



Reserve Study Transmittal Letter

Date: September 22, 2024
To: David Webster, Green Valley Recreation Inc
From: Browning Reserve Group, LLC (BRG)

Re: Green Valley Recreation Inc; Update w/o Site Visit Review
2024 Update- Includes DSC- 3

Attached, please find the reserve study for Green Valley Recreation Inc. To assist in your understanding of the study, and to highlight key information you may need quickly, we have listed below some of the important information contained in the study. At BRG our goal is to bring clarity from complexity, so should you have any questions, please do not hesitate to contact us anytime.

1. Where do I find the recommended reserve contribution for next year's budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$1,300,102** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$95.53 Household/yr @ 13,610.** For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

2. Where do I find the status of the reserve fund, based on the Percent Funded calculation?

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2025, the Project is **60.5%** funded.

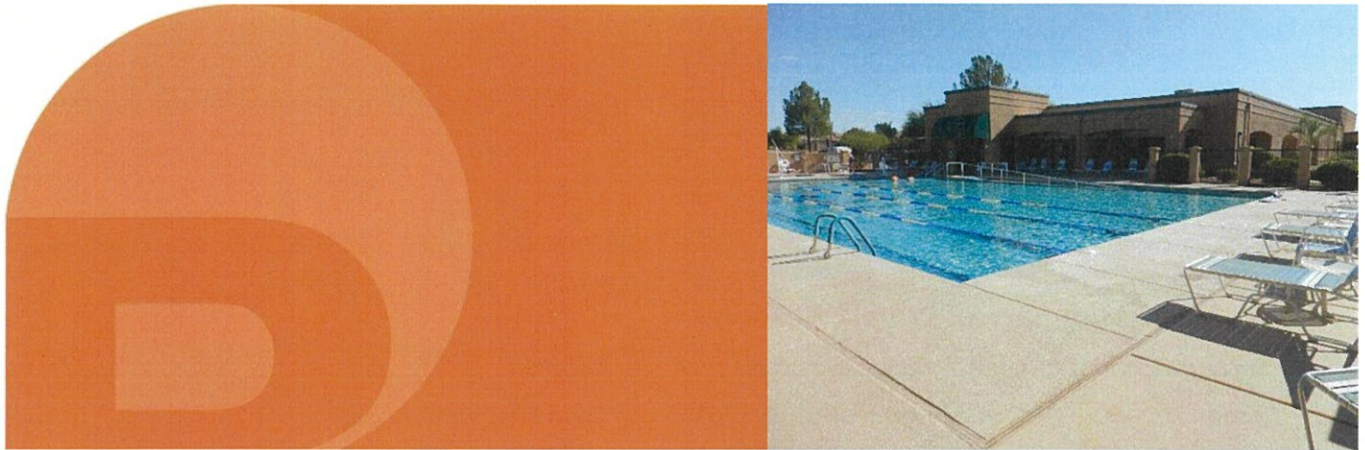
Based on the 30 year cash flow projection, GVR's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that GVR's reserves are inadequately funded.

3. Where do I find the assumptions for interest and inflation factors?

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **2.50%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2024) the current fiscal year is dealt with in the study.



RESERVE STUDY

Update w/o Site Visit Review

Green Valley Recreation Inc

2024 Update- Includes DSC- 3
Published - September 22, 2024
Prepared for the 2025 Fiscal Year

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Green Valley Recreation Inc

2024 Update- Includes DSC- 3

Table of Contents

<i>Section</i>	<i>Report</i>	<i>Page</i>
<i>Section I:</i>	Summary of Project Reserves	1
<i>Section II:</i>	30 Year Expense Forecast <i>Detailed</i>	5
<i>Section III:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method {c}</i>	85
<i>Section III-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Ending Balances Chart</i>	86
<i>Section IV:</i>	30 Year Reserve Funding Plan <i>Fully Funded Balance and % Funded</i>	87
<i>Section IV-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Percent Funded Chart</i>	88
<i>Section V:</i>	Reserve Fund Balance Forecast <i>Component Method</i>	89
<i>Section VI:</i>	Component Listing <i>Included Components</i>	140
<i>Section VI-b:</i>	Component Listing <i>Excluded Components</i>	337
<i>Section VII:</i>	Tabular Component Listing <i>Included Components</i>	359
<i>Section VII-a:</i>	Expenditures by Year <i>- Next 3 Years</i>	395
<i>Section X:</i>	Auditor Notes	409
<i>Section X-a:</i>	Supplementary Information for Auditor <i>Component Method</i>	411
<i>Section XI:</i>	Glossary <i>Reserve Study Terms</i>	438



Green Valley Recreation Inc

2024 Update- Includes DSC- 3

Member Distribution Materials

The following Reserve Study sections, located at the end of the report, should be provided to each member.

Section Report

Member Summary

446

Section III: 30 Year Reserve Funding Plan

Cash Flow Method {c}

448

Green Valley Recreation Inc

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Reserve Study Summary

A Reserve Study was conducted of Green Valley Recreation Inc (the "**Project**") which is a Project with a total of 13,850 households. An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan.

[Association] is a project with a total of [UnitNbr] [UnitTyp].

Physical Inspection

Browning Reserve Group, LLC ("**BRG**") conducted a physical inspection of the Project. The inspection encompassed those major components that the Project is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$5,000.00.
2. Such additional components, if any, determined by the Project Manager.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Project to provide an accurate Beginning Reserve Balance.

The status of the Project's reserves, as reflected in the following Reserve Study, is as follows:

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Project is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
 - a. **Its current estimated replacement cost;**
 - b. **Its estimated useful life; and**
 - c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$11,218,100.**
 - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**

3. The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2025 is estimated to be \$6,791,071, constituting 60.5% of the total expenditures anticipated for all such major components through their first end of useful life replacement.
4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$1,300,102 [*\$95.53 Household per yr (average)*] for the fiscal year ending December 31, 2025 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

Funding Assessment

Based on the 30 year cash flow projection, GVR's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that GVR's reserves are inadequately funded.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Project is 60.5% funded. The following scale can be used as a measure to determine the Project's financial picture whereas the lower the percentage, the higher the likelihood of the Project requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in *Section III, Reserve Fund Balance Forecast*) was developed using the Cash Flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Funding Goals

The funding goal employed for Green Valley Recreation Inc is

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

Limitations

The intention of the Reserve Study is to forecast Green Valley Recreation's (GVR's) ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Supplemental Disclosures

General:

BRG has no other involvement(s) with the Project which could result in actual or perceived conflicts of interest.

Personnel Credentials:

BRG is a California licensed general building contractor (CSLB #768851), and the owner, Robert W Browning, holds the Reserve Specialist (RS #46) and Professional Community Association Manager (PCAM #723) designations from the Community Associations Institute (CAI).

Completeness:

BRG has found no material issues which, if not disclosed, would cause a distortion of the Project's situation.

Reliance on Client Data:

Information provided by the official representative of the Project regarding financial, physical, quantity, or historical issues will be deemed reliable by BRG.

Scope:

This Reserve Study is a reflection of information provided to BRG and assembled for the Project's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.



Browning Reserve Group, LLC

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	2025-2038														
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
00010 - Administrative Offices																	
01000 - Paving																	
100 - Asphalt: Sealing	8,329	5	2		8,750										11,201		
27,762 sf Parking Lots- Seal, Stripe																	
200 - Asphalt: Ongoing Repairs	6,503	5	2		6,832										8,746		
27,762 sf Parking Lots (5.6%)																	
300 - Asphalt: Overlay w/ Interlayer	44,895	25	21														
14,965 sf South Parking & Maintenance																	
330 - Asphalt: Overlay w/ Interlayer	19,196	25	21														
12,797 sf North Parking Lot (50%)																	
Total 01000 - Paving	78,922				15,583										17,630		19,947
03000 - Painting: Exterior																	
100 - Stucco	13,819	10	4					15,254									19,526
9,085 sf Building Exterior & Wall Surfaces																	
Total 03000 - Painting: Exterior	13,819							15,254									19,526
03500 - Painting: Interior																	
100 - Building	22,835	10	2		23,991										30,711		
16,167 sf All Interior Spaces																	
Total 03500 - Painting: Interior	22,835				23,991										30,711		
04000 - Structural Repairs																	
900 - Doors	19,489	10	10														24,948
41 Exterior & Interior Doors (25%)																	
Total 04000 - Structural Repairs	19,489																24,948
05000 - Roofing																	
304 - Low Slope: Vinyl	86,900	20	19														
79 Squares- Building Roof- Replace																	
930 - Coating	8,240	5	2		8,657										9,795		11,082
7,900 sf Low Slope Roof Recoating																	
Total 05000 - Roofing	95,140				8,657										9,795		11,082
08000 - Rehab																	
300 - Restrooms	53,456	20	17														
3 Men's, Women's, Unisex Restrooms																	
400 - Kitchen	10,000	20	3				10,769										
Kitchen																	
Total 08000 - Rehab	63,456						10,769										
22000 - Office Equipment																	
200 - Computers, Misc.	13,974	1	0	13,974	14,323	14,681	15,048	15,424	15,810	16,205	16,610	17,026	17,451	17,888	18,335	18,793	19,263
5 IT Servers (20%)																	
240 - Computers, Misc.	20,752	1	0	20,752	21,271	21,803	22,348	22,906	23,479	24,066	24,668	25,284	25,917	26,565	27,229	27,909	28,607
Office Computer Work Stations																	
Total 22000 - Office Equipment	34,726			34,726	35,594	36,484	37,396	38,330	39,289	40,271	41,278	42,303	43,347	44,411	45,495	46,602	47,737

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	Current Replacement	Life Remaining	2025 Fiscal Year															
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
270 - Network Equipment Routers & Switches	6,724	1	0	6,724	6,892	7,064	7,241	7,422	7,608	7,798	7,993	8,193	8,397	8,607	8,822	9,043	9,269	9,501
Total 22000 - Office Equipment	41,450			41,450	42,486	43,548	44,637	45,753	46,897	48,069	49,271	50,503	51,765	53,059	54,386	55,746	57,139	58,568
23000 - Mechanical Equipment																		
200 - HVAC	51,000	15	1		52,275													
3 Rooftop Carrier Units- 2010												18,276						
280 - HVAC	15,000	15	8															
Rooftop Rheem Unit #5- 2017																		
314 - HVAC	13,000	15	9															
Rooftop Carrier Unit #6- 2005																		
348 - HVAC	11,400	15	4					12,583										
3 IT Room Trane & Gree Units- 2013																		
376 - HVAC	8,000	15	9															
Marvair Unit- 2018																		
Total 23000 - Mechanical Equipment	98,400				52,275			12,583				18,276						
25000 - Flooring																		
200 - Carpeting	16,656	10	2		17,499													
365 Sq. Yds. Hallways, Lobby, Offices																		
400 - Tile	9,344	20	1		9,577													
430 sf Floors																		
Total 25000 - Flooring	26,000				9,577		17,499											22,401
28000 - Water System																		
134 - Backflow Valves	6,150	12	9															
4" Backflow																		
Total 28000 - Water System	6,150																	7,680
Total [Administrative Offices] Expenditures Inflated @ 2.50%	41,450				104,339		109,279	55,406	73,590	46,897	76,696	68,779	85,671	78,007	54,386	139,886	57,139	78,094
00020 - West Social Center (WC)																		
01000 - Paving																		
104 - Asphalt: Sealing	13,063	5	1		13,389									15,149				17,140
43,543 sf Drives, North & South Parking																		
108 - Asphalt: Sealing	22,596	5	1		23,161									26,205				29,648
75,321 sf West Parking Lot																		
208 - Asphalt: Ongoing Repairs	7,877	5	1		8,074									9,135				10,335
75,321 sf West Parking Lot (3%)																		
304 - Asphalt: Overlay w/ Interlayer	130,629	25	3		140,673													
43,543 sf Drives, North & South Parking																		
308 - Asphalt: Overlay w/ Interlayer	225,963	25	8											275,314				
75,321 sf West Parking Lot																		
Total 01000 - Paving	400,128				44,624		140,673		50,488					275,314				57,123
02000 - Concrete																		
400 - Pool Deck	8,139	5	3		8,765													
5,313 sf Pool/Spa Area Concrete Repair (6%)																		
Total 02000 - Concrete	8,139				8,765													11,220
03000 - Painting: Exterior																		
106 - Stucco	80,710	10	6															
53,060 sf Building Exterior & Wall Surfaces																		
Total 03000 - Painting: Exterior	80,710																	93,598

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful / Cost Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			80,710														
Total 03000 - Painting: Exterior									93,598								
03500 - Painting: Interior																	
106 - Building		10 1		34,746													44,478
24,000 sf All Interior Spaces																	
Total 03500 - Painting: Interior				34,746													44,478
04000 - Structural Repairs																	
904 - Doors		10 10															43,811
72 Exterior & Interior Doors (25%)																	
Total 04000 - Structural Repairs				34,225													43,811
05000 - Roofing																	
300 - Low Slope: Metal		30 23	8,801														
3 Squares- Pool Eq Enclosure Shade Structure																	
308 - Low Slope: Vinyl		20 5	339,000					383,547									
339 Squares- Building Flat Roofs																	
600 - Pitched: Tile		30 22	26,400														
24 Squares- Tennis Ramada Roof																	
934 - Coating		5 1	42,044	43,096					48,759								55,166
33,900 sf Low Slope Roof Recoating																	
Total 05000 - Roofing			416,245	43,096				383,547	48,759								55,166
08000 - Rehab																	
100 - General		20 2	7,062		7,420												
Tennis Ramada																	
200 - Locker Rooms		20 2	106,912		112,324												
2 Pool Men's, Women's & Outdoor Shower																	
306 - Restrooms		20 3	78,011		84,009												
4 Shops & Auditorium Restrooms																	
460 - Cabinets		20 2	10,865		11,415												
2 Woodshop & Lapidary																	
550 - Operable Wall/Partition		25 22	20,756														
320 sf Auditorium/Room 1																	
Total 08000 - Rehab			223,606	131,159	84,009												
12000 - Pool																	
100 - Resurface		12 2	51,065		53,651												72,154
250 lf Pool																	
600 - Deck: Re-Surface		15 2	50,799		53,370												
5,313 sf Pool/Spa Deck Coating																	
728 - Equipment: Replacement		10 5	3,585					4,057									
Pool Digital Clocks																	
730 - Equipment: Replacement		5 1	30,313	31,071					35,154								39,774
Pool & Spa Equipment (50%)																	
Total 12000 - Pool			135,763	31,071	107,021			4,057	35,154								72,154
14000 - Recreation																	
700 - Billiard Table		25 19	33,247														
4 Billiards Room Tables																	
Total 14000 - Recreation			33,247														
17000 - Tennis Court																	

See Section VI-b for Excluded Components

Reserve Component	Current Life		Replacement Useful/														
	Cost	Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
100 - Reseal 43,200 sf [6] Tennis Courts	34,158	4	0	34,158			37,704				41,618						45,939
500 - Resurface 43,200 sf [6] Tennis Courts	150,198	21	10									192,266					
600 - Lighting 20 Court Lights	93,439	30	28														
724 - Screen 8,685 sf Tennis Court Fence Screens	5,379	5	3			5,792				6,553							7,415
Total 17000 - Tennis Court	283,173			34,158		5,792	37,704			48,172		192,266		45,939			7,415
17500 - Basketball / Sport Court																	
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts	19,932	8	3			21,465											26,153
Total 17500 - Basketball / Sport Court	19,932					21,465											26,153
19000 - Fencing																	
120 - Chain Link: 10' 1,710 lf Tennis Court Fence	78,032	30	8							95,075							
Total 19000 - Fencing	78,032									95,075							
20000 - Lighting																	
200 - Pole Lights 15 Walkway Lights	32,106	30	12														43,179
500 - Parking Lot 25 Parking Lot Lights	80,129	60	25														
Total 20000 - Lighting	112,235																43,179
23000 - Mechanical Equipment																	
204 - HVAC 2 Rooftop Carrier Units- 2006	76,055	15	0	76,055													
284 - HVAC 2 Rooftop Carrier Units- 2013	34,000	15	4				37,530										
320 - HVAC Rooftop Carrier Unit #4- 2018	29,000	15	9								36,217						
324 - HVAC Rooftop Carrier Unit #10- 2019	18,000	15	10									23,042					
352 - HVAC 2 Rooftop Carrier/American Units- 2009	29,335	15	0	29,335													
354 - HVAC Rooftop Carrier/American Units- 2009	14,668	15	1		15,034												
380 - HVAC Rooftop Carrier Unit #7- 2010	21,947	15	1		22,496												
404 - HVAC 4 Rooftop Carrier/American Units- 2008	70,000	15	14														98,908
420 - HVAC Tennis Ramada Rheem Unit #15- 2022	7,000	15	13														9,650
440 - HVAC 5 Gree HVAC Units- 2012	20,000	15	3			21,538											
900 - Miscellaneous Woodshop Dust Collector	21,947	15	2		23,058												
Total 23000 - Mechanical Equipment	341,953			105,390	37,530	23,058	37,530	37,530	21,538	21,538	36,217	23,042		9,650			98,908
24000 - Furnishings																	
500 - Miscellaneous 550 Auditorium Padded Chairs	92,624	10	5										104,796				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			Cost														
504 - Miscellaneous Auditorium Unpadded Chairs	35,311	10	1	36,194										46,331			
508 - Tables	62,745	10	1	64,314										82,327			
175 Auditorium Tables																	
Total 24000 - Furnishings	190,681			100,508			104,796							128,659			
24500 - Audio / Visual																	
100 - Speakers Auditorium	29,661	15	9								37,043						
108 - Lighting Console Auditorium Control Room	4,129	10	4				4,557										5,834
116 - Miscellaneous Auditorium Total Induction Loop	19,014	30	15														
220 - PA System Auditorium Bldg	63,886	10	2	67,120										85,920			
224 - Projector 3 Auditorium Projectors (33%)	12,603	10	4				13,912										17,808
400 - Stage Lights Stage Lighting	11,340	20	18														
600 - Stage Curtains Stage Curtains	10,865	15	2	11,415													
740 - Piano Auditorium Petrof Grand	48,892	30	9								61,060						
764 - Piano Auditorium Yamaha Upright	10,865	30	9								13,569						
800 - Stage Risers Auditorium Stage	21,404	30	23														
Total 24500 - Audio / Visual	232,660			78,535			18,469				111,672			85,920			23,642
24600 - Safety / Access																	
200 - Fire Control Misc Fire Alarm System	48,675	20	2	51,139													
Total 24600 - Safety / Access	48,675			51,139													
25000 - Flooring																	
210 - Carpeting 448 Sq. Yds. West Center Carpet	20,444	10	7							24,301							
214 - Carpeting 117 Sq. Yds. West Center Billiards Room	4,831	10	4				5,332										6,825
410 - Tile 1,618 sf Clubhouse Walls & Floors	26,369	20	3	28,397													
414 - Tile 682 sf Green Room Dressing & Restrooms	11,115	20	13													15,322	
600 - Vinyl 1,100 Sq. Yds. West Center Vinyl	91,265	15	13													125,810	
Total 25000 - Flooring	154,023			28,397			5,332			24,301						141,132	6,825
26000 - Outdoor Equipment																	
400 - Bleachers 6 Courtyard & Tennis	14,342	25	19														
800 - Shade Structure 498 sf [2] Green Rm & Woodshop Shade Canopies	12,445	15	9													15,542	
840 - Shade Structure 680 sf Pool Deck Shade Canopy	16,993	15	9													21,222	

