: AR 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 #: 533 Garden Wall - Repair

Quantity: Approx 3,100 Sq Ft

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

Funded?: Yes.

History:

Comments: This component funds an allowance for repairs to the garden wall beyond the small repairs expected as part of sealing the Adobe.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: Estimate Provided by Client

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?: No. Perimeter garden wall is made of Adobe block. Funding to periodically repair and seal this block is included with the Activity Center building.

History: Sealed in 2020. Previously repaired and sealed in 2013 for \$2,878, and installed in 2000.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 540 Tennis Court - Replace

Quantity: (1) Standard Court

Location: North Pool/Recreation area on Rust Lane

Funded?: No. The original asphalt based tennis court was replaced with a post-tension concrete overlay. There is no expectancy to replace under normal circumstances, so no Reserve funding has been allocated.

History: Replaced in late 2023 for \$80,500. Previously installed in 1999.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 542 Tennis Court - Resurface**Quantity: (1) Standard Court**

Location: North Pool/Recreation area on Rust Lane

Funded?: Yes.

History: Resurfaced in late 2023. Previously resurfaced in 2019 for \$6,554, 2015 for \$9,500, and 2008-09.

Comments: Tennis court was still in the process of being replaced at the time of inspection. Surface is being reflected as new in 2024 for budget planning.

Useful Life:
6 yearsRemaining Life:
6 years

Best Case: \$ 9,000

Worst Case: \$ 9,000

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: Replaced in late 2023 for \$25,000. Previously installed in 1999.

Comments: Tennis fence was still in the process of being replaced at the time of inspection. Fence is being reflected as new in 2024 for budget planning.

Useful Life:
24 yearsRemaining Life:
24 years

Best Case: \$ 26,300

Worst Case: \$ 26,300

Cost Source: Client Cost History

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: Fence was still in the process of being replaced at the time of inspection. Surfaces/finishes will be new and in good condition.

Useful Life:
8 yearsRemaining Life:
8 years

Best Case: \$ 5,700

Worst Case: \$ 5,700

Cost Source: Client Cost History

Comp #: 560 Tennis Lights - Replace**Quantity: (6) LED 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 in 1999.

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

Useful Life:
20 yearsRemaining Life:
14 years

Best Case: \$ 10,800

Worst Case: \$ 10,800

Cost Source: Client Cost History & AR Cost Database

Comp #: 561 Tennis Poles - Replace**Quantity: (6) Light Poles**

Location: North Pool/Recreation area on Rust Lane

Funded?: Yes.

History: Installed in 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:
14 years



Best Case: \$ 16,800

Worst Case: \$ 16,800

Cost Source: AR Cost Database

Comp #: 570 Basketball Court - Replace**Quantity: (1) Concrete Court**

Location: South Pool/Recreation area off of Cerulean Way

Funded?: Yes.

History: Installed in 2004.

Comments: Surface area is ~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:
40 years

Remaining Life:
20 years



Best Case: \$ 42,300

Worst Case: \$ 42,300

Cost Source: AR Cost Allowance

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 in 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 still present. No signs of deterioration or instability. Posts are getting older but are still securely mounted.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 6,600

Worst Case: \$ 6,600

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. The frame looks older and faded. This area was a new addition to the community in 2015. Cost of the project accounted for more than just the swing set. Budgeted cost is based on replacing the swing set and plastic playground border (~34 pieces).

Useful Life:

18 years

Remaining Life:

9 years



Best Case: \$ 14,000

Worst Case: \$ 14,000

Cost Source: Internet Research & AR Cost Database

Comp #: 582 Wood Chips - Replenish**Quantity: Approx 1,150 Sq Ft**

Location: South Pool/Recreation area off of Cerulean Way

Funded?: Yes.

History: Replenished in 2024 for \$2,537. New addition 3/2015 with the swing-set.

Comments: The wood chips here are almost completely gone. HOA replenished after our inspection. Remaining life is still 0 to account for this as a 2024 expense. There is no expectancy to completely remove and replace the wood chip surfacing. This component funds to periodically replenish the wood chip surfacing.

Useful Life:

5 years

Remaining Life:

0 years



Best Case: \$ 2,550

Worst Case: \$ 2,550

Cost Source: Client Cost History

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 in 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. Fence panels are primarily bolted to block columns and not mounted in the ground. Still securely attached, but some of the posts are starting to rust.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 12,100

Worst Case: \$ 12,100

Cost Source: AR 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. These fence sections are not exposed to irrigation or pool water, so a long life span is anticipated.

Useful Life:
40 years

Remaining Life:
33 years



Best Case: \$ 5,300

Worst Case: \$ 5,300

Cost Source: AR Cost Database

Comp #: 712 Drinking Fountain - Replace**Quantity: (1) Elkay Fountain**

Location: North Pool on Rust Lane

Funded?: Yes.

History: Replaced in 2023 for \$2,500. Previously replaced in 2015 for \$2,034.

Comments: This is a single dispenser, chilled water drinking fountain with a bottle filler. Good conditions observed.