See Section VI-b for Excluded Components

Green Valley Recreation Inc
30 Year Expense Forecast - Detailed
2024 Update- Includes DSC- 3
Prepared for the 2025 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Total
Total 03000 - Painting: Exterior	21,151						23,347											29,886
03500 - Painting: Interior																		
112 - Building	24,506	10	7						29,130									
17,350 sf All Interior Spaces																		
Total 03500 - Painting: Interior	24,506								29,130									
04000 - Structural Repairs																		
896 - Shed	5,432	20	13															7,489
Pool Equipment Area Shed																		
908 - Doors	27,570	10	10															35,292
58 Exterior/Interior Doors & Access Gates (25%)																		
Total 04000 - Structural Repairs	33,002																	7,489
05000 - Roofing																		
312 - Low Slope: Vinyl	93,150	20	1	95,479														
207 Squares- Building Roof (50%)																		
356 - Low Slope: Vinyl	103,500	20	5				117,101											
207 Squares- Building Roof (50%)																		
938 - Coating	13,269	5	1	13,601					15,388									17,411
20,700 sf Low Slope Roof Recoating																		
Total 05000 - Roofing	209,919			109,080			117,101		15,388									17,411
08000 - Rehab																		
204 - Unit Rehab	16,297	20	8							19,857								
Fine Arts																		
206 - Locker Rooms	130,597	20	8							159,120								
2 Men's, Women's & Outdoor Shower																		
214 - Restrooms	9,778	20	2	10,274														
Pool Patio Companion Restroom																		
250 - Kitchen	27,162	20	8							33,095								
Kitchen																		
312 - Restrooms	35,637	20	2	37,441														
2 Lobby Hallway Restrooms																		
Total 08000 - Rehab	219,473			47,715						212,072								
12000 - Pool																		
106 - Resurface	24,171	12	10															30,941
165 lf Pool																		
400 - ADA Chair Lift	9,561	10	6						11,088									
2 Pool & Spa ADA Chairs																		
606 - Deck: Re-Surface	48,775	15	13															67,237
5,661 sf Pool/Spa Deck Coating																		
734 - Equipment: Replacement	22,566	5	3							27,494								31,107
Pool & Spa Equipment (50%)																		
924 - Furniture: Misc	8,964	6	4				9,894											
Pool Area Furniture																		
Total 12000 - Pool	114,037			24,301			9,894		11,088	27,494								98,343
13000 - Spa																		
114 - Resurface	6,021	8	6						6,983									8,508
Spa																		
Total 13000 - Spa	6,021								6,983									8,508
14000 - Recreation																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful/Remaining	Cost	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
				2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)	29,693	3 2		31,196	33,595						49,830	36,178			38,960			41,956
300 - Exercise: Strength Equipment (50%) 19 Fitness Room Strength Machines, Etc	41,920	8 7																
720 - Billiard Table 2 Billiards Room	20,535	25 22																
Total 14000 - Recreation	92,149			31,196	33,595		6,457				49,830	36,178			38,960			41,956
17000 - Tennis Court																		
110 - Reseal 14,400 sf [2] Tennis Courts	5,996	4 3				6,457					7,128				7,868			
510 - Resurface 14,400 sf [2] Tennis Courts	50,066	20 7									59,513							
Total 17000 - Tennis Court	56,062					6,457					66,640				7,868			
17500 - Basketball / Sport Court																		
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	20,707	2 1		21,225	23,428		22,299				24,614	25,860			27,169			28,545
Total 17500 - Basketball / Sport Court	20,707			21,225	23,428		22,299				24,614	25,860			27,169			28,545
19000 - Fencing																		
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences	6,454	25 20																
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing- 2015	15,320	30 21																
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing- 2018	15,320	30 24																
130 - Chain Link: 10' 540 lf Tennis Court Fence	24,642	30 7									29,291							
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence	18,036	30 2		18,949														
Total 19000 - Fencing	79,771			18,949							29,291							
20000 - Lighting																		
510 - Parking Lot 7 Parking Lot Lights	21,695	30 29																
604 - Sports Field / Court 8 Pickleball Court Lights	29,553	10 5			33,436													
Total 20000 - Lighting	51,248				33,436													
23000 - Mechanical Equipment																		
288 - HVAC 4 Rooftop Units- 2018	52,000	15 9										64,941						
326 - HVAC Rooftop Carrier Unit #3- 2009	21,947	15 0			21,947													
356 - HVAC Rooftop Carrier Unit #4	11,000	15 11																14,433
384 - HVAC Rooftop Carrier Unit #8- 2008	18,809	15 14																
408 - HVAC 5 Rooftop Carrier Units- 2011	70,000	15 2		73,544														
424 - HVAC 2 Rooftop Rheem Units- 2018	22,000	15 9																27,475

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Current Life
Replacement Useful /

Reserve Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Cost Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total 23000 - Mechanical Equipment	21,947	73,544							92,416			14,433			26,576
24000 - Furnishings															
520 - Miscellaneous Tables & Chairs	33,877	10	1	34,724								44,450			
Total 24000 - Furnishings	33,877			34,724								44,450			
24500 - Audio / Visual															
300 - PA System	11,300	10	7				13,432								
Sound Rack- Sound System	10,865	25	6		12,600										
744 - Piano East Auditorium Yamaha Upright	22,165				12,600		13,432								
Total 24500 - Audio / Visual	21,947	20	3	23,635											
24600 - Safety / Access															
100 - Fire Equipment Alarm & Sprinkler System	21,947			23,635											
Total 24600 - Safety / Access	21,947			23,635											
25000 - Flooring															
220 - Carpeting	27,096	10	7				32,209								
850 Sq. Yds. East Center Carpet	54,760	20	2	57,532											
420 - Tile	11,126	15	12									14,963			
610 - Tile	92,982			57,532			32,209								14,963
160 Sq. Yds. Art Room, Lobby, Kitchen															
Total 25000 - Flooring	13,038	20	13												17,973
26000 - Outdoor Equipment															
444 - Bleachers: Aluminum	13,038														
4 Pickleball Bleachers	13,038														17,973
Total 26000 - Outdoor Equipment	13,038														
27000 - Appliances															
448 - Washer & Dryer Washer/Dryer	5,432	10	3	5,850											7,489
720 - Miscellaneous	10,430	5	4	11,513					13,026						14,738
12 Kitchen Appliances (33%)	15,863			5,850	11,513				13,026						14,738
Total 27000 - Appliances	9,409	12	3	10,133											7,489
28000 - Water System															
138 - Backflow Valves	9,409			10,133											
4" Backflow	9,409			10,133											
Total 28000 - Water System	29,281	165,029	228,936	99,002	73,783	222,506	46,060	351,624	275,744	171,484	87,095	158,000	14,963	167,939	158,823
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%															
00040 - Las Campanas (LC)															
01000 - Paving															
116 - Asphalt: Sealing	21,140	5	2	22,211											28,431
70,468 sf Parking Lot	7,369	5	2	7,742											9,911
216 - Asphalt: Ongoing Repairs	62,166	25	22												
70,468 sf Parking Lot (3%)															
320 - Asphalt: Overlay															
27,246 sf North Parking Lot															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful/ Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost	Cost
324 - Asphalt: Overlay w/ Interlayer 44,468 sf East Parking Lot	133,404	25	11											175,038			
Total 01000 - Paving	224,079			29,953					33,889					175,038	38,342		
02000 - Concrete																	
412 - Pool Deck 4,731 sf Pool/Spa Area Concrete Repair (7.5%)	8,761	2	1	8,980	9,434	9,912	10,414	10,941	11,495	12,077							
Total 02000 - Concrete	8,761			8,980	9,434	9,912	10,414	10,941	11,495	12,077							
03000 - Painting: Exterior																	
118 - Stucco 18,180 sf Building Exterior	27,654	10	1	28,345										36,284			
Total 03000 - Painting: Exterior	27,654			28,345										36,284			
03500 - Painting: Interior																	
118 - Building 21,900 sf All Interior Spaces	30,933	10	1	31,706										40,586			
Total 03500 - Painting: Interior	30,933			31,706										40,586			
04000 - Structural Repairs																	
912 - Doors 76 Exterior & Interior Doors (25%)	36,126	10	10										46,244				
Total 04000 - Structural Repairs	36,126												46,244				
05000 - Roofing																	
316 - Low Slope: Vinyl 198 Squares- Clubhouse & Racquetball Roof	158,400	20	1	162,360													
942 - Coating 19,800 sf Low Slope Roof Recoating	23,234	5	0	23,234	26,287								29,741				
Total 05000 - Roofing	181,634			23,234	162,360	26,287							29,741				
08000 - Rehab																	
212 - Locker Rooms 2 Men's, Women's & Outdoor Shower	142,440	20	3	153,392													
216 - Restrooms 2 Hallway Restrooms	37,376	20	3	40,249													
220 - Restrooms Companion Restroom	18,688	20	3	20,125													
318 - Restrooms 2 Racquetball Court Restrooms	15,646	20	15														
406 - Kitchen Clubhouse Kitchen	9,126	10	2	9,588													
560 - Operable Wall/Partition 1,296 sf [2]- Ocotillo/Agave & Agave/Juniper	57,986	25	9								72,416						
Total 08000 - Rehab	281,261			9,588	213,767						72,416						
12000 - Pool																	
112 - Resurface 264 lf Pool	51,250	12	11											67,244			
416 - ADA Chair Lift 2 Pool & Spa ADA Chairs	9,931	10	7							11,805							
612 - Deck: Re-Surface 4,731 sf Pool/Spa Deck Coating	45,337	15	11											59,486			

See Section VI-b for Excluded Components

Reserve Component	Current Life		Replacement Useful /														
	Cost	Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
738 - Equipment: Replacement Pool & Spa Equipment (50%)	27,224	5	3				29,318										37,529
928 - Furniture: Misc Pool Area Furniture	9,697	6	1	9,939					11,527								13,367
Total 12000 - Pool	143,439			9,939			29,318		23,332					126,730			50,897
13000 - Spa																	
118 - Resurface Spa PebbleTec Resurface	7,301	8	1	7,484							9,118						
Total 13000 - Spa	7,301			7,484							9,118						
14000 - Recreation																	
210 - Exercise: Cardio Equipment (25%)	40,796	3	2	42,861				46,157									57,644
310 - Exercise: Strength Equipment (50%)	56,833	8	7						67,557								
Total 14000 - Recreation	97,629			42,861				46,157	67,557					53,528			57,644
17000 - Tennis Court																	
120 - Reseal 14,000 sf [2] Tennis Courts	10,800	4	0	10,800					11,921								14,525
520 - Resurface 14,000 sf [2] Tennis Courts	48,675	21	15														
Total 17000 - Tennis Court	59,475			10,800					11,921								14,525
19000 - Fencing																	
140 - Chain Link: 10' 600 lf Tennis Court Fence	27,380	30	10														35,048
210 - Wrought Iron: 5' 315 lf Pool Area Fencing	13,690	30	3				14,743										
Total 19000 - Fencing	41,070						14,743										35,048
20000 - Lighting																	
520 - Parking Lot 8 North Parking Lot Lights	25,563	40	13														35,239
560 - Parking Lot 13 East Parking Lot Lights	41,540	40	26														
Total 20000 - Lighting	67,103																35,239
23000 - Mechanical Equipment																	
212 - HVAC 11 Rooftop Trane Units- 2008	178,161	15	0	178,161													
292 - HVAC 4 Rooftop Carrier Units- 2010	58,528	15	1	59,991													
328 - HVAC Rooftop Carrier Unit #16- 2014	14,000	15	5										15,840				
612 - Water Heater 2 Rennai Tankless Heaters	12,592	12	9											15,726			
Total 23000 - Mechanical Equipment	263,281			178,161									15,840	15,726			
24000 - Furnishings																	
900 - Miscellaneous Tables, Chairs, Misc	55,792	10	3	60,082													76,910

See Section VI-b for Excluded Components

Reserve Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total 24000 - Furnishings	55,792			60,082											76,910
24500 - Audio / Visual															
748 - Piano	12,895	25	5		14,590										
Ocotillo Room Yamaha Upright															
804 - Stage Risers	27,376	30	24												
4 Ocotillo Room- New															
808 - Stage Risers	912	30	15												
2 Ocotillo Room- Older															
832 - Stage Curtains	9,118	20	5		10,316										
2 Ocotillo Room															
900 - Miscellaneous	18,847	10	5		21,324										
Ocotillo Room- Sound System & Induction Loop															
Total 24500 - Audio / Visual	69,149				46,230										
24600 - Safety / Access															
210 - Fire Control Misc	21,903	20	6			25,401									
Fire Alarm System															
Total 24600 - Safety / Access	21,903					25,401									
25000 - Flooring															
230 - Carpeting	21,384	10	1	21,919								28,058			
430 Sq. Yds. Clubhouse Carpet															
236 - Carpeting	5,949	10	1	6,097								7,805			
150 Sq. Yds. Juniper Room Only															
430 - Tile	47,056	20	1	48,233											
3,050 sf Clubhouse Walls & Floors															
620 - Vinyl	93,316	15	13											128,637	
540 Sq. Yds. Clubhouse															
700 - Hardwood Floors	28,649	25	5		32,414										
1,600 sf [2] Racquetball Courts- Replace															
740 - Vinyl	39,471	40	36												
2,925 sf Agave & Ocotillo Floor															
741 - Vinyl	38,508	2	1	39,471											
Agave & Ocotillo Floor- 2025 Only[nr:1]															
Total 25000 - Flooring	274,333			115,719			32,414					35,863			128,637
26000 - Outdoor Equipment															
306 - Bocce Ct. Resurface	4,889	10	3	5,265										6,740	
900 sf Bocce Court															
Total 26000 - Outdoor Equipment	4,889			5,265										6,740	
27000 - Appliances															
800 - Miscellaneous	21,564	5	3	23,222								26,273			29,726
13 Kitchen Appliances (33%)															
Total 27000 - Appliances	21,564			23,222								26,273			29,726
28000 - Water System															
130 - Backflow Valves	8,829	12	3	9,508											
4" Backflow															
Total 28000 - Water System	8,829			9,508											
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%	212,195	424,524	82,403	365,338	11,921	176,839	25,401	135,191	122,308	108,201	111,034	479,524	65,141	340,226	57,644

00050 - Desert Hills (DH)

See Section VI-b for Excluded Components

Reserve Component	Total	08000 - Rehab	Current Life		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			Replacement	Useful /															
			Cost	Remaining															
			296,481		210,807	54,041									50,408				
12000 - Pool																			
118 - Resurface			53,108	12	14														75,040
260 lf Pool																			
404 - ADA Chair Lift			14,602	10	1	14,967												19,159	
2 Pool & Spa Chair Lifts																			
618 - Deck: Re-Surface			218,280	25	18														
5,981 sf Pool/Spa Deck Coating																			
742 - Equipment: Replacement			30,442	5	1	31,203				35,303								39,942	
Pool & Spa Equipment (50%)																			
932 - Furniture: Misc			13,325	6	5			15,076										17,484	
Pool Area Furniture																			
Total 12000 - Pool			329,757			46,170		15,076		35,303								76,585	75,040
13000 - Spa																			
122 - Resurface			10,865	8	6					12,600									15,352
Spa																			
Total 13000 - Spa			10,865							12,600									15,352
14000 - Recreation																			
140 - Sauna: Wood Kit			7,196	25	23														
Sauna																			
220 - Exercise: Cardio Equipment			20,835	3	1	21,356		22,998			24,766			26,670				28,721	
13 Fitness Center Cardio Machines (25%)																			
320 - Exercise: Strength Equipment			28,263	8	3	30,436												37,084	
11 Fitness Center Strength Machines (50%)																			
740 - Billiard Table			29,934	25	3	32,236													
3 Billiards Room Tables																			
744 - Billiard Table			20,512	25	22														
2 Diamond Tables																			
Total 14000 - Recreation			106,740			21,356		22,998			24,766			26,670				37,084	28,721
17000 - Tennis Court																			
130 - Reseal			22,217	4	3			23,925			26,409							29,150	
28,800 sf [4] Tennis Courts																			
Total 17000 - Tennis Court			22,217					23,925			26,409							29,150	
19000 - Fencing																			
150 - Chain Link: 10'			43,808	30	7						52,074								
960 lf Tennis Court Fence																			
Total 19000 - Fencing			43,808								52,074								
20000 - Lighting																			
210 - Pole Lights			8,726	20	2			9,167											
7 Walkway Lights																			
218 - Landscape			11,872	20	10									15,197					
25 Walkway Lights																			
264 - Bollard Lights			23,506	20	10									30,090					
22 Walkway Bollard Lights																			
530 - Parking Lot			31,641	40	12													42,554	
11 Parking Lot Lights																			
Total 20000 - Lighting			75,745					9,167						45,286				42,554	42,554

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			Cost														
23000 - Mechanical Equipment																	
216 - HVAC	52,000	15	13														71,683
4 Rooftop Rheem Units- 2022																	
296 - HVAC	45,000	15	11														59,044
3 Rooftop Units- 2007																	
332 - HVAC	42,738	15	0	42,738													
3 Rooftop Carrier Units- 2009																	
360 - HVAC	12,307	15	10														15,754
Rooftop Rheem Unit #8- 2019																	
388 - HVAC	48,000	15	4				52,983										
3 Rooftop Carrier Units- 2013																	
412 - HVAC	14,000	15	10														17,921
Rooftop Rheem Unit #11- 2019																	
428 - HVAC	14,000	15	9									17,484					
Rooftop Carrier Unit #16- 2018																	
444 - HVAC	5,625	15	10														7,200
Ground Level Rheem Unit 17A/B- 2003																	
446 - HVAC	5,353	15	10														6,853
Ground Level- Carrier 3-ton Unit																	
604 - Water Heater	11,033	12	11														14,476
2 Pool Equipment Area Water Heaters (50%)																	
632 - Water Heater	1,956	15	4				2,159										
Men's Restroom's Janitor's Closet																	
Total 23000 - Mechanical Equipment	252,012			42,738			55,142				17,484	47,728					71,683
24000 - Furnishings																	
540 - Miscellaneous Folding Tables & Chairs	28,637	10	1	29,353													37,574
Total 24000 - Furnishings	28,637			29,353													37,574
24500 - Audio / Visual																	
152 - Projector Stage- Epson	7,831	10	6							9,081							
174 - Projection Screen Stage- Electric Screen	10,219	20	15														
308 - PA System Sound Rack- Sound System	19,639	10	7													23,344	
752 - Piano Stage Yamaha Upright	12,581	25	6													14,590	
820 - Stage Curtains 2 Stage Curtains	17,563	20	3				18,913										
Total 24500 - Audio / Visual	67,832						18,913				23,671					23,344	
24600 - Safety / Access																	
220 - Fire Control Misc Fire Alarm System	20,875	20	19														
Total 24600 - Safety / Access	20,875																
25000 - Flooring																	
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	37,490	10	5														42,416
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet	8,202	10	7														9,750

See Section VI-b for Excluded Components

Reserve Component	Current Life		2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038															
	Replacement	Useful /	Cost Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
440 - Tile			31,776	20	0	31,776												
975 sf Clubhouse Walls & Floors																		
630 - Vinyl			18,818	15	0	18,818												
566 Sq. Yds. Clubhouse Vinyl																		
710 - Hardwood Floors			9,588	50	7					11,398								
500 sf Stage- Replace										21,148								
Total 25000 - Flooring			105,874			50,594		42,416										
27000 - Appliances																		
160 - Ice Machine			7,028	10	7					8,355								
Tennis Courts																		
740 - Miscellaneous			18,449	5	3		19,867				22,478							25,432
12 Kitchen Appliances (33%)																		
764 - Dishwasher, Commercial			10,865	12	10								13,908					
Dishwasher																		
Total 27000 - Appliances			36,342				19,867			8,355	22,478		13,908					25,432
28000 - Water System																		
150 - Backflow Valves			11,506	12	1	11,793												15,861
6" Backflow																		
Total 28000 - Water System			11,506			11,793												15,861
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%			245,014			362,600	83,205	202,470	78,139	347,065	84,856	17,484	270,728	268,941	68,151	240,380	90,392	
00060 - Canoa Hills (CH)																		
01000 - Paving																		
124 - Asphalt: Sealing			20,206	5	2	21,229								24,019				27,175
67,354 sf Parking Lot																		
224 - Asphalt: Ongoing Repairs			11,270	5	2	11,840								13,396				15,157
67,354 sf Parking Lot (4%)																		
332 - Asphalt: Overlay w/ Interlayer			202,062	25	22													
67,354 sf Parking Lot																		
Total 01000 - Paving			233,538			33,069				37,415								42,332
02000 - Concrete																		
424 - Pool Deck			9,115	2	1	9,343								10,835		11,384		12,565
5,950 sf Pool/Spa Area Concrete Repair																		
(6%)																		
Total 02000 - Concrete			9,115			9,343			10,313					10,835		11,384		12,565
03000 - Painting: Exterior																		
130 - Stucco			28,527	10	6													
10,940 sf Building Exterior																		
416 - Wrought Iron			2,896	4	3	3,119								3,443				3,800
160 lf Pool Perimeter Fence																		
Total 03000 - Painting: Exterior			31,423			3,119			10,313					10,835		11,384		12,565
03500 - Painting: Interior																		
130 - Building			32,133	10	4													
22,750 sf All Interior Spaces																		
Total 03500 - Painting: Interior			32,133															
04000 - Structural Repairs																		
920 - Doors			22,341	10	10													
47 Exterior & Interior Doors (25%)																		
Total 04000 - Structural Repairs			22,341															28,599

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	2024 to 2038																
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038		
Total 04000 - Structural Repairs	22,341																	28,599	
05000 - Roofing																			
328 - Low Slope: Vinyl 227 Squares- Building Roof	227,000	20 6						263,250											
950 - Coating 22,700 sf Low Slope Roof Recoating	20,964	5 2		22,025						24,920									28,194
Total 05000 - Roofing	247,964			22,025				263,250		24,920									28,194
08000 - Rehab																			
224 - Locker Rooms 2 Men's, Women's & Outdoor Shower	165,589	20 19																	
330 - Restrooms 2 Restrooms	83,640	20 19																	
580 - Operable Wall/Partition 980 sf Saguaro & Palo Verde Divider	43,847	25 15																	
Total 08000 - Rehab	293,076																		
12000 - Pool																			
124 - Resurface 274 lf Pool	55,968	12 2		58,801															79,081
624 - Deck: Re-Surface 5,950 sf Pool/Spa Deck Coating	36,900	10 9																	
746 - Equipment: Replacement Pool & Spa Equipment (50%)	31,702	5 2		33,307						37,684									42,636
936 - Furniture: Misc Pool Area Furniture	13,423	6 1		13,759						15,956									18,504
Total 12000 - Pool	137,994			13,759						53,640									42,636
79,081																			
13000 - Spa																			
126 - Resurface Spa	6,262	8 2		6,579															8,016
Total 13000 - Spa	6,262			6,579															8,016
14000 - Recreation																			
234 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)	29,438	3 2		30,928															35,867
330 - Exercise: Strength Equipment 20 Fitness Center Strength Machines (50%)	49,449	8 7								58,779									18,504
Total 14000 - Recreation	78,887			30,928						58,779									41,595
17000 - Tennis Court																			
140 - Reseal 14,000 sf [2] Tennis Courts	10,800	4 0	10,800																14,525
504 - Resurface 14,000 sf [2] Tennis Courts	48,675	21 8																	59,306
Total 17000 - Tennis Court	59,475		10,800																14,525
19000 - Fencing																			
160 - Chain Link: 10' 580 lf Tennis Court Fence	26,467	30 7																	31,461
250 - Wrought Iron: 5' 160 lf Pool Perimeter Fence	6,954	30 2								7,306									

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			Cost														
Total 19000 - Fencing	33,421				7,306											31,461	
20000 - Lighting																	
220 - Pole Lights	76,707	40 12													103,162		
24 Parking Lot & Walkway Lights																	
Total 20000 - Lighting	76,707														103,162		
23000 - Mechanical Equipment																	
220 - HVAC	56,053	15 14															79,202
6 Rooftop Carrier Units- 2007																	
230 - HVAC	9,661	15 12															12,993
Rooftop Carrier Unit #4- 2021																	
340 - HVAC	9,661	15 12															12,993
Rooftop Carrier Unit #5- 2021																	
364 - HVAC	9,876	15 12															13,282
Rooftop Carrier Unit #10- 2021																	
600 - Water Heater	15,341	12 11													20,129		
Pool Eq Room Heater & Tank																	
Total 23000 - Mechanical Equipment	100,593														20,129		79,202
24000 - Furnishings																	
560 - Miscellaneous	15,314	10 0	15,314										19,604				
Folding Tables & Chairs																	
620 - Miscellaneous	9,890	12 11															12,977
Lobby Furniture																	
Total 24000 - Furnishings	25,205		15,314										19,604				12,977
24500 - Audio / Visual																	
156 - Projector	1,484	10 3				1,598											2,046
Saguaro Room- Panasonic																	
166 - Projection Screen	19,921	20 15															
Saguaro Room- Electric Screen																	
316 - PA System	18,718	10 5					21,178										
Sound Rack- Sound System																	
330 - Miscellaneous	19,638	30 12															26,411
Sound Rack- Total Induction Loop																	
756 - Piano	9,489	25 11															12,451
Saguaro Room Yamaha Upright																	
812 - Stage Risers	4,363	30 29															
288 sf [6] Saguaro Room Risers																	
828 - Stage Curtains	16,934	20 8									20,632						
2 Saguaro Stage Curtains																	
Total 24500 - Audio / Visual	90,548					1,598					21,178					12,451	20,632
24600 - Safety / Access																	
230 - Fire Control Misc	21,903	20 2															23,012
Fire Alarm System																	
Total 24600 - Safety / Access	21,903																23,012
25000 - Flooring																	
250 - Carpeting	5,793	10 6															6,718
122 Sq. Yds. Mesquite Room																	
254 - Carpeting	19,191	10 9															23,967
418 Sq. Yds. Clubhouse Carpeting																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
450 - Tile	98,488	20 18															
6,475 sf Clubhouse Walls & Floors									136,771								
720 - Hardwood Floors	117,937	40 6															
6,150 sf Wood Floor- Replace																	
750 - Hardwood Floors	23,587	10 6							27,354								
6,150 sf Wood Floor- Refinish																	
Total 25000 - Flooring	264,996								170,842		23,967						
26000 - Outdoor Equipment																	
302 - Bocce Ct. Resurface	9,735	10 6							11,289								
4 Bocce Ball Courts																	7,047
848 - Shade Structure	4,987	15 14															
200 sf Tennis Court Shade Canopy										24,305							
852 - Shade Structure	19,948	15 8															
800 sf [4] Bocce Court Shade Canopies																	
856 - Shade Structure	4,274	30 10										5,472					
144 sf Metal Roofed Shade Structure																	
872 - Shade Structure	11,278	25 18															
Pool Area Wood Gazebo Structure																	
Total 26000 - Outdoor Equipment	50,222								11,289	24,305		5,472					7,047
27000 - Appliances																	
760 - Miscellaneous	25,526	5 3				27,489				31,101							35,188
17 Kitchen Appliances (33%)																	
764 - Dishwasher, Commercial Dishwasher	10,865	12 10										13,908					
Total 27000 - Appliances	36,391					27,489				31,101		13,908					35,188
28000 - Water System																	
154 - Backflow Valves	11,506	12 1		11,793													15,861
6" Backflow																	
Total 28000 - Water System	11,506			11,793													15,861
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%	26,114		34,895	215,029	42,022	47,390	64,797	478,465	220,493	184,370	81,434	75,598	99,942	296,529	84,164	252,328	
00070 - Santa Rita Springs (SRS)																	
01000 - Paving																	
128 - Asphalt: Sealing	24,191	5 2		25,415						28,755							32,534
80,636 sf Parking Lots																	
228 - Asphalt: Ongoing Repairs	8,433	5 1	8,643						9,779								11,064
80,636 sf Parking Lots (3%)																	
336 - Asphalt: Overlay w/ Interlayer	175,158	25 1	179,537														
58,386 sf North & East Parking Lots																	
340 - Asphalt: Overlay w/ Interlayer	66,750	25 1	68,419														
22,250 sf South Parking Lot																	
Total 01000 - Paving	274,531		256,599	25,415					9,779	28,755				11,064			32,534
02000 - Concrete																	
430 - Pool Deck	7,554	2 1	7,743		8,135		8,547			8,980	9,434			9,912			10,414
5,975 sf Pool/Spa Area Concrete Repair																	
(6%)																	
Total 02000 - Concrete	7,554		7,743		8,135		8,547			8,980	9,434			9,912			10,414
03000 - Painting: Exterior																	
136 - Stucco	51,164	10 3				55,098											70,531
28,540 sf Building Exterior																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
		Cost	Remaining	Useful /															
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	13,761	4	3	14,819							16,357				18,055				
Total 03000 - Painting: Exterior	64,925			69,917							16,357				18,055				70,531
03500 - Painting: Interior																			
136 - Building 35,500 sf All Interior Spaces- 2025	50,142	10	10												64,186				
Total 03500 - Painting: Interior	50,142														64,186				
04000 - Structural Repairs																			
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)	27,039	10	1	27,715											35,478				
924 - Doors 66 Exterior & Interior Doors (25%)	31,373	10	10												40,160				
Total 04000 - Structural Repairs	58,412			27,715											40,160				35,478
04500 - Decking/Balconies																			
206 - Resurface 12,664 sf Elastomeric Deck- Resurface	124,660	20	9										155,684						
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair	28,207	5	4	31,135									35,227						39,856
Total 04500 - Decking/Balconies	152,867			31,135									190,911						39,856
05000 - Roofing																			
336 - Low Slope: Vinyl 68 Squares- Building Roof	54,400	20	1	55,760															
604 - Pitched: Tile 84 Squares- Building Roof	92,400	30	5	104,542															
954 - Coating 6,800 sf Low Slope Roof Recoating	23,716	5	0	23,716				26,833							30,359				
Total 05000 - Roofing	170,516			23,716				131,375							30,359				
08000 - Rehab																			
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower	142,460	20	1	146,021															
336 - Restrooms 5 Restrooms	59,256	20	4	65,408															
Total 08000 - Rehab	201,716			146,021				65,408											
12000 - Pool																			
130 - Resurface 240 lf Pool Pool Area ADA Lift	47,404	10	1	48,589											62,198				
408 - ADA Chair Lift Pool Area ADA Lift	5,976	10	5	6,761															
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating	42,197	15	12												56,750				
750 - Equipment: Replacement Pool & Spa Equipment (50%)	31,272	5	2	32,855								37,172			42,057				
940 - Furniture: Misc Pool Area Furniture	8,949	6	1	9,173								10,638			12,336				
Total 12000 - Pool	135,798			57,762				6,761				47,810			62,198				12,336
13000 - Spa																			
130 - Resurface Spa	8,932	8	5	10,106															12,313

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	Cost Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
				8,932	10,106	12,313												
14000 - Recreation																		
240 - Exercise: Cardio Equipment	28,332	3	0	28,332			30,511			32,856		35,383				38,103		
16 Fitness Center Cardio Machines (25%)																		
340 - Exercise: Strength Equipment	45,105	8	7								53,616							
23 Fitness Center Strength Machines (50%)																		
Total 14000 - Recreation	73,437			28,332			30,511			32,856		35,383				38,103		
19000 - Fencing																		
220 - Wrought Iron: 5'	12,606	30	27															
348 If Pool Perimeter Fence																		
Total 19000 - Fencing	12,606																	
20000 - Lighting																		
100 - Exterior: Misc. Fixtures	26,118	25	4					28,829										
40 Wall & Wall Top Lantern Lights																		
230 - Pole Lights	18,857	25	4					20,815										
10 Bridge Lights																		
280 - Pole Lights	7,420	25	4					8,190										
5 2nd Level Deck- Pole Lights																		
Total 20000 - Lighting	52,395							57,834										
23000 - Mechanical Equipment																		
232 - HVAC	33,656	15	4					37,150										
6 Miscellaneous Units- 2013																		
312 - HVAC	9,000	15	7								10,698							
Carrier Unit #8- 2016																		
316 - HVAC	7,687	15	9									9,600						
American Standard Unit #3- 2018																		
344 - HVAC	18,000	15	10											23,042				
2 Units- 2019																		
368 - HVAC	17,807	15	3				19,177											
2 Carrier Units- 2012																		
392 - HVAC	13,200	15	9											16,485				
2 Units- 2018																		
416 - HVAC	10,000	15	7								11,887							
Carrier Unit #7- 2016																		
436 - HVAC	10,000	15	5						11,314									
Carrier Unit #11- 2014																		
448 - HVAC	128,000	15	9											159,854				
8 Rooftop Carrier Units- 2018																		
452 - HVAC	38,000	15	10											48,643				
2 Carrier Units- 2007																		
616 - Water Heater	11,278	12	5						12,760									
Bradford White Water Heater																		
Total 23000 - Mechanical Equipment	296,629			19,177			37,150		24,074		22,585		185,940		71,685			
23500 - Elevator																		
200 - Modernize/Overhaul	144,835	25	20															
Anza Building Elevator																		
300 - Cab Rehab	21,262	20	15															
Anza Elevator Cab																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful / Cost Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total 23500 - Elevator	166,097																
24000 - Furnishings																	
600 - Miscellaneous Anza Room Furniture	65,456	10 4				72,252											92,488
Total 24000 - Furnishings	65,456					72,252											92,488
24500 - Audio / Visual																	
160 - Projector 3 Projectors (33%)	1,484	4 0	1,484				1,638				1,808				1,996		
170 - Projection Screen Anza Room	10,210	20 0	10,210														
324 - PA System Anza Room- Sound System	19,639	10 7								23,344							11,672
760 - Piano Anza Room Kawai Upright	8,260	25 14															
Total 24500 - Audio / Visual	39,593		11,694			1,638				23,344	1,808				1,996		11,672
24600 - Safety / Access																	
240 - Fire Control Misc Fire Alarm System	36,505	20 3				39,312											
Total 24600 - Safety / Access	36,505					39,312											
25000 - Flooring																	
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas	18,253	10 2			19,177												24,549
460 - Tile 1,825 sf Clubhouse Walls & Floors	28,157	20 19															
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace	30,251	40 12															40,684
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish	16,492	10 2			17,327												22,180
Total 25000 - Flooring	93,153				36,504												87,412
26000 - Outdoor Equipment																	
804 - Shade Structure 100 sf Small Shade Canopy	2,494	15 6							2,892								
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy	14,961	15 2			15,719												
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy	11,221	15 4				12,386											
Total 26000 - Outdoor Equipment	28,675				15,719	12,386			2,892								
27000 - Appliances																	
780 - Miscellaneous 10 Kitchen Appliances (33%)	13,944	5 3				15,017					16,990						19,223
Total 27000 - Appliances	13,944					15,017					16,990						19,223
28000 - Water System																	
142 - Backflow Valves 4" Backflow #1	10,407	12 6							12,068								
146 - Backflow Valves 4" Backflow #2	7,678	12 8									9,355						
Total 28000 - Water System	18,084								12,068		9,355						