*Fountain - Model: EZS8WS, Serial #4301202243

*Filler - Model: EZWSR, Serial #4209203904

Useful Life:

15 years

Remaining Life:

14 years



Best Case: \$ 2,600

Worst Case: \$ 2,600

Cost Source: Client Cost History

Comp #: 714 Restrooms - Remodel**Quantity: (2) Restrooms**

Location: North Pool on Rust Lane

Funded?: Yes.

History: Remodeled in 2023 for \$14,810. Previously installed in 1999.

Comments: Restrooms are relatively basic. A sizable restoration or remodel project was recently completed. Restrooms have coated concrete floors and counters, steel sinks, mirrors, soap dispensers, hand dryers, changing stations, instant water heaters, toilets, laminate stalls, and a urinal. This component funds a longer-term allowance to replace and refurbish these restroom items.

Useful Life:

20 years

Remaining Life:

19 years



Best Case: \$ 15,600

Worst Case: \$ 15,600

Cost Source: Client Cost History

Comp #: 715 Restrooms - Refurbish

Quantity: (2) Restrooms

Location: North Pool on Rust Lane

Funded?: Yes.

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

Comments: This component funds an allowance to repair and replace some of the restroom parts once between remodel intervals.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: Client Cost History

Comp #: 716 Camera System - Replace

Quantity: (1) System

Location: North Pool on Rust Lane

Funded?: No. Funding to replace the camera system is included in the Activity Center chapter.

History: Replaced in 2022 for \$2,807. Previously installed 10/2015 for \$7,362 (cost included south pool).

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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 installed in 1999.

Comments: Lighting still looks fine but is getting older. Repair or replace individually as a maintenance expense when needed.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

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

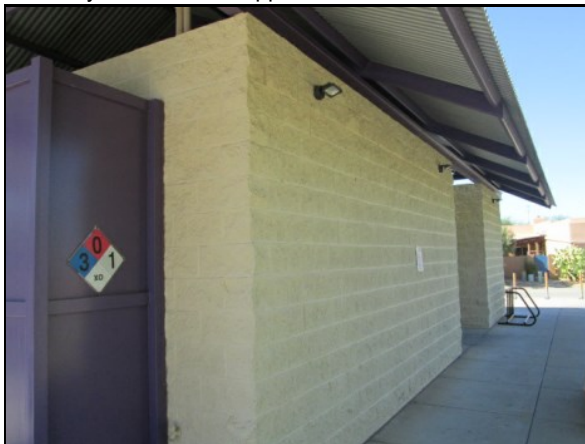
Funded?: Yes.

History: Repainted in 2020 for \$19,700 (included South Pool). Previously painted in 2012 for \$3,363.

Comments: This component funds to paint all pool area surfaces: ~4,620 sq ft of block surfaces, ~2,760 sq ft of metal posts & beams on the building and shade structure, (4) metal doors, (2) enclosure gates ~7 LF, and ~188 LF of metal fence. Block walls still look clean and are in good shape overall. Purple paint on the shade structure and fence is already faded and oxidized. Repaint all pool area surfaces periodically to restore the appearance.

Useful Life:
6 years

Remaining Life:
2 years



Best Case: \$ 11,400

Worst Case: \$ 11,400

Cost Source: Client Cost History & AR Cost Database

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 in 1999.

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

Useful Life:
40 yearsRemaining Life:
15 years

Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: AR 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 expected to be in good condition. We expect repairs 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 yearsRemaining Life:
13 years

Best Case: \$ 18,000

Worst Case: \$ 18,000

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: Resurfaced in 2021 for \$14,441. Previously installed during 1999.

Comments: The 2021 project does not look like it was a full resurface. Spots still appear patchy like they were only painted. 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:
5 years



Best Case: \$ 18,700

Worst Case: \$ 18,700

Cost Source: Estimate Provided by Client

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 in fair condition. It is already stained and discolored though. Heavy staining noted at the pool entry/exit. This component funds to periodically patch cracks and paint/seal the deck to cover stains and restore the appearance.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: Estimate Provided by Client

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 installed in 1999.

Comments: Pool has a white plaster surface with waterline tile and (2) lights. It still appears clean and in good condition.

Useful Life:

12 years

Remaining Life:

6 years



Best Case: \$ 42,500

Worst Case: \$ 42,500

Cost Source: Client Cost History (at South Pool)

Comp #: 750 Pool Furniture - Replace**Quantity: (38) Pieces**

Location: North Pool on Rust Lane

Funded?: Yes.

History: Partially replaced in 2022. Purchased in 2006.

Comments: Furniture includes (13) lounges, (4) Adirondack chairs, (12) dining-style chairs, (5) tables, and (4) side tables. Most of this is recycled plastic furniture manufactured by Polywood. HOA also purchased some inexpensive plastic furniture in 2022.

Furniture is generally older, but still functional and in fair condition. Plan for complete replacement to restore the quality and consistency.