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	Cost Remaining											
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035

Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50% 63,742 551,601 110,493 182,068 277,802 180,863 57,596 201,447 28,153 421,667 206,389 136,707 258,853 124,817 144,016

00080 - Canoa Ranch (CR)

01000 - Paving																
132 - Asphalt: Sealing	19,220	5	1	19,701												25,219
64,068 sf Drives & Parking																
246 - Asphalt: Ongoing Repairs	6,700	5	1	6,867												8,791
64,068 sf Drives & Parking (3%)																
254 - Asphalt: Ongoing Repairs	7,851	5	1	8,047												10,301
18,768 sf Seal, Crack Fill, Stripe (10%)																
342 - Asphalt: Overlay w/ Interlayer	192,204	25	9													240,036
64,068 sf Drives & Parking																
Total 01000 - Paving	225,975			34,615												44,311

02000 - Concrete

418 - Pool Deck	3,383	5	2	3,554						4,021						4,550
2,650 sf Pool/Spa Area Concrete Repair (5%)																
Total 02000 - Concrete	3,383			3,554						4,021						4,550

03000 - Painting: Exterior

142 - Stucco	22,451	10	4					24,782									31,723
14,760 sf Building Exterior																	
406 - Wrought Iron	7,071	4	1	7,248					8,001								9,748
614 lf Metal Fencing & Railings																	
Total 03000 - Painting: Exterior	29,523			7,248				24,782	8,001								9,748

03500 - Painting: Interior

142 - Building	37,006	10	9														46,216
26,200 sf All Interior Spaces																	
Total 03500 - Painting: Interior	37,006																46,216

04000 - Structural Repairs

606 - Metal Railings	11,184	20	4					12,345									
350 lf Parking & Pickleball																	
928 - Doors	19,014	10	10											24,339			
40 Exterior & Interior Doors (25%)																	
932 - Doors	61,279	20	4					67,640									
3 Pool East Patio Doors																	
Total 04000 - Structural Repairs	91,476							79,985						24,339			

05000 - Roofing

200 - Low Slope: BUR	63,157	20	4					69,714									
133 Squares- Building Roof																	
608 - Pitched: Tile	49,500	30	14														69,942
45 Squares- Building Roof																	
958 - Coating	23,843	5	0	23,843					26,976								30,521
13,300 sf Low Slope Roof Recoating																	
Total 05000 - Roofing	136,500			23,843				69,714	26,976					30,521			69,942

08000 - Rehab

226 - Locker Rooms	154,331	20	4					170,353									
2 Men's, Women's & Pool Area Shower																	
234 - Restrooms	18,709	20	6														21,697
Companion Restroom Remodel																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful / Cost Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			173,040			170,353				21,697							
12000 - Pool																	
136 - Resurface	52,291	12 4				57,720											
256 If Pool																	
412 - ADA Chair Lift	12,870	10 5					14,561										
Spa ADA Chair- Repl in 2019																	
416 - ADA Chair Lift	11,495	10 7							13,664								
Pool ADA Chair- Repl in 2021																	
636 - Deck: Re-Surface	44,519	15 14															62,904
2,650 sf Pool Area Decking																	
754 - Equipment: Replacement	24,714	5 2		25,965						29,377							33,237
Pool & Spa Equipment (50%)																	
Total 12000 - Pool	145,889			25,965		57,720	14,561		43,041								62,904
13000 - Spa																	
134 - Resurface	5,858	8 4				6,466											7,879
Spa																	
Total 13000 - Spa	5,858					6,466											7,879
14000 - Recreation																	
250 - Exercise: Cardio Equipment	26,114	3 3			28,122				30,284			32,613					35,120
14 Fitness Center Cardio Machines (25%)																	
350 - Exercise: Strength Equipment	57,148	8 7								67,931							
26 Fitness Center Strength Machines, Etc (50%)																	
Total 14000 - Recreation	83,262				28,122				30,284	67,931		32,613					35,120
17500 - Basketball / Sport Court																	
220 - Seal & Striping	7,519	4 0	7,519								9,161						10,112
8,650 sf [4] Pickleball Courts																	
224 - Seal & Striping	4,033	4 3			4,343					4,794							5,292
2,690 sf Basketball 1/2 Court																	
Total 17500 - Basketball / Sport Court	11,552		7,519		4,343					4,794		9,161		5,292			10,112
19000 - Fencing																	
100 - Chain Link	30,223	30 16															
788 If Pickleball & Basketball Courts																	
230 - Wrought Iron: 6'	12,150	30 14															17,168
264 If Patio Perimeter																	
Total 19000 - Fencing	42,373																17,168
23000 - Mechanical Equipment																	
100 - HVAC	19,463	18 2			20,448												
435 If [5] Pool Area Fabric Ducts																	
236 - HVAC	96,000	15 14															135,645
6 Rooftop HVAC Units- 2008																	
508 - Swamp Cooler	19,177	15 2			20,148												
5 Rooftop Evaporative Coolers- 2008																	
636 - Water Heater	13,059	15 1		13,385													
2 Shop																	
Total 23000 - Mechanical Equipment	147,698			13,385	40,596												135,645
24000 - Furnishings																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			Cost														
540 - Miscellaneous Tables & Chairs	9,944	10 / 7								11,820							
Total 24000 - Furnishings	9,944									11,820							
24500 - Audio / Visual																	
164 - Projector Amado Room- EIKI	1,484	10 / 0	1,484												1,900		
Total 24500 - Audio / Visual	1,484		1,484												1,900		
24600 - Safety / Access																	
250 - Fire Control Misc Fire Alarm System	21,903	20 / 4				24,177											
Total 24600 - Safety / Access	21,903					24,177											
25000 - Flooring																	
280 - Carpeting 660 Sq. Yds. All Spaces	22,230	10 / 4				24,538											31,410
470 - Tile 2,231 sf Clubhouse Walls & Floors	71,314	20 / 17															
Total 25000 - Flooring	93,543					24,538											31,410
26000 - Outdoor Equipment																	
462 - Drinking Fountain 3 Drinking Fountains	9,971	15 / 14															
808 - Shade Structure 500 sf [3] Shade Canopies	12,468	15 / 2			13,099												
Total 26000 - Outdoor Equipment	22,438				13,099												14,088
27000 - Appliances																	
248 - Ice Machine Pickleball Courts	7,027	10 / 7								8,353							
Total 27000 - Appliances	7,027									8,353							
28000 - Water System																	
162 - Backflow Valves 8" Backflow	16,352	12 / 7								19,437							
Total 28000 - Water System	16,352									19,437							
Total [Canoe Ranch (CR)] Expenditures Inflated @ 2.50%			32,846	55,249	83,214	32,465	466,033	49,539	91,145	159,398	9,161	327,696	56,760	49,603	90,898	9,748	362,882
00090 - Abrego South (AS)																	
01000 - Paving																	
232 - Asphalt: Ongoing Repairs 18,768 sf 2019 Replacement Area (10%)	7,851	5 / 3				8,454					9,565						10,822
236 - Asphalt: Ongoing Repairs 15,000 sf 2020 Addition Area (10%)	6,275	5 / 2			6,592						7,458						8,439
348 - Asphalt: Overlay w/ Interlayer 18,768 sf 2019 Replacement Area	56,304	25 / 20															
352 - Asphalt: Overlay w/ Interlayer 15,000 sf 2020 Addition Area	45,000	25 / 21															
Total 01000 - Paving	115,429				6,592	8,454				7,458	9,565				8,439		10,822
02000 - Concrete																	
442 - Pool Deck 5,565 sf Pool/Spa Area Concrete Repair (5%)	7,104	2 / 1		7,282		7,651		8,038		8,445		8,873		9,322			9,794

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	2024 - 2038													
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total 02000 - Concrete	7,104		7,282	7,651	8,038	8,445	8,873	9,322	9,794							
03000 - Painting: Exterior																
200 - Surface Restoration	10,938	10 11														14,352
7,191 sf Exterior Surfaces																
201 - Surface Restoration	50,000	2 1	51,250													
Exterior Surfaces- 2025 Only[nr:1]																
Total 03000 - Painting: Exterior	60,938		51,250													14,352
04000 - Structural Repairs																
936 - Doors	7,605	10 10														9,736
16 Exterior & Interior Doors (25%)																
Total 04000 - Structural Repairs	7,605															9,736
05000 - Roofing																
360 - Low Slope: Vinyl	49,000	20 7														58,246
49 Squares- Pool Building Roofs																
962 - Coating	5,643	5 0	5,643					6,385								7,224
4,900 sf Low Slope Roof Recoating																
Total 05000 - Roofing	54,643		5,643					6,385								7,224
08000 - Rehab																
236 - Locker Rooms	83,100	20 2														
2 Men's & Women's																
342 - Restrooms	35,615	20 3														38,354
2 Restrooms																
Total 08000 - Rehab	118,715		87,307													38,354
12000 - Pool																
140 - Resurface	29,553	12 2	31,049													
170 lf Pool																
422 - ADA Chair Lift	4,583	10 5							5,185							
Pool ADA Lift																
642 - Deck: Re-Surface	53,389	10 7														63,463
5,565 sf Pool/Spa Deck Coating																
758 - Equipment: Replacement	19,921	5 1	20,419													23,102
Pool & Spa Equipment (50%)																
944 - Furniture: Misc	8,312	6 1	8,520													9,880
Pool Area Furniture																
Total 12000 - Pool	115,758		28,939						5,185							26,138
13000 - Spa																
138 - Resurface	4,371	8 6														
Spa																
418 - ADA Chair Lift	5,413	10 3														5,829
Spa ADA Lift																
Total 13000 - Spa	9,784															5,829
19000 - Fencing																
900 - Miscellaneous	8,244	20 7														
258 lf Pool Perimeter Wall/Fence																
Total 19000 - Fencing	8,244															9,800
20000 - Lighting																
240 - Pole Lights	12,273	20 2														
8 Shuffleboard Lights																
Total 20000 - Lighting	12,273															12,894
Total 02000 - Concrete	7,104		7,282	7,651	8,038	8,445	8,873	9,322	9,794							
Total 03000 - Painting: Exterior	60,938		51,250													14,352
Total 04000 - Structural Repairs	7,605															9,736
Total 05000 - Roofing	54,643		5,643						6,385							7,224
Total 08000 - Rehab	118,715		87,307													38,354
Total 12000 - Pool	115,758		28,939						5,185							26,138
Total 13000 - Spa	9,784															5,829
Total 19000 - Fencing	8,244															9,800
Total 20000 - Lighting	12,273															12,894
Total 02000 - Concrete	7,104		7,282	7,651	8,038	8,445	8,873	9,322	9,794							
Total 03000 - Painting: Exterior	60,938		51,250													14,352
Total 04000 - Structural Repairs	7,605															9,736
Total 05000 - Roofing	54,643		5,643						6,385							7,224
Total 08000 - Rehab	118,715		87,307													38,354
Total 12000 - Pool	115,758		28,939						5,185							26,138
Total 13000 - Spa	9,784															5,829
Total 19000 - Fencing	8,244															9,800
Total 20000 - Lighting	12,273															12,894
Total 2024 - 2038			7,282	7,651	8,038	8,445	8,873	9,322	9,794							41,757

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	Cost Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
				12,273	12,894													
23000 - Mechanical Equipment																		
240 - HVAC	28,000	15	2		29,418													
2 Rooftop Carrier Units- 2011																		
Total 23000 - Mechanical Equipment	28,000				29,418													
26000 - Outdoor Equipment																		
480 - Drinking Fountain	7,123	20	2		7,484													
2 Drinking Fountain																		
812 - Shade Structure	14,063	15	8								17,135							
564 [3] Volleyball Shade Canopies																		
880 - Shade Structure	6,583	15	5					7,448										
264 sf Pool Shade Canopy																		
900 - Shuffleboard Court	17,939	8	1	18,388								22,404						
3,744 sf [12] Shuffleboard Courts																		
910 - Miscellaneous	35,632	10	8								43,414							
3,500 sf [2] Volleyball Court Sand																		
Total 26000 - Outdoor Equipment	81,340			18,388	7,484			7,448			60,549	22,404						
Total [Abrego South (AS)] Expenditures Inflated @ 2.50%																		
	5,643			105,858	174,744	60,288	27,056	28,171	157,292	70,114	31,276	16,960	49,812	8,439	39,535	47,933		
00100 - Contingental Vistas (CV)																		
01000 - Paving																		
404 - Asphalt: Overlay	15,346	20	16															
6,726 sf Parking Lot																		
Total 01000 - Paving	15,346																	
02000 - Concrete																		
448 - Pool Deck	8,976	2	1	9,201			9,666	10,156		10,670		11,210		11,777			12,374	
4,748 sf Pool/Spa Area Concrete Repair (6%)																		
Total 02000 - Concrete	8,976			9,201			9,666	10,156		10,670		11,210		11,777			12,374	
03000 - Painting: Exterior																		
120 - Surface Restoration	6,649	10	3				7,161											
3,600 sf Recreation Building & Walls																		
Total 03000 - Painting: Exterior	6,649						7,161											
05000 - Roofing																		
340 - Low Slope: Vinyl	26,000	20	17															
20 Squares- Pool Building Roof																		
612 - Pitched: Tile	20,800	30	27															
13 Squares- Pool Building Roof																		
966 - Coating	6,649	5	1	6,816						7,711				8,725				
2,000 sf Low Slope Roof Recoating																		
Total 05000 - Roofing	53,449			6,816						7,711				8,725				
08000 - Rehab																		
242 - Locker Rooms	74,212	20	13															102,302
2 Men's & Women's																		
246 - Bathrooms	21,903	20	13															30,194
Companion Restroom																		
Total 08000 - Rehab	96,115																	132,496
12000 - Pool																		

See Section VI-b for Excluded Components

Reserve Component	Current Life		30 Year Expense Forecast - Detailed														
	Replacement	Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
146 - Resurface 180 lf Pool	31,291	12 6							36,288								
648 - Deck: Re-Surface 4,748 sf Pool/Spa Deck Coating	29,766	15 12															40,032
762 - Equipment: Replacement Pool & Spa Equipment (50%)	20,707	5 0	20,707				23,428						26,507				
948 - Furniture: Misc Pool Area Furniture	8,190	6 4				9,040							10,484				
Total 12000 - Pool Spa	89,954		20,707			9,040	23,428	36,288				36,991					40,032
13000 - Spa																	
142 - Resurface Spa	8,544	8 5				9,666											11,777
Total 13000 - Spa	8,544					9,666											11,777
23000 - Mechanical Equipment																	
244 - HVAC Rooftop Rheem Unit #3- 2019	11,000	15 10											14,081				
248 - HVAC 2 Rooftop Carrier Units- 2013	36,000	15 4				39,737											
800 - Water Heater Building Water Heater	5,936	12 1	6,084														8,183
Total 23000 - Mechanical Equipment	52,936		6,084			39,737							14,081				8,183
25000 - Flooring																	
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring	20,369	10 3			21,935												28,079
Total 25000 - Flooring	20,369				21,935												28,079
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%	20,707		22,100	43,999	10,670	11,210	51,072	20,502	40,032	202,075							
00110 - Madera Vista (MV)																	
01000 - Paving																	
408 - Asphalt: Major Repairs 9,772 sf Parking Lot	62,111	25 8								75,676							
Total 01000 - Paving	62,111									75,676							
02000 - Concrete																	
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	7,675	2 3			8,265	8,684	9,123	9,585	10,070	10,580							
Total 02000 - Concrete	7,675				8,265	8,684	9,123	9,585	10,070	10,580							
03000 - Painting: Exterior																	
206 - Surface Restoration 4,020 sf Exterior Surfaces	7,862	10 4				8,678											11,109
Total 03000 - Painting: Exterior	7,862					8,678											11,109
05000 - Roofing																	
616 - Pitched: Tile 39 Squares- Pool Building Roof	42,900	30 27															
Total 05000 - Roofing	42,900																
08000 - Rehab																	
248 - Restrooms 2 Men's & Women's	17,807	20 15															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			Cost														
262 - Kitchen Pool Building Kitchen Area	21,730	20	8								26,476						
480 - Shower Outdoor Pool Shower	9,595	15	13													13,227	
Total 08000 - Rehab	49,132										26,476					13,227	
12000 - Pool																	
154 - Resurface 156 lf Pool	27,119	12	4				29,934										
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating	38,452	15	13													53,006	
766 - Equipment: Replacement Pool & Spa Equipment (50%)	18,374	5	4				20,282				22,947						25,962
952 - Furniture: Misc Pool Area Furniture	8,310	6	3			8,949					10,378						
Total 12000 - Pool	92,255					8,949	50,216				33,325					53,006	25,962
13000 - Spa																	
146 - Resurface Spa	5,342	8	0	5,342							6,509						
Total 13000 - Spa	5,342			5,342							6,509						
17000 - Tennis Court																	
540 - Reseal 7,200 sf Tennis Court	5,554	4	1	5,693				6,284			6,936						7,657
560 - Fixtures Tennis Court Bench/Canopy	5,976	15	8								7,281						
Total 17000 - Tennis Court	11,530			5,693				6,284			6,936						7,657
19000 - Fencing																	
170 - Chain Link: 10' 360 lf Tennis Court Fence	16,428	30	7							19,528							
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence	17,489	30	2	18,375													
Total 19000 - Fencing	33,917			18,375						19,528							
20000 - Lighting																	
250 - Sports Field / Court 4 Tennis Court Lights	11,872	20	15														
Total 20000 - Lighting	11,872																
25000 - Flooring																	
434 - Tile Recreation Room & Storage	11,804	20	16														
Total 25000 - Flooring	11,804																
26000 - Outdoor Equipment																	
816 - Shade Structure 264 sf Pool Shade Canopy	6,583	15	7							7,825							
834 - Shade Structure 336 sf Pool Equip Shade Canopy	8,378	15	7							9,959							
Total 26000 - Outdoor Equipment	14,961									17,784							
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%				5,342	5,693	18,375	17,214	14,968	58,894	46,435	115,942	49,847	10,070		84,470	37,071	

00120 - Casa Paloma I (CPI)

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	Current Replacement	Life Useful / Cost Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
01000 - Paving																	
412 - Asphalt: Major Repairs	45,306	25 3				48,789											
7,128 sf Parking Areas																	
Total 01000 - Paving	45,306					48,789											
02000 - Concrete																	
460 - Pool Deck	12,943	2 1		13,266		13,938	14,644			15,385	16,164		16,982		17,842		
6,128 sf Pool/Spa Area Concrete Repair (8%)																	
Total 02000 - Concrete	12,943			13,266		13,938	14,644			15,385	16,164		16,982		17,842		
03000 - Painting: Exterior																	
212 - Surface Restoration	11,363	10 2		11,938												15,281	
7,470 sf Exterior Surfaces																	
Total 03000 - Painting: Exterior	11,363			11,938												15,281	
05000 - Roofing																	
344 - Low Slope: Vinyl	48,800	20 0	48,800														
61 Squares- Pool Building & Shade Structure Roofs																	
970 - Coating	16,569	5 0	16,569				18,746						21,210				
6,100 sf Low Slope Roof Recoating																	
Total 05000 - Roofing	65,369		65,369				18,746						21,210				
08000 - Rehab																	
254 - Locker Rooms	121,612	20 16															
2 Men's, Women's & Outdoor Shower																	
256 - Restrooms	5,791	20 16															
Unisex Restroom																	
418 - Kitchen	8,310	20 7								9,878							
Clubhouse Kitchen																	
Total 08000 - Rehab	135,713									9,878							
12000 - Pool																	
160 - Resurface	34,768	12 4					38,377										
200 lf Pool																	
420 - ADA Chair Lift	5,976	10 3				6,435										8,238	
Aqua Creek Pool Chair																	
660 - Deck: Re-Surface	60,189	15 13														82,971	
6,128 sf Pool/Spa Deck Coating																	
770 - Equipment: Replacement	22,582	5 4					24,926										
Pool & Spa Equipment (50%)																	
956 - Furniture: Misc	8,310	6 1		8,518						9,878						11,456	
Pool Area Furniture																	
Total 12000 - Pool	131,825			8,518		6,435	63,303			9,878		28,202			102,664	31,907	
13000 - Spa																	
150 - Resurface	6,463	8 4					7,134										8,692
Spa																	
Total 13000 - Spa	6,463						7,134										8,692
23000 - Mechanical Equipment																	
256 - HVAC	22,000	15 2															23,114
2 Rooftop Carrier Units- 2011																	
Total 23000 - Mechanical Equipment	22,000																23,114

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	Cost Remaining															
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
25000 - Flooring																		
424 - Tile	12,740	20	16															
Rec Rm, Unisex RR, Kitchen, Storage																		
Total 25000 - Flooring	12,740																	
26000 - Outdoor Equipment																		
310 - Benches	23,468	15	6															
18 Common Area Benches																		
316 - Shuffleboard Court	9,982	8	3															
1,980 sf [6] Shuffleboard Courts																		
826 - Shade Structure	9,202	30	21															
310 sf Pool Equip Shade Structure																		
Total 26000 - Outdoor Equipment	42,652			10,749	10,749													
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%			65,369	21,784	35,052	79,912	70,437	33,390	27,216	35,141	44,365	21,210	30,079	23,973	120,506	31,907		
00130 - Casa Paloma II (CPII)																		
02000 - Concrete																		
466 - Pool Deck	11,095	2	1															
4,933 sf Pool/Spa Area Concrete Repair																		
(6%)																		
Total 02000 - Concrete	11,095			11,948	11,948													
04000 - Structural Repairs																		
952 - Doors	6,655	10	10															
14 Exterior & Interior Doors (25%)																		
Total 04000 - Structural Repairs	6,655																	
05000 - Roofing																		
348 - Low Slope: Vinyl	53,000	20	17															
53 Squares- Pool Building Roofs																		
974 - Coating	8,810	5	0															
5,300 sf Low Slope Roof Recoating																		
Total 05000 - Roofing	61,810			8,810	8,810													
08000 - Rehab																		
258 - Restrooms	10,865	15	1															
Unisex Restroom																		
260 - Locker Rooms	83,101	20	1															
2 Men's & Women's Locker Rooms & Outdoor Shower																		
424 - Kitchen	8,310	20	3															
Clubhouse Kitchen																		
Total 08000 - Rehab	102,277			8,949	8,949													
12000 - Pool																		
166 - Resurface	31,291	10	2															
180 lf Pool																		
666 - Deck: Re-Surface	50,409	15	13															
4,933 sf Pool/Spa Deck Coating																		
774 - Equipment: Replacement	22,645	5	0															
Pool & Spa Equipment (50%)																		
960 - Furniture: Misc	8,310	6	1															
Pool Area Furniture																		
Total 12000 - Pool	112,656			32,875	32,875													
Total 12000 - Pool			22,645	8,518	32,875	25,621	28,988	42,083	69,490	11,456	80,945							

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
13000 - Spa																	
154 - Resurface Spa	5,900	8 2		6,199											7,553		
Total 13000 - Spa	5,900			6,199											7,553		
20000 - Lighting																	
260 - Pole Lights	11,867	30 29															
8 Shufflboard Lights																	
Total 20000 - Lighting	11,867																
23000 - Mechanical Equipment																	
272 - HVAC	22,000	15 2		23,114													
2 Rooftop Carrier Units- 2011																	
Total 23000 - Mechanical Equipment	22,000			23,114													
25000 - Flooring																	
200 - Carpeting	4,185	10 6						4,854									
1,284 sf Recreation Room																	
400 - Tile	4,262	20 16															
281 sf Kitchennette & Storage Closet																	
Total 25000 - Flooring	8,447							4,854									
26000 - Outdoor Equipment																	
304 - Shufflboard Court	9,337	8 1		9,570													11,660
1,980 sf [6] Courts Resurface & Recoat																	
860 - Shade Structure	7,331	15 7								8,714							
294 sf Pool Equip Shade Canopy																	
Total 26000 - Outdoor Equipment	16,667			9,570						8,714							11,660
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%	31,456			125,775			20,897	48,142	4,854	31,780		25,516	56,337	14,557	42,083		96,239
00140 - Abrego North (AN)																	
01000 - Paving																	
420 - Asphalt: Major Repairs	89,652	25 24															
14,105 sf Parking Area																	
Total 01000 - Paving	89,652																
02000 - Concrete																	
472 - Pool Deck	6,700	5 4					7,396										9,468
4,523 sf Pool/Spa Area Concrete Repair																	
(6%)																	
Total 02000 - Concrete	6,700						7,396										9,468
03000 - Painting: Exterior																	
218 - Surface Restoration	8,962	10 2		9,416													12,053
5,892 sf Exterior Surfaces																	
Total 03000 - Painting: Exterior	8,962			9,416													12,053
04000 - Structural Repairs																	
820 - Shed Shed	11,353	10 6															13,166
956 - Doors	9,507	20 8															11,583
10 Exterior & Interior Doors (50%)																	
Total 04000 - Structural Repairs	20,860																11,583
05000 - Roofing																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	2025 - 2038															
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038		
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof	21,000	20	2	22,063														
978 - Coating 2,100 sf Low Slope Roof Recoating	2,715	5	0	2,715			3,072							3,476				
Total 05000 - Roofing	23,715			22,063			3,072							3,476				
08000 - Rehab																		
238 - Restrooms Companion Restroom Remodel	18,709	20	2	19,656														
266 - Locker Rooms 2 Men's & Women's	83,101	20	2	87,309														
270 - General 795 sf Recreation Room Tile- 2017	10,676	20	13															14,717
Total 08000 - Rehab	112,487			106,965														14,717
12000 - Pool																		
172 - Resurface 230 lf Pool	39,983	10	2	42,007														53,773
426 - ADA Chair Lift 2 Pool & Spa	14,602	10	2	15,341														19,638
778 - Equipment: Replacement Pool & Spa Equipment (50%)	22,645	5	2	23,792			26,918											30,455
964 - Furniture: Misc Pool Area Furniture	8,190	6	4			9,040								10,484				
Total 12000 - Pool	85,421			81,140		9,040	26,918						10,484	10,484				103,866
13000 - Spa																		
158 - Resurface Spa	6,262	8	1	6,419														7,821
Total 13000 - Spa	6,262			6,419														7,821
19000 - Fencing																		
110 - Wood: Split Rail 152 lf Perimeter Fencing	5,780	20	13															7,968
Total 19000 - Fencing	5,780																	7,968
23000 - Mechanical Equipment																		
200 - HVAC 3 HVAC	27,000	15	11															35,426
Total 23000 - Mechanical Equipment	27,000																	35,426
26000 - Outdoor Equipment																		
864 - Shade Structure 367 sf Pool Equip Shade Structure	10,894	30	19															
868 - Shade Structure 378 sf [3] Pool Shade Canopies	9,425	15	8															11,484
Total 26000 - Outdoor Equipment	20,319																	11,484
Total [Abrego North (AN)] Expenditures Inflated @ 2.50%	2,715			6,419	219,584	16,436	3,072	13,166	26,918	23,067	16,189	13,960	35,426	115,920	22,685	9,468		
00150 - Del Sol Clubhouse (DSC)																		
01000 - Paving																		
100 - Asphalt: Sealing 63,350 sf Parking, Driveway	17,738	5	5				20,069											22,706

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	Cost Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
200 - Asphalt: Ongoing Repairs 63,350 sf Parking, Driveway (2%)	5,068	5 5						5,734						6,487				
300 - Asphalt: Overlay w/ Interlayer 63,350 sf Parking, Driveway	190,050	25 25																
800 - Striping Parking Lot	3,000	5 5					3,394							3,840				
Total 01000 - Paving	215,856						29,197							33,034				
02000 - Concrete																		
210 - Curbs & Gutters 1,976 lf Curbing Along Asphalt Perimeter (4%)	2,529	5 5					2,862							3,238				
220 - Miscellaneous Around Clubhouse, Grounds, Rear Parking	1,800	5 10												2,304				
Total 02000 - Concrete	4,329						2,862							5,542				
03000 - Painting: Exterior																		
120 - Surface Restoration Clubhouse Exterior Elements	19,000	10 10												24,322				
140 - Mid Cycle Touch-Up Clubhouse Exterior Elements	6,000	10 5					6,788											
Total 03000 - Painting: Exterior	25,000						6,788							24,322				
03500 - Painting: Interior																		
400 - Restrooms 1,020 sf First Floor Entry	3,060	10 10												3,917				
420 - Restrooms 500 sf Lower Level 2 Restrooms	1,500	10 10												1,920				
500 - Clubhouse 5,877 sf First Floor Areas	11,754	10 10												15,046				
510 - Clubhouse 2,400 sf Lower Level Areas	4,800	10 10												6,144				
Total 03500 - Painting: Interior	21,114													27,028				
04500 - Decking/Balconies																		
110 - Concrete 600 sf Walking Surface, Card Room Balcony	12,000	30 2												12,608				
510 - Railing: Metal 180 lf Building Exteriors	14,400	30 20																
Total 04500 - Decking/Balconies	26,400													12,608				
05000 - Roofing																		
330 - Low Slope: Vinyl 6,252 sf Clubhouse	75,024	18 18																
620 - Pitched: Spanish Tile 12 Squares- Clubhouse	13,200	30 25																
860 - Skylights 7 Rooftop Skylights, Clubhouse	11,200	12 12																15,063
910 - Gutter Cleaning Scuppers	4,000	20 20																
Total 05000 - Roofing	103,424																	15,063
08000 - Rehab																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
180 - Restrooms	12,000	15 15															
2 Restrooms at Main Entry (50%)																	
320 - Countertops- Kitchen	8,400	20 20															
28 lf Dining Room Counter- Quartz																	
370 - Restrooms	5,000	15 15															
2 Restrooms at Lower Level (50%)																	
380 - Tile	9,464	25 25															
364 sf Wall Tile- First Floor Entry Restrooms																	
390 - Tile	9,620	25 25															
370 sf Wall Tile- Lower Level Restrooms (2)																	
720 - T-Bar Ceiling	7,680	30 29															
256 sf Dining Area, Counter																	
900 - General	12,000	20 20															
8 Building Doors (50%)																	
910 - Windows	30,000	20 20															
Building Windows																	
Total 08000 - Rehab	94,164																
20000 - Lighting																	
200 - Street Lights	18,000	30 29															
6 Parking Lot Lights																	
400 - Interior	10,000	10 10															12,801
50 Interior Building Lighting																	
Total 20000 - Lighting	28,000																12,801
23000 - Mechanical Equipment																	
200 - HVAC	18,000	15 15															
1 Rheem 5 Ton, Clubhouse Roof																	
204 - HVAC	44,000	15 15															
2 Rheem 7.5 Ton, Clubhouse Roof																	
220 - HVAC	10,000	15 15															
1 Carrier Gemini Split System, Clubhouse Grounds																	
224 - HVAC	10,000	15 15															
1 Carrier Gemini Split-System, Clubhouse Grounds																	
600 - Water Heater	2,400	12 10															3,072
1- GE 50 US Gal Water Heater																	
Total 23000 - Mechanical Equipment	84,400																3,072
24500 - Audio / Visual																	
100 - Television	3,000	10 10															3,840
2 at Dining Room																	
Total 24500 - Audio / Visual	3,000																3,840
25000 - Flooring																	
400 - Tile	8,640	25 25															
360 sf First Floor Entry Restrooms																	
410 - Tile	6,080	25 15															
304 sf Kitchen, Store Room																	
420 - Tile	24,520	25 25															
1,226 sf Dining Room, Counter, Side Room & Stairs																	

See Section VI-b for Excluded Components

Reserve Component	Current Life		Replacement Useful /														
	Cost	Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
08000 - Rehab																	
100 - General Office, Storage, Breezeway	5,791	10	6						6,716								
226 - Restrooms 2 Restrooms	17,373	10	6						20,148								
Total 08000 - Rehab	23,164								26,863								
17500 - Basketball / Sport Court																	
200 - Seal & Striping 54,600 sf [24] Pickleball Courts	47,458	2	1	48,645	53,695	51,107	51,107	53,695	56,413	56,413	59,269	59,269	62,269	62,269	65,422	65,422	65,422
Total 17500 - Basketball / Sport Court	47,458			48,645	53,695	51,107	51,107	53,695	56,413	56,413	59,269	59,269	62,269	62,269	65,422	65,422	65,422
19000 - Fencing																	
174 - Chain Link: 4' 1,414 lf Court Fences	29,482	25	21														
178 - Chain Link: 8' 1,871 lf Court Fences	69,950	25	21														
780 - Gates 50 Court Gates	16,215	20	16														
Total 19000 - Fencing	115,647																
23000 - Mechanical Equipment																	
470 - HVAC 3 Mini-split Units	15,000	15	11														19,681
870 - Septic System Septic System	8,687	20	16														19,681
Total 23000 - Mechanical Equipment	23,687																39,362
24000 - Furnishings																	
570 - Miscellaneous Interior/Exterior Furniture	23,164	10	6						26,863								
970 - Miscellaneous 900 sf Artificial Turf	9,006	10	6						10,444								
974 - Miscellaneous Entrance Gate	5,791	10	6						6,716								
Total 24000 - Furnishings	37,961								44,023								
26000 - Outdoor Equipment																	
440 - Drinking Fountain 2 Drinking Fountains	5,559	20	16														
448 - Bleachers: Aluminum 6 Bleachers	19,557	20	16														
884 - Shade Structure 4,182 sf [3] Shade Structures	14,994	7	3	16,147											19,194		
Total 26000 - Outdoor Equipment	40,111			16,147											19,194		
Total [Pickleball Center (PC)] Expenditures Inflated @ 2.50%																	
	48,645	18,586	67,255	53,695	70,887	77,442	59,269	101,228	23,792	65,422							
00700 - Facility Maintenance Shop (FMS)																	
01000 - Paving																	
136 - Asphalt: Sealing 29,074 sf Parking Area	8,722	5	3	9,393							10,627						12,024
260 - Asphalt: Ongoing Repairs 29,074 sf Parking Area (3.5%)	4,257	5	3	4,584							5,186						5,868

See Section VI-b for Excluded Components

Reserve Component	Current Life		Replacement Useful /														
	Cost	Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
424 - Asphalt: Overlay w/ Interlayer 29,074 sf Parking Area	87,222	25 20															
Total 01000 - Paving	100,201				13,977					15,813						17,891	
03000 - Painting: Exterior																	
128 - Surface Restoration 5,000 sf Building Exterior	7,605	10 4				8,395											10,746
412 - Wrought Iron 835 lf Perimeter Fence	8,936	4 2		9,389				10,363					11,439				12,627
Total 03000 - Painting: Exterior	16,542			9,389		8,395		10,363				11,439					23,373
03500 - Painting: Interior																	
152 - Building 10,000 sf All Interior Spaces	14,124	10 11												18,533			
Total 03500 - Painting: Interior	14,124													18,533			
04000 - Structural Repairs																	
800 - Shed Shed	6,254	10 6							7,253								
804 - Shed 3 Pre-Fab Sheds	18,253	10 4				20,148											25,791
960 - Doors 2 Shop Rollup Doors	5,650	30 24															
964 - Doors 24 Exterior & Interior Doors (25%)	11,408	10 4				12,593											16,120
Total 04000 - Structural Repairs	41,565					32,740			7,253								41,910
05000 - Roofing																	
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof	14,000	20 14															19,782
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof	26,355	30 3				28,381											
860 - Skylights 10 Pitched & Low Slope Roof Skylights	9,497	20 14															13,419
982 - Coating 1,400 sf Low Slope Roof Recoating	4,655	5 0	4,655				5,266						5,958				
Total 05000 - Roofing	54,507		4,655			28,381	5,266					5,958					33,201
08000 - Rehab																	
108 - General Common Areas	18,709	20 14															26,435
278 - Restrooms 2 Restrooms	35,615	20 14															50,323
282 - General Break Room	24,930	20 14															35,226
Total 08000 - Rehab	79,254																111,984
19000 - Fencing																	
224 - Wrought Iron: 5' 835 lf Perimeter Fencing	33,703	30 24															
540 - Metal 165 lf Frontage Fencing	6,269	30 24															
Total 19000 - Fencing	39,973																