Useful Life:

15 years

Remaining Life:

2 years



Best Case: \$ 17,500

Worst Case: \$ 17,500

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 in 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:

2 years



Best Case: \$ 3,300

Worst Case: \$ 3,300

Cost Source: AR Cost Database

Comp #: 761 Pool Filter #1 - Replace**Quantity: (1) Pentair, 4.90 Sq Ft**

Location: North Pool on Rust Lane - pool equipment room

Funded?: Yes.

History: Replaced in 2022. Previously installed in 2001.

Comments: This filter is newer and in good condition. No problems observed or reported.

*Model: TR-100, Serial #0101137220167D, Mfg date: 05/17/2022

Useful Life:

15 years

Remaining Life:

13 years



Best Case: \$ 2,600

Worst Case: \$ 2,600

Cost Source: AR Cost Database

Comp #: 762 Pool Filter #2 - Replace**Quantity: (1) Pentair, TR-100**

Location: North Pool on Rust Lane - pool equipment room

Funded?: Yes.

History: Installed in 2008.

Comments: This filter is older and should be nearing time for replacement. No issues were observed or reported though.

*Model: TR-100, Serial #0101156080079B, Mfg date: 6/2008

Useful Life:
15 yearsRemaining Life:
0 years

Best Case: \$ 2,600

Worst Case: \$ 2,600

Cost Source: AR Cost Database

Comp #: 764 Pool Pump #1 - Replace**Quantity: (1) Pentair, 3-HP**

Location: North Pool on Rust Lane - pool equipment room

Funded?: Yes.

History: Replaced 6/2023 for \$2,739. Previously replaced 7/2014 for \$1,551, and installed in 1999.

Comments: This pump works with filter #1. Periodic repair and motor replacement should be addressed as a maintenance issue.

This component funds for replacement of the pump and motor assembly.

*Model: Intelliflo 3-VSP, Serial #0332315220166S, Mfg date: 11/11/2022

Useful Life:
10 yearsRemaining Life:
9 years

Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Client Cost History & AR Cost Database

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 installed in 1999.

Comments: This pump works with filter #2. 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:

10 years

Remaining Life:

0 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 766 Solar Pump - Replace**Quantity: (1) Pentair, 3-HP**

Location: North Pool on Rust Lane - pool equipment room

Funded?: Yes.

History: Replaced in 2023 for \$2,837. Previously replaced in 2015.

Comments: This pump circulates water between the pool and solar panels. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Model: Intelliflo 3-VSP, Serial #0332230230267S, Mfg date: 8/18/2015

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 768 Solar Control - Replace

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:

Quantity: (1) Compool LX-220

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 770 Chlorinator - Replace

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

Funded?: No. Chlorinator is rented from Oasis Pool. Therefore, no Reserve funding has been allocated.

History:

Comments:

Quantity: (1) Aqua-Sol

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 780 Chemical Enclosure - Replace **Quantity: (1) Metal Enclosure**

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

Funded?: Yes.

History: Installed around 2014-15.

Comments: At some point in the past, pool chlorinators and chemicals were moved out of the equipment room and into a metal enclosure outside of the building. Due to fumes from the chemicals stored inside the enclosure, the metal is starting to rust. Surfaces are periodically painted with the pool building. Rusting from chemical exposure will continue, so replacement should be expected.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Allowance



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.

Useful Life:
25 yearsRemaining Life:
5 years

Best Case: \$ 27,000

Worst Case: \$ 27,000

Cost Source: AR 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. These fence sections are not exposed to irrigation or pool water, so a long life span is anticipated.

Useful Life:
40 yearsRemaining Life:
33 years

Best Case: \$ 5,300

Worst Case: \$ 5,300

Cost Source: AR 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:

6 years



Best Case: \$ 6,600

Worst Case: \$ 6,600

Cost Source: AR Cost Database

Comp #: 912 Drinking Fountain - Replace**Quantity: (1) Sunroc Fountain**

Location: South Pool off of Cerulean Way

Funded?: Yes.

History: Replaced in 2021 for \$1,388. Previously installed in 2002.

Comments: This is a single dispenser, chilled water drinking fountain with a bottle filler. Good conditions observed.

*Fountain - Model: EZFS8, Serial #200919568

*Filler - Model: LZWSR, Serial #201014859

Useful Life:

15 years

Remaining Life:

12 years



Best Case: \$ 2,600

Worst Case: \$ 2,600

Cost Source: Client Cost History (at North Pool)

Comp #: 914 Restrooms - Remodel**Quantity: (2) Restrooms**

Location: South Pool off of Cerulean Way

Funded?: Yes.

History: Remodeled in 2023 for \$14,810. Previously installed in 2001.

Comments: Restrooms are relatively basic. A sizable restoration or remodel project was recently completed. Restrooms have coated concrete floors and counters, steel sinks, mirrors, soap dispensers, hand dryers, changing stations, instant water heaters, toilets, laminate stalls, and a urinal. This component funds a longer-term allowance to replace and refurbish these restroom items.