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			Cost														
23000 - Mechanical Equipment																	
208 - HVAC	32,000	15 9									39,964						
4 Rooftop HVAC Units- 2018																	
224 - HVAC	36,000	15 8								43,863							
2 Ground Level Bryant Units- 2017																	
Total 23000 - Mechanical Equipment	68,000									43,863	39,964						
24000 - Furnishings																	
200 - Miscellaneous	58,171	20 14															82,194
64 Chairs, Desks, Storage, Etc																	
Total 24000 - Furnishings	58,171																82,194
25000 - Flooring																	
290 - Carpeting	7,415	10 1		7,601										9,730			
195 Sq. Yds. Offices, Hallways, Misc																	
480 - Tile	18,916	20 14															26,728
664 sf Floor & Wall Tile																	
Total 25000 - Flooring	26,331			7,601										9,730			26,728
30000 - Miscellaneous																	
236 - Maintenance Equipment	19,429	20 16															
Genie Scissor Lift																	
822 - Maintenance Equipment	22,615	10 4					24,963										31,955
11 Shop Tools, Portacoolers, Misc (50%)																	
Total 30000 - Miscellaneous	42,044						24,963										31,955
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%																	
00800 - General																	
22000 - Office Equipment																	
100 - Miscellaneous	7,479	5 3				8,054					9,113						10,310
Facility Maintenance Shop Context Scanner																	
Total 22000 - Office Equipment	7,479				8,054						9,113						10,310
30000 - Miscellaneous																	
200 - Maintenance Equipment	9,588	20 3			10,326												
Vermeer Chipper																	
204 - Maintenance Equipment	62,154	15 13															85,680
Vermeer Skid Loader & Attachments																	
700 - Trailer	6,392	15 1		6,552													
Load Trail																	
704 - Trailer	7,417	15 10											9,495				
Top Hat- 2018																	
710 - Trailer	27,042	15 13															37,278
Big Tex																	
824 - Maintenance Truck	38,353	10 7								45,590							
2011 Ford F150 Pickup- #18																	
832 - Vehicle	92,717	10 9														115,791	
3 2013 Ford Transit Connects- #20, 21, 23																	
844 - Vehicle	22,373	10 3			24,093												30,841
2016 Ford Fiesta- #26																	

See Section VI-b for Excluded Components

2024 Update- Includes DSC- 3
Prepared for the 2025 Fiscal Year

Reserve Component	Current Life		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Replacement	Useful /															
852 - Vehicle	74,836	10	2														
2 2016 Ram Promaster City Vans- # 29, 30				78,624													100,646
856 - Maintenance Truck	127,222	10	3		137,004												175,377
3 2016 Ram 1500 Pickups- # 31, 32, 33						47,970											61,406
860 - Maintenance Truck	44,545	10	3														
2017 Ram 1500 Pickup- # 34						37,418											
866 - Vehicle	34,746	3	3														
2017 Ford Escape- # 36									40,295								46,730
868 - Maintenance Truck	41,395	10	4			45,692											58,489
2018 Ford F150 Supercrew- # 37																	
872 - Maintenance Truck	44,184	10	4			48,770											62,430
2018 Ford F150- # 38																	
874 - Maintenance Truck	42,394	10	4			46,795											59,901
Ford F250 PU- # 39																	
876 - Vehicle	38,654	10	4			42,667											54,617
Ford Transit Connect- # 40																	
878 - Vehicle	38,655	10	5				43,735										
2018 Ford Transit 150 Van- # 41																	
880 - Vehicle	47,487	10	5				53,727										
2019 Ford F-250 Pickup Truck- # 42																	
882 - Vehicle	40,364	10	5				45,668										
2018 Ford Transit 250 Van- # 43																	
884 - Vehicle	35,337	10	5				39,981										
2018 Ford F-150 Pickup Truck- # 44																	
888 - Vehicle	34,768	10	6						40,320								
2020 Ford Escape- # 45																	
892 - Maintenance Truck	41,551	10	7							49,391							
2021 Ford Ranger XL- # 46																	
896 - Maintenance Truck	47,534	10	7														
2021 Ford F250 Pickup- # 47																	
Total 30000 - Miscellaneous	999,708																
Total [General] Expenditures Inflated @ 2.50%				6,552	78,624	256,811	183,924	183,110	80,615	151,484	159,185	159,185	9,495	147,376	390,582	235,438	
Total Expenditures Inflated @ 2.50%				6,552	78,624	264,865	183,924	183,110	80,615	151,484	9,113	159,185	9,495	147,376	400,892	235,438	
Total Expenditures Inflated @ 2.50%				926,077	2,340,240	1,946,088	1,935,721	1,572,260	2,031,701	1,346,116	1,896,918	1,545,292	1,843,048	1,888,392	1,542,273	2,295,966	2,069,924

Total Current Replacement Cost 19,591,336

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
00010 - Administrative Offices															
01000 - Paving															
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe			12,673					14,338					16,222		
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)			9,895					11,196					12,667		
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance							75,405								
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)							32,240								
Total 01000 - Paving			22,568				107,645	25,534					28,889		
03000 - Painting: Exterior															
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces									24,995						
Total 03000 - Painting: Exterior									24,995						
03500 - Painting: Interior															
100 - Building 16,167 sf All Interior Spaces								39,312							
Total 03500 - Painting: Interior								39,312							
04000 - Structural Repairs															
900 - Doors 41 Exterior & Interior Doors (25%)							31,935								
Total 04000 - Structural Repairs							31,935								
05000 - Roofing															
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace							138,923								
930 - Coating 7,900 sf Low Slope Roof Recoating			12,538					14,186					16,050		
Total 05000 - Roofing			12,538				138,923	14,186					16,050		
08000 - Rehab															
300 - Restrooms 3 Men's, Women's, Unisex Restrooms			81,339										17,646		
400 - Kitchen Kitchen													17,646		
Total 08000 - Rehab			81,339										17,646		
22000 - Office Equipment															
200 - Computers, Misc. 5 IT Servers (20%)	20,238	20,744	21,263	21,794	22,339	22,898	23,470	24,057	24,658	25,275	25,907	26,554	27,218	27,899	28,596
240 - Computers, Misc. Office Computer Work Stations	30,055	30,807	31,577	32,366	33,175	34,005	34,855	35,726	36,619	37,535	38,473	39,435	40,421	41,432	42,467
270 - Network Equipment Routers & Switches	9,738	9,982	10,231	10,487	10,749	11,018	11,294	11,576	11,865	12,162	12,466	12,778	13,097	13,424	13,760
Total 22000 - Office Equipment	60,032	61,533	63,071	64,648	66,264	67,921	69,619	71,359	73,143	74,972	76,846	78,767	80,736	82,755	84,824
23000 - Mechanical Equipment															
200 - HVAC 3 Rooftop Carrier Units- 2010			75,710												
280 - HVAC Rooftop Rheem Unit #5- 2017															26,469

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
314 - HVAC Rooftop Carrier Unit #6- 2005															23,513
348 - HVAC 3 IT Room Trane & Gree Units- 2013				18,225											
376 - HVAC Marvair Unit- 2018					18,225			26,469							14,470
Total 23000 - Mechanical Equipment		75,710		18,225	18,225			26,469							37,983
25000 - Flooring							28,675								
200 - Carpeting 365 Sq. Yds. Hallways, Lobby, Offices							15,694								
400 - Tile 430 sf Floors							15,694								
Total 25000 - Flooring							15,694	28,675							
28000 - Water System															
134 - Backflow Valves 4" Backflow							10,329								
Total 28000 - Water System							10,329								
Total [Administrative Offices] Expenditures Inflated @ 2.50%	60,032	137,243	179,517	64,648	223,411	99,856	203,286	179,066	117,258	137,950	76,846	78,767	125,676	82,755	84,824
00020 - West Social Center (WC)															
01000 - Paving															
104 - Asphalt: Sealing 43,543 sf Drives, North & South Parking		19,392					21,940								24,823
108 - Asphalt: Sealing 75,321 sf West Parking Lot		33,544					37,952								42,940
208 - Asphalt: Ongoing Repairs 75,321 sf West Parking Lot (3%)		11,693					13,230								14,968
304 - Asphalt: Overlay w/ Interlayer 43,543 sf Drives, North & South Parking															260,800
308 - Asphalt: Overlay w/ Interlayer 75,321 sf West Parking Lot		64,629					73,122								260,800
Total 01000 - Paving		64,629					73,122								260,800
02000 - Concrete															
400 - Pool Deck 5,313 sf Pool/Spa Area Concrete Repair (6%)				12,695					14,363						16,250
Total 02000 - Concrete				12,695					14,363						16,250
03000 - Painting: Exterior															
106 - Stucco 53,060 sf Building Exterior & Wall Surfaces															153,372
Total 03000 - Painting: Exterior															153,372
03500 - Painting: Interior															
106 - Building 24,000 sf All Interior Spaces															56,936
Total 03500 - Painting: Interior															56,936
04000 - Structural Repairs															
904 - Doors 72 Exterior & Interior Doors (25%)															56,081

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total 04000 - Structural Repairs						56,081									
05000 - Roofing															
300 - Low Slope: Metal Structure							15,530								
339 Squares- Building Flat Roofs							45,449			628,487					
600 - Pitched: Tile															
24 Squares- Tennis Ramada Roof						70,617								79,897	
934 - Coating		62,415													
33,900 sf Low Slope Roof Recoating		62,415				70,617	45,449	15,530		628,487				79,897	
Total 05000 - Roofing															
08000 - Rehab															
100 - General							12,158								
Tennis Ramada							184,056								
200 - Locker Rooms															
2 Pool Men's, Women's & Outdoor Shower								137,659							
306 - Restrooms															
4 Shops & Auditorium Restrooms							18,705								
460 - Cabinets															
2 Woodshop & Lapidary							35,734								
550 - Operable Wall/Partition															
320 sf Auditorium/Room 1							250,653	137,659							
Total 08000 - Rehab															
12000 - Pool															
100 - Resurface															97,039
250 If Pool															
600 - Deck: Re-Surface															
5,313 sf Pool/Spa Deck Coating						77,296									
728 - Equipment: Replacement															
Pool Digital Clocks						5,193								6,647	
730 - Equipment: Replacement							50,914								57,604
Pool & Spa Equipment (50%)							50,914								
Total 12000 - Pool															154,644
14000 - Recreation															
700 - Billiard Table							53,150								
4 Billiards Room Tables							53,150								
Total 14000 - Recreation															
17000 - Tennis Court															
100 - Reseal															
43,200 sf [6] Tennis Courts							55,972			61,782					68,196
500 - Resurface															
43,200 sf [6] Tennis Courts															
600 - Lighting															
20 Court Lights															186,550
724 - Screen															
8,685 sf Tennis Court Fence Screens								9,491							10,738
Total 17000 - Tennis Court															265,485
17500 - Basketball / Sport Court															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
200 - Seal & Striping 3,744 sf [12] Shuffleboard Courts															
Total 17500 - Basketball / Sport Court					31,865										38,825
19000 - Fencing															
120 - Chain Link: 10' 1,710 lf Tennis Court Fence															
Total 19000 - Fencing					31,865										38,825
20000 - Lighting															
200 - Pole Lights 15 Walkway Lights															
500 - Parking Lot 25 Parking Lot Lights															148,555
Total 20000 - Lighting															148,555
23000 - Mechanical Equipment															
204 - HVAC 2 Rooftop Carrier Units- 2006					110,150										
284 - HVAC 2 Rooftop Carrier Units- 2013						54,354									
320 - HVAC Rooftop Carrier Unit #4- 2018										52,453					
324 - HVAC Rooftop Carrier Unit #10- 2019															33,371
352 - HVAC 2 Rooftop Carrier/American Units- 2009					42,487										
354 - HVAC Rooftop Carrier/American Units- 2009					21,774										
380 - HVAC Rooftop Carrier Unit #7- 2010					32,581										143,249
404 - HVAC 4 Rooftop Carrier/American Units- 2008															
420 - HVAC Tennis Ramada Rheem Unit #15- 2022															13,975
440 - HVAC 5 Gree HVAC Units- 2012									31,193						
900 - Miscellaneous Woodshop Dust Collector									33,395						
Total 23000 - Mechanical Equipment					152,637	54,355	31,193		33,395	52,453	33,371				13,975
24000 - Furnishings															
500 - Miscellaneous 550 Auditorium Padded Chairs					134,147										171,720
504 - Miscellaneous 500 Auditorium Unpadded Chairs															59,308
508 - Tables 175 Auditorium Tables															105,386
Total 24000 - Furnishings					134,147										164,694
24500 - Audio / Visual															
100 - Speakers Auditorium															53,649
108 - Lighting Console Auditorium Control Room															7,468

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
116 - Miscellaneous	27,538														
Auditorium Total Induction Loop															
220 - PA System								109,985							
Auditorium Bldg															
224 - Projector										22,796					
3 Auditorium Projectors (33%)															
400 - Stage Lights				17,686											
Stage Lighting															
600 - Stage Curtains		16,532													
Stage Curtains															
740 - Piano															
Auditorium Petrof Grand															
764 - Piano															
Auditorium Yamaha Upright															
800 - Stage Risers									37,770						
Auditorium Stage															
Total 24500 - Audio / Visual	27,538	16,532	17,686					109,985	37,770	83,913					
24600 - Safety / Access															
200 - Fire Control Misc								83,798							
Fire Alarm System															
Total 24600 - Safety / Access								83,798							
25000 - Flooring															
210 - Carpeting			31,107												39,820
448 Sq. Yds. West Center Carpet															
214 - Carpeting										8,737					
117 Sq. Yds. West Center Billiards Room															
410 - Tile									46,532						
1,618 sf Clubhouse Walls & Floors															
414 - Tile															
682 sf Green Room Dressing & Restrooms															182,210
600 - Vinyl															
1,100 Sq. Yds. West Center Vinyl															
Total 25000 - Flooring		31,107							46,532	8,737			39,820	182,210	
26000 - Outdoor Equipment															
400 - Bleachers															
6 Courtyard & Tennis										22,928					
800 - Shade Structure															22,509
498 sf [2] Green Rm & Woodshop Shade Canopies															
840 - Shade Structure															30,735
680 sf Pool Deck Shade Canopy															
844 - Shade Structure															86,209
1,955 sf [3] Tennis Court Shade Canopies															3,834
846 - Shade Structure															
4 Tennis Court Bench Shades (25%)															12,257
876 - Shade Structure															
231 sf Shop Metal Shade Structure-2018															
Total 26000 - Outdoor Equipment									90,044	22,928					65,501
27000 - Appliances															

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
324 - Dishwasher, Commercial Commercial Dishwasher- 2022							18,705								
700 - Miscellaneous 30 Kitchen Appliances (33%)			59,310					67,104						75,922	
702 - Stove 2 Vulcan 10-Burner & 6-Burner			59,310					67,104						75,922	
Total 27000 - Appliances			59,310					67,104						75,922	
28000 - Water System															
158 - Backflow Valves 4" Backflow							10,675								
Total 28000 - Water System							10,675								
30000 - Miscellaneous															
240 - Maintenance Equipment 1 Portable Lift							22,072								
244 - Maintenance Equipment 1 Portable Lift							22,072		22,624						
Total 30000 - Miscellaneous							22,072		22,624						
Total [West Social Center (WC)] Expenditures Inflated @ 2.50%	319,515	396,922	158,331	129,273	162,297	112,053	426,958	530,661	441,115	272,387	988,781	470,643	78,645	814,643	143,249
00030 - East Social Center (EC)															
01000 - Paving															
112 - Asphalt: Sealing 87,662 sf Parking Lot & N Driveway					42,042					47,567					53,818
212 - Asphalt: Ongoing Repairs 87,662 sf Parking Lot & N Driveway (2%)	10,622					12,017					13,597				
312 - Asphalt: Overlay w/ Interlayer 27,900 sf South Parking Lot															
316 - Asphalt: Overlay w/ Interlayer 56,762 sf West & North Parking Lots & N Driveway	246,625														
Total 01000 - Paving	257,246				42,042	12,017				47,567	13,597				53,818
02000 - Concrete															
406 - Pool Deck 5,661 sf Pool/Spa Area Concrete Repair (4%)	8,510		8,941		9,393		9,869	10,368		10,893		11,445			12,024
Total 02000 - Concrete	8,510		8,941		9,393		9,869	10,368		10,893		11,445			12,024
03000 - Painting: Exterior															
112 - Stucco 13,905 sf Building Exterior										38,256					
Total 03000 - Painting: Exterior										38,256					
03500 - Painting: Interior															
112 - Building 17,350 sf All Interior Spaces			37,289											47,733	
Total 03500 - Painting: Interior			37,289											47,733	
04000 - Structural Repairs															
896 - Shed Pool Equipment Area Shed															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
908 - Doors 58 Exterior/Interior Doors & Access Gates (25%)						45,177									
Total 04000 - Structural Repairs						45,177									
05000 - Roofing							156,453								
312 - Low Slope: Vinyl 207 Squares- Building Roof (50%)										191,883					
356 - Low Slope: Vinyl 207 Squares- Building Roof (50%)							22,287				25,216				
938 - Coating 20,700 sf Low Slope Roof Recoating		19,699													
Total 05000 - Roofing		19,699					178,740				191,883			25,216	
08000 - Rehab															
204 - Unit Rehab Fine Arts															32,538
206 - Locker Rooms 2 Men's, Women's & Outdoor Shower															260,737
214 - Restrooms Pool Patio Companion Restroom							16,834								
250 - Kitchen Kitchen															54,230
312 - Restrooms 2 Lobby Hallway Restrooms							61,352								
Total 08000 - Rehab							78,186								347,505
12000 - Pool															
106 - Resurface 165 lf Pool															
400 - ADA Chair Lift 2 Pool & Spa ADA Chairs		14,194													18,169
606 - Deck: Re-Surface 5,661 sf Pool/Spa Deck Coating															97,379
734 - Equipment: Replacement Pool & Spa Equipment (50%)									39,819						45,052
924 - Furniture: Misc Pool Area Furniture		13,307						15,432							17,896
Total 12000 - Pool		27,500						57,044	39,819					18,169	160,327
13000 - Spa															
114 - Resurface Spa								10,366							
Total 13000 - Spa								10,366							
14000 - Recreation															
200 - Exercise: Cardio Equipment 17 Fitness Room Cardio Machines (25%)											48,656			52,397	60,764
300 - Exercise: Strength Equipment 19 Fitness Room Strength Machines, Etc (50%)														73,973	
720 - Billiard Table 2 Billiards Room															
Total 14000 - Recreation											48,656			126,370	60,764
17000 - Tennis Court															

[See Section VI-b for Excluded Components](#)

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
110 - Reseal 14,400 sf [2] Tennis Courts	8,684				9,586				10,581						11,679
510 - Resurface 14,400 sf [2] Tennis Courts															97,518
Total 17000 - Tennis Court	8,684				9,586				10,581						109,198
17500 - Basketball / Sport Court															
210 - Seal & Striping 18,200 sf [8] Pickleball Courts	29,990	31,508			33,103	34,779	34,779	36,540	36,540	38,390	38,390	40,333	40,333	42,375	42,375
Total 17500 - Basketball / Sport Court	29,990	31,508			33,103	34,779	34,779	36,540	36,540	38,390	38,390	40,333	40,333	42,375	42,375
19000 - Fencing															
104 - Chain Link: 4' 270 lf Pickleball Court Divider Fences					10,575										
110 - Chain Link: 6' 600 lf North Pickleball Court Fencing-2015						25,731									
114 - Chain Link: 6' 600 lf South Pickleball Court Fencing-2018									27,709						
130 - Chain Link: 10' 540 lf Tennis Court Fence															
200 - Wrought Iron: 5' 415 lf Pool Perimeter Fence															
Total 19000 - Fencing					10,575	25,731			27,709						
20000 - Lighting															
510 - Parking Lot 7 Parking Lot Lights															44,397
604 - Sports Field / Court 8 Pickleball Court Lights	42,801									54,789					
Total 20000 - Lighting	42,801									54,789					44,397
23000 - Mechanical Equipment															
288 - HVAC 4 Rooftop Units- 2018										94,054					
326 - HVAC Rooftop Carrier Unit #3- 2009	31,786														
356 - HVAC Rooftop Carrier Unit #4												20,903			
384 - HVAC Rooftop Carrier Unit #8- 2008															38,490
408 - HVAC 5 Rooftop Carrier Units- 2011									106,513						
424 - HVAC 2 Rooftop Rheem Units- 2018										39,792					
Total 23000 - Mechanical Equipment	31,786								106,513	133,846		20,903			38,490
24000 - Furnishings															
520 - Miscellaneous Tables & Chairs													56,899		
Total 24000 - Furnishings													56,899		
24500 - Audio / Visual															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
300 - PA System															
Sound Rack- Sound System			17,194												22,009
744 - Piano															
East Auditorium Yamaha Upright															
Total 24500 - Audio / Visual			17,194												22,009
24600 - Safety / Access															
100 - Fire Equipment															
Alarm & Sprinkler System								38,728							
Total 24600 - Safety / Access								38,728							
25000 - Flooring															
220 - Carpeting			41,230												52,778
850 Sq. Yds. East Center Carpet															
420 - Tile								94,273							
4,200 sf Clubhouse Walls & Floors															
610 - Tile														21,671	
160 Sq. Yds. Art Room, Lobby, Kitchen															
Total 25000 - Flooring			41,230					94,273						21,671	
26000 - Outdoor Equipment															
444 - Bleachers: Aluminum															
4 Pickleball Bleachers															
Total 26000 - Outdoor Equipment									9,586						
27000 - Appliances															
448 - Washer & Dryer															
Washer/Dryer															
720 - Miscellaneous				16,675					18,866						21,345
12 Kitchen Appliances (33%)															
Total 27000 - Appliances				16,675					18,866						21,345
28000 - Water System															
138 - Backflow Valves															
4" Backflow				13,627											
Total 28000 - Water System				13,627											18,327
Total [East Social Center (EC)] Expenditures Inflated @ 2.50%															
	453,359	47,199	287,857	35,195	110,799	116,425	306,018	275,222	271,994	266,244	309,552	120,714	323,494	507,831	273,214
00040 - Las Campanas (LC)															
01000 - Paving															
116 - Asphalt: Sealing			32,168												41,177
70,468 sf Parking Lot															
216 - Asphalt: Ongoing Repairs								36,395							
70,468 sf Parking Lot (3%)															
320 - Asphalt: Overlay			11,213						12,687						14,354
27,246 sf North Parking Lot															
324 - Asphalt: Overlay w/ Interlayer									107,023						
44,468 sf East Parking Lot															
Total 01000 - Paving			43,381					156,104							55,531
02000 - Concrete															
412 - Pool Deck															
4,731 sf Pool/Spa Area Concrete Repair															
Total 02000 - Concrete									15,459	16,242				17,064	17,928
(7.5%)															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total 02000 - Concrete	12,688	13,330	14,005	14,714	15,459	16,242	17,064	17,928							
03000 - Painting: Exterior															
118 - Stucco						46,446									
18,180 sf Building Exterior						46,446									
Total 03000 - Painting: Exterior						46,446									
03500 - Painting: Interior															
118 - Building						51,954									
21,900 sf All Interior Spaces						51,954									
Total 03500 - Painting: Interior						51,954									
04000 - Structural Repairs															
912 - Doors					59,197										
76 Exterior & Interior Doors (25%)					59,197										
Total 04000 - Structural Repairs					59,197										
05000 - Roofing															
316 - Low Slope: Vinyl						266,046									
198 Squares- Clubhouse & Racquetball Roof						266,046									
942 - Coating	33,649				38,071					43,074					
19,800 sf Low Slope Roof Recoating	33,649				38,071					43,074					
Total 05000 - Roofing						266,046									
08000 - Rehab															
212 - Locker Rooms									251,351						
2 Men's, Women's & Outdoor Shower									251,351						
216 - Restrooms									65,953						
2 Hallway Restrooms									65,953						
220 - Restrooms									32,977						
Companion Restroom									32,977						
318 - Restrooms															
2 Racquetball Court Restrooms															
406 - Kitchen									15,712						
Clubhouse Kitchen									15,712						
560 - Operable Wall/Partition															
1,296 sf [2]- Ocotillo/Agave & Agave/Jumper															
Total 08000 - Rehab	22,659								15,712	350,281					
12000 - Pool															
112 - Resurface									90,436						
264 lf Pool									90,436						
416 - ADA Chair Lift														19,344	
2 Pool & Spa ADA Chairs														19,344	
612 - Deck: Re-Surface														86,153	
4,731 sf Pool/Spa Deck Coating														86,153	
738 - Equipment: Replacement									48,041						
Pool & Spa Equipment (50%)									48,041						54,353
928 - Furniture: Misc														17,978	
Pool Area Furniture														17,978	
Total 12000 - Pool					15,502				138,477					19,344	54,353
13000 - Spa															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
118 - Resurface Spa PebbleTec Resurfaced			11,109												
Total 13000 - Spa			11,109								13,536				
14000 - Recreation															
210 - Exercise: Cardio Equipment 22 Fitness Center Cardio Machines (25%)			62,076		66,849			71,989				77,524			83,485
310 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)		82,311						100,288							
Total 14000 - Recreation		82,311	62,076		66,849			172,278				77,524			83,485
17000 - Tennis Court															
120 - Reseal 14,000 sf [2] Tennis Courts		16,032			17,697					19,534					21,562
520 - Resurface 14,000 sf [2] Tennis Courts	70,496														
Total 17000 - Tennis Court	70,496	16,032			17,697					19,534					21,562
19000 - Fencing															
140 - Chain Link: 10' 600 lf Tennis Court Fence															
210 - Wrought Iron: 5' 315 lf Pool Area Fencing															
Total 19000 - Fencing															
20000 - Lighting															
520 - Parking Lot 8 North Parking Lot Lights															
560 - Parking Lot 13 East Parking Lot Lights														78,938	
Total 20000 - Lighting														78,938	
23000 - Mechanical Equipment															
212 - HVAC 11 Rooftop Trane Units- 2008	258,030														
292 - HVAC 4 Rooftop Carrier Units- 2010		86,885													
328 - HVAC Rooftop Carrier Unit #16- 2014						22,941									
612 - Water Heater 2 Rennai Tankless Heaters							21,150								
Total 23000 - Mechanical Equipment	258,030	86,885			22,941		21,150								
24000 - Furnishings															
900 - Miscellaneous Tables, Chairs, Misc								98,452							
Total 24000 - Furnishings								98,452							
24500 - Audio / Visual															
748 - Piano Ocotillo Room Yamaha Upright														49,515	
804 - Stage Risers 4 Ocotillo Room- New															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
808 - Stage Risers 2 Ocotillo Room- Older	1,321														
832 - Stage Curtains 2 Ocotillo Room														16,904	
900 - Miscellaneous Ocotillo Room- Sound System & Induction Loop	27,297													34,942	
Total 24500 - Audio / Visual	28,618									49,515				51,846	
24600 - Safety / Access															
210 - Fire Control Misc Fire Alarm System														41,622	
Total 24600 - Safety / Access														41,622	
25000 - Flooring															
230 - Carpeting 430 Sq. Yds. Clubhouse Carpet							35,916								
236 - Carpeting 150 Sq. Yds. Juniper Room Only							9,991								
430 - Tile 3,050 sf Clubhouse Walls & Floors							79,035								
620 - Vinyl 540 Sq. Yds. Clubhouse															186,305
700 - Hardwood Floors 1,600 sf [2] Racquetball Courts- Replace															
740 - Vinyl 2,925 sf Agave & Ocotillo Floor															
741 - Vinyl Agave & Ocotillo Floor- 2025 Only[nr:1]							124,942								
Total 25000 - Flooring							124,942								186,305
26000 - Outdoor Equipment															
306 - Bocce Ct. Resurface 900 sf Bocce Court								8,628							
Total 26000 - Outdoor Equipment								8,628							
27000 - Appliances															
800 - Miscellaneous 13 Kitchen Appliances (33%)							33,632								43,052
Total 27000 - Appliances							33,632								43,052
28000 - Water System															
130 - Backflow Valves 4" Backflow														17,197	
Total 28000 - Water System														17,197	
Total [Las Campanas (LC)] Expenditures Inflated @ 2.50%	521,240	102,917	145,008	76,093	29,507	204,754	525,252	171,816	821,626	69,049	142,676	284,239	109,136	305,272	101,413
00050 - Desert Hills (DH)															
01000 - Paving															
120 - Asphalt: Sealing 104,016 sf Drives & Parking														51,133	57,852
220 - Asphalt: Ongoing Repairs 104,016 sf Drives & Parking (3%)														17,824	20,166
328 - Asphalt: Overlay w/ Interlayer 71,286 sf Upper Parking Area & Drive															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
332 - Asphalt: Overlay w/ Interlayer 32,730 sf Lower Parking Area															
Total 01000 - Paving	60,948				68,957		169,041				78,018				
02000 - Concrete															
414 - Pool Deck		17,003				19,237						21,765			
5,981 sf Pool/Spa Area Concrete Repair (7.5%)															
Total 02000 - Concrete		17,003				19,237						21,765			
03000 - Painting: Exterior															
124 - Stucco								98,220							
30,135 sf Building Exterior															
Total 03000 - Painting: Exterior								98,220							
03500 - Painting: Interior															
124 - Building		28,961					32,766					37,072			
26,950 sf All Interior Spaces (50%)															
Total 03500 - Painting: Interior		28,961					32,766					37,072			
04000 - Structural Repairs															
916 - Doors															
54 Exterior & Interior Doors (25%)							42,061								
Total 04000 - Structural Repairs							42,061								
04500 - Decking/Balconies															
200 - Resurface															
1,778 sf Second Floor Deck							48,945								
Total 04500 - Decking/Balconies							48,945								
05000 - Roofing															
324 - Low Slope: Vinyl															
137 Squares- Roof Replacement							179,592								
946 - Coating		24,841						28,105				31,798			
13,700 sf Low Slope Roof Recoating															
Total 05000 - Roofing		24,841					179,592	28,105				31,798			
08000 - Rehab															
218 - Locker Rooms															
2 Men's & Women's															
222 - Bathrooms															
Add Companion Bathroom							32,209								
324 - Restrooms															
2 Auditorium Lobby Restrooms							100,775								
466 - Cabinets															
40 If Countertops & Cabinets															
570 - Operable Wall/Partition															
770 sf [4] Room Dividers															
Total 08000 - Rehab							100,775	88,553							298,090
12000 - Pool															
118 - Resurface															
260 If Pool															
404 - ADA Chair Lift															
2 Pool & Spa Chair Lifts															
Total 12000 - Pool												100,921			

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
618 - Deck: Re-Surface 5,981 sf Pool/Spa Deck Coating				340,442											
742 - Equipment: Replacement Pool & Spa Equipment (50%)	45,191	20,276				51,129			23,513			57,848			27,268
932 - Furniture: Misc Pool Area Furniture	45,191	20,276	340,442			75,655			23,513		158,769				27,268
Total 12000 - Pool							18,705								
13000 - Spa							18,705								
122 - Resurface Spa							18,705								
Total 13000 - Spa							18,705								
14000 - Recreation								12,698							
140 - Sauna: Wood Kit Sauna								12,698							
220 - Exercise: Cardio Equipment 13 Fitness Center Cardio Machines (25%)	30,929			33,307			35,868		38,626						41,596
320 - Exercise: Strength Equipment 11 Fitness Center Strength Machines (50%)				45,183								55,051			
740 - Billiard Table 3 Billiards Room Tables															59,764
744 - Billiard Table 2 Diamond Tables							35,313								
Total 14000 - Recreation	30,929			78,490			71,182	12,698	38,626			55,051	101,360		
17000 - Tennis Court															
130 - Reseal 28,800 sf [4] Tennis Courts	32,176			35,517				39,204				43,274			
Total 17000 - Tennis Court	32,176			35,517				39,204				43,274			
19000 - Fencing															
150 - Chain Link: 10' 960 lf Tennis Court Fence															
Total 19000 - Fencing															
20000 - Lighting								15,022							
210 - Pole Lights 7 Walkway Lights								15,022							
218 - Landscape 25 Walkway Lights															
264 - Bollard Lights 22 Walkway Bollard Lights															
530 - Parking Lot 11 Parking Lot Lights															
Total 20000 - Lighting								15,022							
23000 - Mechanical Equipment															
216 - HVAC 4 Rooftop Rheem Units- 2022															103,818
296 - HVAC 3 Rooftop Units- 2007														85,513	
332 - HVAC 3 Rooftop Carrier Units- 2009															61,897

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
360 - HVAC Rooftop Rheem Unit #8- 2019															22,817
388 - HVAC 3 Rooftop Carrier Units- 2013				76,735											
412 - HVAC Rooftop Rheem Unit #11- 2019										25,322					25,955
428 - HVAC Rooftop Carrier Unit #16- 2018															10,428
444 - HVAC Ground Level Rheem Unit 17A/B- 2003															9,925
446 - HVAC Ground Level- Carrier 3-ton Unit									19,469						
604 - Water Heater 2 Pool Equipment Area Water Heaters (50%)															
632 - Water Heater Men's Restroom's Janitor's Closet				3,126											
Total 23000 - Mechanical Equipment	61,897			79,862					19,469	25,322	69,125	85,513			103,818
24000 - Furnishings															
540 - Miscellaneous Folding Tables & Chairs									48,098						
Total 24000 - Furnishings									48,098						
24500 - Audio / Visual															
152 - Projector Stage- Epson															14,881
174 - Projection Screen Stage- Electric Screen	14,800														
308 - PA System Sound Rack- Sound System								29,883							38,252
752 - Piano Stage Yamaha Upright															
820 - Stage Curtains 2 Stage Curtains									30,991						
Total 24500 - Audio / Visual	14,800			11,625				29,883	30,991				14,881		38,252
24600 - Safety / Access															
220 - Fire Control Misc Fire Alarm System															
Total 24600 - Safety / Access				33,372											
25000 - Flooring															
240 - Carpeting 670 Sq. Yds. Clubhouse Carpet	54,296														69,504
244 - Carpeting 384 Sq. Yds. Clubhouse Carpet										12,481					15,977
440 - Tile 975 sf Clubhouse Walls & Floors														52,069	
630 - Vinyl 566 Sq. Yds. Clubhouse Vinyl	27,254														
710 - Hardwood Floors 500 sf Stage- Replace															
Total 25000 - Flooring	81,550							12,481						52,069	69,504

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
27000 - Appliances															
160 - Ice Machine			10,694												13,690
Tennis Courts															
740 - Miscellaneous															
12 Kitchen Appliances (33%)															36,832
764 - Dishwasher, Commercial Dishwasher															
Total 27000 - Appliances			10,694												13,690 36,832
28000 - Water System															
150 - Backflow Valves															
6" Backflow															
Total 28000 - Water System															21,331
Total [Desert Hills (DH)] Expenditures Inflated @ 2.50%	251,372	104,747	102,294	394,056	276,186	342,679	243,765	413,974	284,755	25,322	276,604	280,927	203,315	273,809	325,358
00060 - Canoa Hills (CH)															
01000 - Paving															
124 - Asphalt: Sealing			30,746												39,358
67,354 sf Parking Lot															
224 - Asphalt: Ongoing Repairs			17,148												21,951
67,354 sf Parking Lot (4%)															
332 - Asphalt: Overlay w/ Interlayer			47,894												61,309
67,354 sf Parking Lot															
Total 01000 - Paving			95,788												113,209
02000 - Concrete															
424 - Pool Deck			13,870												17,755
5,950 sf Pool/Spa Area Concrete Repair	13,202				14,572	15,310	16,085	16,085	16,085	16,899	16,899	17,755	17,755	18,653	18,653
(6%)															
Total 02000 - Concrete	13,202		13,870		14,572	15,310	16,085	16,085	16,899	16,899	17,755	17,755	18,653	18,653	18,653
03000 - Painting: Exterior															
130 - Stucco			42,349												54,210
10,940 sf Building Exterior															
416 - Wrought Iron		4,195			4,630										5,641
160 lf Pool Perimeter Fence															
Total 03000 - Painting: Exterior	4,195	42,349			4,630										5,641
03500 - Painting: Interior															
130 - Building															58,120
22,750 sf All Interior Spaces															
Total 03500 - Painting: Interior															58,120
04000 - Structural Repairs															
920 - Doors															36,609
47 Exterior & Interior Doors (25%)															
Total 04000 - Structural Repairs															36,609
05000 - Roofing															
328 - Low Slope: Vinyl															431,366
227 Squares- Building Roof															
950 - Coating			31,899												40,834
22,700 sf Low Slope Roof Recoating															
Total 05000 - Roofing			31,899												40,834