Useful Life:

20 years

Remaining Life:

19 years



Best Case: \$ 15,600

Worst Case: \$ 15,600

Cost Source: Client Cost History

Comp #: 915 Restrooms - Refurbish**Quantity: (2) Restrooms**

Location: South Pool off of Cerulean Way

Funded?: Yes.

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

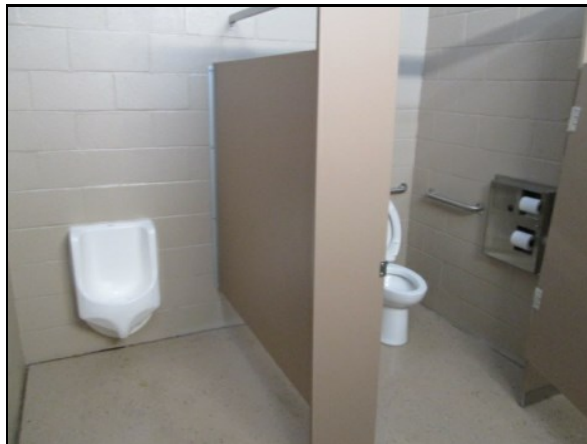
Comments: This component funds an allowance to repair and replace some of the restroom parts once between remodel intervals.

Useful Life:

20 years

Remaining Life:

9 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: Client Cost History

Comp #: 916 Camera System - Replace

Quantity: (1) System

Location: South Pool off of Cerulean Way

Funded?: No. Funding to replace the camera system is included in the Activity Center chapter.

History: Replaced in 2022 for \$2,807. Previously installed 10/2015 for \$7,362 (cost included north pool).

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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 in 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:

1 years



Best Case: \$ 13,800

Worst Case: \$ 13,800

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: Repainted in 2020 for \$19,700 (included North Pool). Previously painted 12/2012 for \$4,602.

Comments: This component funds to paint all pool area surfaces: ~5,260 sq ft of block surfaces, ~3,900 sq ft of metal posts & beams on the building and shade structure, (6) metal doors, (4) enclosure gates ~12 LF, and ~344 LF of metal fence. Block walls still look clean and are in good shape overall. Purple paint on the shade structure and fence is already faded and oxidized.

Repaint all pool area surfaces periodically to restore the appearance.

Useful Life:
6 yearsRemaining Life:
2 years

Best Case: \$ 16,100

Worst Case: \$ 16,100

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 in 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 yearsRemaining Life:
17 years

Best Case: \$ 75,000

Worst Case: \$ 75,000

Cost Source: AR 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 expected to be in good condition. 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 yearsRemaining Life:
13 years

Best Case: \$ 25,300

Worst Case: \$ 25,300

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 old and sections are smooth with no texture remaining. Visible patched spots and some 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 yearsRemaining Life:
1 years

Best Case: \$ 23,600

Worst Case: \$ 23,600

Cost Source: Estimate Provided by Client

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: Surface is old and generally worn. It is due for a complete resurface, not just a seal/repair. This component funds to periodically patch cracks and paint/seal the deck to cover stains and restore the appearance.

Useful Life:
4 yearsRemaining Life:
1 years

Best Case: \$ 9,450

Worst Case: \$ 9,450

Cost Source: Estimate Provided by Client

Comp #: 944 Pool - Resurface**Quantity: (1) Pool, ~200 LF**

Location: South Pool off of Cerulean Way

Funded?: Yes.

History: Resurfaced in 2021 for \$34,328. Previously from 1999.

Comments: Pool has a white plaster surface with waterline tile and (2) lights. Surface is still in good condition.

Useful Life:
12 yearsRemaining Life:
9 years

Best Case: \$ 47,000

Worst Case: \$ 47,000

Cost Source: Client Cost History

Comp #: 950 Pool Furniture - Replace**Quantity: (23) Pieces**

Location: South Pool off of Cerulean Way

Funded?: Yes.

History: Partially replaced in 2022. Purchased in 2006.

Comments: Furniture includes (10) lounges, (8) chairs, (2) tables, and (3) side tables. Some of this furniture is recycled plastic manufactured by Polywood. HOA also replaced some of the furniture with inexpensive plastic pieces in 2022. Plan for complete replacement to restore the quality and consistency.

Useful Life:

15 years

Remaining Life:

2 years



Best Case: \$ 10,700

Worst Case: \$ 10,700

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 in 2001.

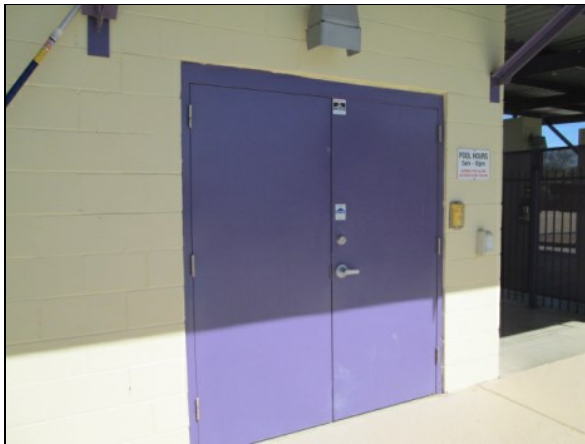
Comments: Equipment room has steel doors that still exhibit some rusting. Replacement will be needed at some point in the future.

Useful Life:

25 years

Remaining Life:

4 years



Best Case: \$ 3,300

Worst Case: \$ 3,300

Cost Source: AR 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: Replaced in 2021 for \$4,656. Previously installed in 2005.

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

#1 - Model: TR-100, Serial #01011412100951, Mfg date: 5/21/2021

#2 - Model: TR-100, Serial #0101141210069G, Mfg date: 5/21/2021

Useful Life:

15 years

Remaining Life:

12 years



Best Case: \$ 5,200

Worst Case: \$ 5,200

Cost Source: Client Cost History & AR Cost Database

Comp #: 964 Pool Pumps - Replace**Quantity: (2) Pentair, 2-HP**

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

Funded?: Yes.

History: Replaced in 2013 & 2014. Previously installed in 2001.

Comments: Pumps are older and expected to nearing time for replacement. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

#1 - Model: WFE-8, Serial #0326261130207O, Mfg date: 09/18/2013

#2 - Model: WFE-8, Serial #0326297120414B, Mfg date: 10/23/2013

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 966 Solar Pump - Replace**Quantity: (1) Pentair, 1-HP**

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

Funded?: Yes.

History: Replaced in 2013.

Comments: This pump circulates water between the pool and solar panels. 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-4, Serial #03263181300078, Mfg date 11/14/2013

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Client Cost History & AR Cost Database

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?: No. Chlorinator is rented from Oasis Pool. Therefore, no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 980 Chemical Enclosure - Replace

Quantity: (1) Metal Enclosure

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

Funded?: Yes.

History: Installed around 2014-15.

Comments: At some point in the past, pool chlorinators and chemicals were moved out of the equipment room and into a metal enclosure outside of the building. Due to fumes from the chemicals stored inside the enclosure, the metal is starting to rust.

Surfaces are periodically painted with the pool building. Rusting from chemical exposure will continue, so replacement should be expected.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Allowance

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 fair condition, but refinishing should be planned again.

Useful Life:
10 yearsRemaining Life:
1 years

Best Case: \$ 11,650

Worst Case: \$ 11,650

Cost Source: Estimate Provided by Client

Comp #: 1104 Furniture (2024) - Replace**Quantity: (14) Pieces**

Location: Rotunda section of the Activity Center

Funded?: Yes.

History: Replaced in early 2024 for ~\$3,500. Previously purchased in 2010.

Comments: This furniture was replaced after our inspection. Quantity at the time included (10) chairs, (1) coffee table, (2) end tables, and (1) 3-in-one game table. This furniture was older and worn. Lots of surface scratches visible.

Useful Life:
12 yearsRemaining Life:
0 years

Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: Client Cost History

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. Recommend planning to replace soon.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 8,500

Worst Case: \$ 8,500

Cost Source: AR 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. Chairs are old and should be due for replacement, but this is reportedly not a priority yet.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 5,800

Worst Case: \$ 5,800

Cost Source: AR Cost Database

Comp #: 1112 Folding Chairs - Replace**Quantity: (50) Metal Chairs**

Location: Rotunda section of the Activity Center

Funded?: Yes.

History: Purchased in 2012 for \$1,270, plus shipping.

Comments: Purchase in 2012 included a chair truck. Chairs are still functional and in decent shape.

*National Public Seating - model 202

Useful Life:

15 years

Remaining Life:

3 years



Best Case: \$ 2,700

Worst Case: \$ 2,700

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 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 #: 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 with attached sound bar. Functional but getting old. Replacement cost can vary widely depending on the brand, technology and screen size purchased. In general, television costs have decreased over the years.

*Model: M801D-A3, Serial #LFTROYAP3100294

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Allowance

Comp #: 1128 Fire Sprinkler System - Repair**Quantity: (1) System**

Location: Rotunda section of the Activity Center

Funded?: Yes.

History: Installed in 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:
2 years



Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: AR Cost Allowance

Comp #: 1140 Kitchen - Remodel**Quantity: Cabinetry & Counters**

Location: Rotunda section of the Activity Center

Funded?: Yes.

History: Installed in 1999.

Comments: Kitchen has laminate cabinets and counters, (1) refrigerator, (1) dishwasher, (2) coffee makers, and (1) microwave. There is some visible wear and chipped spots. Looking older and dated.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 11,300

Worst Case: \$ 11,300

Cost Source: AR Cost Database

Comp #: 1142 Kitchen Appliances - Replace**Quantity: (5) Appliances**

Location: Rotunda section of the Activity Center

Funded?: No. Funding is included as part of the Kitchen - Remodel component. Individual replacements should be treated as an Operating expense when needed.

History:

Comments: Appliances include (1) G.E. refrigerator (model TBX181ABARWW, serial #MT505820), (1) Frigidaire dishwasher (model FDB2410HIB2A, serial #KH14700829), (1) microwave, and (2) coffee makers.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1146 Drinking Fountain - Replace**Quantity: (1) Haws**

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

Funded?: Yes.

History: Installed in 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 yearsRemaining Life:
0 years

Best Case: \$ 2,600

Worst Case: \$ 2,600

Cost Source: Client Cost History (2023 at North Pool)

Comp #: 1147 Restroom Counters - Replace**Quantity: (2) Counters, ~18 LF**

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

Funded?: Yes.

History: Installed in 1999.

Comments: HOA is planning to replace just the counters in 2024, so this component funds to replace the counters and sinks. Existing counters are laminate with counter mounted sinks. Replacement with granite or another upgraded type of material is likely.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: Estimate Provided by Client

Comp #: 1148 Restrooms - Remodel**Quantity: (2) Restrooms**

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

Funded?: Yes.

History: Installed in 1999.

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

Useful Life:

20 years

Remaining Life:

5 years



Best Case: \$ 30,200

Worst Case: \$ 30,200

Cost Source: AR 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:

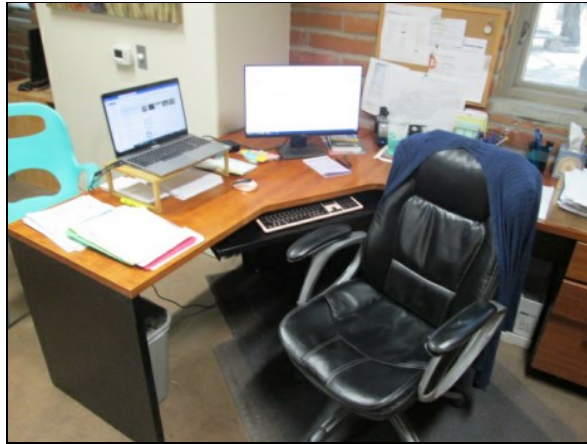
Comp #: 1150 Office Furniture - Replace**Quantity: (12) Pieces**

Location: Office section of the Activity Center

Funded?: Yes.

History: Reportedly purchased in 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. Expect to replace chairs as a maintenance expense when needed. Still functional and intact, but furniture is due for replacement soon.

Useful Life:
15 yearsRemaining Life:
1 years

Best Case: \$ 9,600

Worst Case: \$ 9,600

Cost Source: AR Cost Database

Comp #: 1152 Office Computers - Replace

Quantity: (2) Dell Computers

Location: Office section of the Activity Center

Funded?: No. These computers are owned by the management company, not the HOA, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

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 in 2016. Copier is still functional. Based on age, it should be nearing time for replacement. It is reportedly still working good, so the replacement timing has been delayed.

*Model: MX-3070

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 13,000

Worst Case: \$ 13,000

Cost Source: Client Cost History

Comp #: 1155 Folding Machine - Replace**Quantity: (1) Martin Yale**

Location: Office section of the Activity Center

Funded?: Yes.

History: Replaced in 2023 for \$2,531. Previously purchased in 2013 for \$2,988.

Comments: Appears newer and in good working condition. No problems were reported.

*Model: 1811

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 2,700

Worst Case: \$ 2,700

Cost Source: Client Cost History

Comp #: 1156 Office Cabinetry - Replace**Quantity: Cabinets & Counters**

Location: Office section of the Activity Center

Funded?: Yes.

History: Installed in 1999.

Comments: Cabinetry consists of a wood counter with wood base and upper cabinets. Still appears to be in fair condition, but HOA intends to replace in the near future.

Useful Life:

25 years

Remaining Life:

1 years



Best Case: \$ 9,500

Worst Case: \$ 9,500

Cost Source: AR Cost Database

Comp #: 1158 Camera System - Replace**Quantity: (1) System**

Location: Office section of the Activity Center, North Pool & South Pool

Funded?: Yes.

History: Replaced in 2022 for \$10,526.

Comments: The updated camera system consolidated 3 previously separate systems. Per the invoice, this system has (3) network video records and (6) cameras. Treat repairs and individual part replacements as an Operating expense when needed. This component funds to replace the system.

Useful Life:

8 years

Remaining Life:

6 years



Best Case: \$ 11,500

Worst Case: \$ 11,500

Cost Source: Client Cost History

Comp #: 1160 Fan Coils - Replace**Quantity: (5) Fan Coils**

Location: Mounted in ceiling areas throughout the Activity Center

Funded?: Yes.

History: Replacement planned in 2024 for ~\$49,000. Previously installed in 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 replaced soon.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 49,000

Worst Case: \$ 49,000

Cost Source: Estimate Provided by Client

Comp #: 1162 Interior Surfaces - Repaint**Quantity: Approx 5,700 Sq Ft**

Location: Interior walls & ceilings throughout the Activity Center

Funded?: Yes.

History:

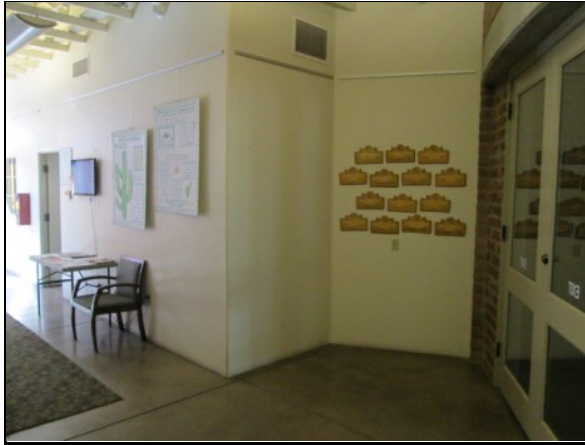
Comments: Surfaces inside the building are primarily Adobe brick, but there are painted sections at the upper walls of the rotunda, in the restrooms, hallway, and office areas. Surfaces are older with some marks and scuffs. Periodic cleaning and touch-up should be treated as a maintenance project. Complete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

Useful Life:

15 years

Remaining Life:

1 years



Best Case: \$ 6,800

Worst Case: \$ 6,800

Cost Source: AR Cost Database

Comp #: 1164 Interior Lights - Replace**Quantity: Approx (50) Lights**

Location: Mounted throughout the Activity Center, excluding restrooms

Funded?: Yes.

History: Installed in 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 fair condition. Replacement should be expected to update the lighting throughout this building.

Useful Life:

25 years

Remaining Life:

1 years



Best Case: \$ 22,200

Worst Case: \$ 22,200

Cost Source: AR 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 in 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:
30 years

Remaining Life:
5 years



Best Case: \$ 5,500

Worst Case: \$ 5,500

Cost Source: AR Cost Database

Comp #: 1168 Signage - Replace**Quantity: (1) Sign**

Location: Exterior walls of the Activity Center

Funded?: Yes.

History: Installed in 2019.

Comments: This is a set of metal letters that spell out 'Civano' mounted on the Activity Center. This component funds to periodically replace and update the lettering. Still appears to be in good condition.

Useful Life:
24 years

Remaining Life:
19 years



Best Case: \$ 2,500

Worst Case: \$ 2,500

Cost Source: AR Cost Database

Comp #: 1170 Adobe Walls - Seal**Quantity: Approx 9,200 Sq Ft**

Location: Exterior walls of the Activity Center & walls around the Community Garden

Funded?: Yes.

History: Sealed in 2020 for \$7,560. Previously sealed in 2016 for \$4,515, in 2013 for \$2,764, and in 2010 for \$12,841.

Comments: Exterior building walls are primarily Adobe block (~6,100 sq ft). This component also includes another ~3,100 sq ft of Adobe block walls at the Community Garden. These surfaces need to be periodically inspected, repaired as needed, and sealed. This component funds primarily just the sealing work. Based on timing of the last project, HOA should consider sealing again in the near future.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: Client Cost History

Comp #: 1171 Adobe Walls - Repair**Quantity: Approx 9,200 Sq Ft**

Location: Exterior walls of the Activity Center & walls around the Community Garden

Funded?: Yes.

History: Repaired 9/2010 for \$12,841 (cost included sealing).

Comments: This component funds a longer-term allowance for Adobe repairs. Expect repairs to coincide with every other seal project.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 16,000

Worst Case: \$ 16,000

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 are faded with some cracks visible. Periodic repainting should be planned to maintain and restore the appearance.

Useful Life:
7 years

Remaining Life:
0 years



Best Case: \$ 3,200

Worst Case: \$ 3,200

Cost Source: AR Cost Database

Comp #: 1174 Doors/Windows - Repaint

Quantity: (14) Doors, (8) Windows

Location: Exterior walls of the Activity Center

Funded?: No. Wood-framed doors and windows will be replaced with commercial quality aluminum framed doors and windows in 2024, so painting is no longer needed.

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

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1175 Doors - Replace**Quantity: (14) Storefront Doors**

Location: Exterior walls of the Activity Center

Funded?: Yes.

History: Installed in 1999.

Comments: This component accounts for exterior wood-framed glass doors. They reportedly do not lock well and need replacing in the near future. HOA has a proposal to replace the doors along with windows on top of them for \$79,498, and this is being planned in 2024. New doors will be aluminum framed storefront style. Long life expectancy under normal circumstances.

Useful Life:

25 years

Remaining Life:

0 years



Best Case: \$ 56,000

Worst Case: \$ 56,000

Cost Source: HOA's Proposal from DH Pace (520-884-5884)

Comp #: 1177 Windows - Replace (A)**Quantity: (8) Windows**

Location: Exterior walls of the Activity Center - mounted above doors

Funded?: Yes.

History: Installed in 1999.

Comments: This component accounts for wood-framed windows mounted above exterior doors. There are (8) window sections with a combined surface area of ~144 sq ft and (22) glass panes. They will be replaced in 2024 (along with the doors) with aluminum framed commercial/storefront quality windows. Long life expectancy under normal circumstances.

Useful Life:

50 years

Remaining Life:

0 years



Best Case: \$ 23,500

Worst Case: \$ 23,500

Cost Source: HOA's Proposal from DH Pace (520-884-5884)

Comp #: 1177 Windows - Replace (B)**Quantity: (19) Windows**

Location: Exterior walls of the Activity Center

Funded?: Yes.

History: Installed in 1999.

Comments: These windows are residential quality with vinyl frames. There are (19) window sections with a combined surface area of ~214 sq ft and (27) glass panes. Long life expectancy under normal circumstances. It is prudent to plan for replacement eventually.

Useful Life:

30 years

Remaining Life:

5 years



Best Case: \$ 24,400

Worst Case: \$ 24,400

Cost Source: AR Cost Database

Comp #: 1180 Flat Roof - Replace**Quantity: Approx 3,300 Sq Ft**

Location: Rooftop of the Activity Center

Funded?: Yes.

History: Refurbished in 2020 for \$9,850. Previously installed in 1999.

Comments: Roof project in 2020 involved replacing a portion of the roof, patching spots, and then coating the entire roof. This was not comparable to a new roof, but it is expected to extend the remaining life span. Roof feels solid and looks well sloped. Life span assumes periodic repairs and sealing will be performed as scheduled under #1182. Combined cost with the seal/repair component accounts for the total estimated replacement budget.

Useful Life:

20 years

Remaining Life:

6 years



Best Case: \$ 23,100

Worst Case: \$ 23,100

Cost Source: AR 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 in 2020. Previously sealed 1/2016 for \$1,655.

Comments: This roof has a white coating. Coating looks fine, but there were several small bubbles noted plus a couple cracks in the lower roof area. Surfaces should be periodically re-sealed/coated to protect the roof.

Useful Life:
5 yearsRemaining Life:
1 years

Best Case: \$ 3,300

Worst Case: \$ 3,300

Cost Source: Client Cost History & AR Cost Database

Comp #: 1186 Metal Roof - Replace**Quantity: Approx 400 Sq Ft**

Location: Rooftop of the Activity Center

Funded?: Yes.

History: Installed in 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 during the inspection.

Useful Life:
40 yearsRemaining Life:
15 years

Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR 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 in 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 in 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 in 1999.

Comments: This boiler is used for space heating inside all the Neighborhood Center buildings. It is older, but has no severe rusting or corrosion. Repairs have been made as needed, and water is tested monthly. Civano HOA is responsible for 26% of the cost.

*Model: 48W, Serial #26825, BTU Input = 480,000, BTU Output = 384,000, Year Built = 1999

Useful Life:
30 years

Remaining Life:
7 years



Best Case: \$ 6,700

Worst Case: \$ 6,700

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 in 1999.

Comments: These pumps 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, but the maintenance company indicates they should last quite a while longer. Civano is responsible for 26% of the cost.

#1 - Model: 2AC 6.375BF, Frame 3485, 15-HP, Serial #2125107

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

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 13,000

Worst Case: \$ 13,000

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: Repaired in 2023.

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 yearsRemaining Life:
4 years

Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR 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 in 1999.

Comments: Variable frequency drives control hard the pumps work based on system demands. These units have already far exceeded their life expectancy and may need to be replaced at any time. Civano is responsible for 26% of the cost.

#1 - Type: CXS0150HPV32G2I1, Serial #1292472

#2 - Type: CXS0150HPV32G2I1, Serial #1370241

Useful Life:
12 yearsRemaining Life:
0 years

Best Case: \$ 4,700

Worst Case: \$ 4,700

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 in 1999.

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

*Model: AX 144V, Part #117-145, Year Built = 1998

Useful Life:

25 years

Remaining Life:

3 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: Internet Research & AR Cost Database

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 in 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, 41-Ton, Serial #988511W

Useful Life:

30 years

Remaining Life:

9 years



Best Case: \$ 13,200

Worst Case: \$ 13,200

Cost Source: RS Means Mechanical Cost Data Guide

Comp #: 1281 Cooling Tower - Refurbish**Quantity: 26% of (1) Evapco**

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

Funded?: Yes.

History: Refurbished in 2023 for \$20,751 (HOA paid \$5,396).

Comments: The refurbish in 2023 involved replacing (4) fan housings, (4) fan wheels, (1) shaft kit, and added an EPDM liner. Cost listed included repairing the circulation pumps. This component funds an allowance to refurbish the tower at least once between replacement intervals. Civano is responsible for 26% of the cost.

Useful Life:

30 years

Remaining Life:

29 years



Best Case: \$ 5,700

Worst Case: \$ 5,700

Cost Source: Client Cost History

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 in 2022 for \$2,170. Previously replaced 4/2016 for \$7,179, and installed in 1999.

Comments: The original control panel was replaced with an ABB panel in 2016. The VFD failed prematurely in 2022. Rather than spend over \$18,000 to replace with a new system, HOA replaced just the VFD with a used unit, so cost was much lower. Civano is responsible for 26% of the cost.

Useful Life:

15 years

Remaining Life:

7 years



Best Case: \$ 5,700

Worst Case: \$ 5,700

Cost Source: Client Cost History