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
08000 - Rehab															
224 - Locker Rooms				264,718											
2 Men's, Women's & Outdoor Shower															
330 - Restrooms				133,711											
2 Restrooms															
580 - Operable Wall/Partition	63,504														
980 sf Saguaro & Palo Verde Divider															
Total 08000 - Rehab	63,504			398,430											
12000 - Pool															
124 - Resurface											106,355				
274 lf Pool															
624 - Deck: Re-Surface				58,990											75,512
5,950 sf Pool/Spa Deck Coating															
746 - Equipment: Replacement		48,239						54,578					61,750		
Pool & Spa Equipment (50%)															
936 - Furniture: Misc				21,459						24,886					
Pool Area Furniture															
Total 12000 - Pool		48,239	48,239	80,449				54,578		24,886	106,355	61,750			75,512
13000 - Spa															
126 - Resurface				9,767											11,900
Spa															
Total 13000 - Spa				9,767											11,900
14000 - Recreation															
234 - Exercise: Cardio Equipment			44,793												
16 Fitness Center Cardio Machines															
(25%)									48,238				51,947		
330 - Exercise: Strength Equipment	71,617														
20 Fitness Center Strength Machines															
(50%)													87,258		
Total 14000 - Recreation	71,617		44,793						48,238				139,205		60,242
17000 - Tennis Court															
140 - Reseal															
14,000 sf [2] Tennis Courts		16,032							17,697					21,562	
504 - Resurface															
14,000 sf [2] Tennis Courts															
Total 17000 - Tennis Court		16,032							17,697					21,562	99,609
19000 - Fencing															
160 - Chain Link: 10'															
580 lf Tennis Court Fence															
250 - Wrought Iron: 5'															
160 lf Pool Perimeter Fence															
Total 19000 - Fencing														21,562	99,609
20000 - Lighting															
220 - Pole Lights															
24 Parking Lot & Walkway Lights															
Total 20000 - Lighting															
23000 - Mechanical Equipment															
220 - HVAC															
6 Rooftop Carrier Units- 2007															114,708

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
230 - HVAC Rooftop Carrier Unit #4- 2021															18,818
340 - HVAC Rooftop Carrier Unit #5- 2021															18,818
364 - HVAC Rooftop Carrier Unit #10- 2021															19,236
600 - Water Heater Pool Eq Room Heater & Tank								27,072							
Total 23000 - Mechanical Equipment								27,072							114,708
24000 - Furnishings															
560 - Miscellaneous Folding Tables & Chairs					25,094										
620 - Miscellaneous Lobby Furniture								17,452							
Total 24000 - Furnishings					25,094			17,452							
24500 - Audio / Visual															
156 - Projector Saguaro Room- Panasonic								2,619							
166 - Projection Screen Saguaro Room- Electric Screen					28,852										
316 - PA System Sound Rack- Sound System					27,109					34,702					
330 - Miscellaneous Sound Rack- Total Induction Loop															
756 - Piano Saguaro Room Yamaha Upright															8,929
812 - Stage Risers 288 sf [6] Saguaro Room Risers														33,809	
828 - Stage Curtains 2 Saguaro Stage Curtains															
Total 24500 - Audio / Visual					55,961			2,619		34,702				33,809	8,929
24600 - Safety / Access															
230 - Fire Control Misc Fire Alarm System								37,708							
Total 24600 - Safety / Access								37,708							
25000 - Flooring															
250 - Carpeting 122 Sq. Yds. Mesquite Room								8,599						11,008	
254 - Carpeting 418 Sq. Yds. Clubhouse Carpeting												30,680			39,273
450 - Tile 6,475 sf Clubhouse Walls & Floors													153,608		
720 - Hardwood Floors 6,150 sf Wood Floor- Replace														44,823	
750 - Hardwood Floors 6,150 sf Wood Floor- Refinish								35,016							
Total 25000 - Flooring								43,615				153,608	30,680	55,830	39,273
26000 - Outdoor Equipment															
302 - Bocce Ct. Resurface 4 Bocce Ball Courts															18,499

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
848 - Shade Structure 200 sf Tennis Court Shade Canopy															10,206
852 - Shade Structure 800 sf [4] Bocce Court Shade Canopies								35,201							
856 - Shade Structure 144 sf Metal Roofed Shade Structure				17,590											
872 - Shade Structure Pool Area Wood Gazebo Structure		14,451		17,590				35,201				18,499			10,206
Total 26000 - Outdoor Equipment															
27000 - Appliances															
760 - Miscellaneous 17 Kitchen Appliances (33%)				39,812				45,044							50,963
764 - Dishwasher, Commercial Dishwasher							18,705								
Total 27000 - Appliances				39,812			18,705	45,044							50,963
28000 - Water System															
154 - Backflow Valves 6" Backflow											21,331				
Total 28000 - Water System											21,331				
Total [Canoa Hills (CH)] Expenditures Inflated @ 2.50%	208,478	116,447	186,696	220,777	528,761	127,637	15,310	549,134	287,787	77,654	97,818	734,102	244,161	106,333	427,132
00070 - Santa Rita Springs (SRS)															
01000 - Paving															
128 - Asphalt: Sealing 80,636 sf Parking Lots			36,809					41,646							47,119
228 - Asphalt: Ongoing Repairs 80,636 sf Parking Lots (3%)		12,518					14,163					16,024			
336 - Asphalt: Overlay w/ Interlayer 58,386 sf North & East Parking Lots												332,851			
340 - Asphalt: Overlay w/ Interlayer 22,250 sf South Parking Lot												126,845			
Total 01000 - Paving		12,518	36,809				14,163	41,646				475,720			47,119
02000 - Concrete															
430 - Pool Deck 5,975 sf Pool/Spa Area Concrete Repair (6%)	10,941		11,495		12,077		12,688	13,330		14,005		14,714			15,459
Total 02000 - Concrete	10,941		11,495		12,077		12,688	13,330		14,005		14,714			15,459
03000 - Painting: Exterior															
136 - Stucco 28,540 sf Building Exterior									90,285						
400 - Wrought Iron 1,758 lf Pool Fence, Metal Railings	19,929				21,998			24,282							26,803
Total 03000 - Painting: Exterior	19,929				21,998			114,567							26,803
03500 - Painting: Interior															
136 - Building 35,500 sf All Interior Spaces- 2025													82,163		
Total 03500 - Painting: Interior													82,163		
04000 - Structural Repairs															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
600 - Metal Railings 1,410 lf Deck, Stair & Bridge Railings (50%)							45,415								
924 - Doors 66 Exterior & Interior Doors (25%)						51,408									
Total 04000 - Structural Repairs						51,408	45,415								
04500 - Decking/Balconies															
206 - Resurface 12,664 sf Elastomeric Deck- Resurface															255,106
300 - Repairs 12,664 sf Elastomeric Deck- Seal/Repair					45,093					51,019					57,723
Total 04500 - Decking/Balconies					45,093					51,019					312,829
05000 - Roofing															
336 - Low Slope: Vinyl 68 Squares- Building Roof								91,369							
604 - Pitched: Tile 84 Squares- Building Roof						38,862					43,968				
954 - Coating 6,800 sf Low Slope Roof Recoating		34,348													
Total 05000 - Roofing		34,348				38,862		91,369			43,968				
08000 - Rehab															
230 - Locker Rooms 2 Men's, Women's & Outdoor Shower								239,273							
336 - Restrooms 5 Restrooms									107,178						
Total 08000 - Rehab								239,273	107,178						
12000 - Pool															
130 - Resurface 240 lf Pool								79,619							
408 - ADA Chair Lift Pool Area ADA Lift		8,655								11,079					
630 - Deck: Re-Surface 5,975 sf Pool/Spa Deck Coating											82,191				
750 - Equipment: Replacement Pool & Spa Equipment (50%)			47,583				53,836								60,911
940 - Furniture: Misc Pool Area Furniture					14,307						16,591				
Total 12000 - Pool		8,655	47,583		14,307		79,619	53,836		27,670	143,102				
13000 - Spa															
130 - Resurface Spa							15,003								18,279
Total 13000 - Spa							15,003								18,279
14000 - Recreation															
240 - Exercise: Cardio Equipment 16 Fitness Center Cardio Machines (25%)		41,033		44,188				47,586		51,245					55,185
340 - Exercise: Strength Equipment 23 Fitness Center Strength Machines (50%)		65,326							79,593						
Total 14000 - Recreation		106,359		44,188			47,586		79,593	51,245					55,185

[See Section VI-b for Excluded Components](#)

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
19000 - Fencing															
220 - Wrought Iron: 5' 348 lf Pool Perimeter Fence													24,554		
Total 19000 - Fencing													24,554		
20000 - Lighting															
100 - Exterior: Misc. Fixtures															53,447
40 Wall & Wall Top Lantern Lights															38,589
230 - Pole Lights															15,184
10 Bridge Lights															
280 - Pole Lights															
5 2nd Level Deck- Pole Lights															
Total 20000 - Lighting															107,221
23000 - Mechanical Equipment															
232 - HVAC					53,804										
6 Miscellaneous Units- 2013								15,494							
312 - HVAC															
Carrier Unit #8- 2016										13,903					
316 - HVAC															
American Standard Unit #3- 2018															33,371
344 - HVAC															
2 Units- 2019															
368 - HVAC															
2 Carrier Units- 2012															
392 - HVAC															
2 Units- 2018															
416 - HVAC															
Carrier Unit #7- 2016															
436 - HVAC															
Carrier Unit #11- 2014															
448 - HVAC															
8 Rooftop Carrier Units- 2018															
452 - HVAC															
2 Carrier Units- 2007															70,450
616 - Water Heater															
Bradford White Water Heater															
Total 23000 - Mechanical Equipment															23,079
23500 - Elevator															
200 - Modernize/Overhaul															
Anza Building Elevator															
300 - Cab Rehab															
Anza Elevator Cab															
Total 23500 - Elevator															23,079
24000 - Furnishings															
600 - Miscellaneous															
Anza Room Furniture															
Total 24000 - Furnishings															118,393
24500 - Audio / Visual															
160 - Projector															
3 Projectors (33%)															
Total 24500 - Audio / Visual															2,963

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
170 - Projection Screen Anza Room						16,730									
324 - PA System Anza Room- Sound System			29,883												38,252
760 - Piano Anza Room Kawai Upright						19,161				2,684					2,963
Total 245000 - Audio / Visual	2,203	29,883													
246000 - Safety / Access															
240 - Fire Control Misc Fire Alarm System								64,418							
Total 246000 - Safety / Access								64,418							
250000 - Flooring															
270 - Carpeting 400 Sq. Yds. Kino, Fitness, Office Areas							31,424								
460 - Tile 1,825 sf Clubhouse Walls & Floors					45,013										
730 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Replace															
760 - Hardwood Floors 2,150 sf Anza & Santa Cruz- Refinish							28,392								
Total 250000 - Flooring					45,013		59,816								
260000 - Outdoor Equipment															
804 - Shade Structure 100 sf Small Shade Canopy									4,188						
820 - Shade Structure 600 sf NW of Pool- Large Shade Canopy			22,765												
824 - Shade Structure 450 sf Pool Equip Encl Shade Canopy					17,938										
Total 260000 - Outdoor Equipment			22,765		17,938				4,188						
270000 - Appliances															
780 - Miscellaneous 10 Kitchen Appliances (33%)				21,749						24,606					27,840
Total 270000 - Appliances				21,749						24,606					27,840
280000 - Water System															
142 - Backflow Valves 4" Backflow #1				16,231											
146 - Backflow Valves 4" Backflow #2						12,581									
Total 280000 - Water System				16,231		12,581									
Total [Santa Rita Springs (SRS)] Expenditures Inflated @ 2.50%	211,026	14,721	165,696	109,941	210,230	457,890	549,304	188,009	296,515	599,814	189,464	475,720	349,729	30,803	476,867
00080 - Canoa Ranch (CR)															
01000 - Paving															
132 - Asphalt: Sealing 64,068 sf Drives & Parking		28,533													36,524
246 - Asphalt: Ongoing Repairs 64,068 sf Drives & Parking (3%)		9,946													12,732
254 - Asphalt: Ongoing Repairs 18,768 sf Seal, Crack Fill, Stripe (10%)		11,654													14,919

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
342 - Asphalt: Overlay w/ Interlayer 64,068 sf Drives & Parking															
Total 01000 - Paving	50,133						56,721								64,175
02000 - Concrete															
418 - Pool Deck 2,650 sf Pool/Spa Area Concrete Repair (5%)		5,148					5,824								6,590
Total 02000 - Concrete		5,148					5,824								6,590
03000 - Painting: Exterior															
142 - Stucco 14,760 sf Building Exterior									40,608						
406 - Wrought Iron 614 lf Metal Fencing & Railings		10,760				11,877			13,110						14,471
Total 03000 - Painting: Exterior		10,760				11,877			40,608						14,471
03500 - Painting: Interior															
142 - Building 26,200 sf All Interior Spaces				59,160											75,730
Total 03500 - Painting: Interior				59,160											75,730
04000 - Structural Repairs															
606 - Metal Railings 350 lf Parking & Pickleball									20,229						
928 - Doors 40 Exterior & Interior Doors (25%)						31,156									
932 - Doors 3 Pool East Patio Doors									110,836						
Total 04000 - Structural Repairs						31,156			131,065						
05000 - Roofing															
200 - Low Slope: BUR 133 Squares- Building Roof									114,234						
608 - Pitched: Tile 45 Squares- Building Roof							39,070								44,204
958 - Coating 13,300 sf Low Slope Roof Recoating		34,532													
Total 05000 - Roofing		34,532				39,070			114,234						44,204
08000 - Rehab															
226 - Locker Rooms 2 Men's, Women's & Pool Area Shower									279,143						
234 - Restrooms Companion Restroom Remodel												35,553			
Total 08000 - Rehab									279,143			35,553			
12000 - Pool															
136 - Resurface 256 lf Pool															104,399
412 - ADA Chair Lift Spa ADA Chair- Repl in 2019		18,640											23,861		
416 - ADA Chair Lift Pool ADA Chair- Repl in 2021														22,390	
636 - Deck: Re-Surface 2,650 sf Pool Area Decking															91,104

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
754 - Equipment: Replacement Pool & Spa Equipment (50%)															
Total 12000 - Pool Spa	18,640	77,626	55,096				42,547	42,547	23,861	70,528	104,399	91,104			
13000 - Spa															
134 - Resurface Spa					9,599	9,599								11,696	
Total 13000 - Spa					9,599	9,599								11,696	
14000 - Recreation															
250 - Exercise: Cardio Equipment															
14 Fitness Center Cardio Machines (25%)	37,821		40,729			43,861			47,233			50,865			
350 - Exercise: Strength Equipment															
26 Fitness Center Strength Machines, Etc (50%)	82,767						100,844								
Total 14000 - Recreation	120,588		40,729			43,861	100,844		47,233			50,865			
17500 - Basketball / Sport Court															
220 - Seal & Striping															
8,650 sf [4] Pickleball Courts		11,161			12,320				13,599					15,011	
224 - Seal & Striping					6,448				7,117					7,856	
2,690 sf Basketball 1/2 Court	5,841														
Total 17500 - Basketball / Sport Court	5,841	11,161			6,448				7,117					7,856	
19000 - Fencing															
100 - Chain Link															
788 lf Pickleball & Basketball Courts		44,865													
230 - Wrought Iron: 6'															
264 lf Patio Perimeter															
Total 19000 - Fencing		44,865													
23000 - Mechanical Equipment															
100 - HVAC															
435 lf [5] Pool Area Fabric Ducts						31,892									
236 - HVAC															
6 Rooftop HVAC Units- 2008															
508 - Swamp Cooler								29,180							
5 Rooftop Evaporative Coolers- 2008															
636 - Water Heater								19,386							
2 Shop															
Total 23000 - Mechanical Equipment		19,386	29,180			31,892									196,455
24000 - Furnishings															
540 - Miscellaneous Tables & Chairs															
15,130															
Total 24000 - Furnishings			15,130												
24500 - Audio / Visual															
164 - Projector Amado Room- EIKI															
2,432															
Total 24500 - Audio / Visual															
24600 - Safety / Access															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
250 - Fire Control Misc															
Fire Alarm System															
Total 24600 - Safety / Access															39,616
25000 - Flooring															
280 - Carpeting															
660 Sq. Yds. All Spaces															40,208
470 - Tile															
2,231 sf Clubhouse Walls & Floors		108,512													
Total 25000 - Flooring		108,512													40,208
26000 - Outdoor Equipment															
462 - Drinking Fountain															
3 Drinking Fountains															
808 - Shade Structure															
500 sf [3] Shade Canopies		18,971													
Total 26000 - Outdoor Equipment		18,971													20,404
27000 - Appliances															
248 - Ice Machine															
Pickleball Courts		10,693													13,688
Total 27000 - Appliances		10,693													13,688
28000 - Water System															
162 - Backflow Valves															
8" Backflow				26,141											
Total 28000 - Water System				26,141											
Total [Canoa Ranch (CR)] Expenditures Inflated @ 2.50%	179,602	203,172	253,490	40,729	91,749	126,469	112,459	48,371	107,961	705,706	81,175	99,727	168,895	131,106	398,164
00090 - Abrego South (AS)															
01000 - Paving															
232 - Asphalt: Ongoing Repairs															
18,768 sf 2019 Replacement Area (10%)				12,244					13,853						15,674
236 - Asphalt: Ongoing Repairs															
15,000 sf 2020 Addition Area (10%)			9,547					10,802							12,222
348 - Asphalt: Overlay w/ Interlayer															
18,768 sf 2019 Replacement Area						92,261									
352 - Asphalt: Overlay w/ Interlayer															
15,000 sf 2020 Addition Area							75,581								
Total 01000 - Paving		9,547	12,244			92,261	75,581	10,802	13,853			12,222		15,674	
02000 - Concrete															
442 - Pool Deck															
5,565 sf Pool/Spa Area Concrete Repair (5%)	10,289	10,810		11,358					12,537	13,171					14,539
Total 02000 - Concrete	10,289	10,810		11,358					12,537	13,171					14,539
03000 - Painting: Exterior															
200 - Surface Restoration															
7,191 sf Exterior Surfaces															
201 - Surface Restoration															
Exterior Surfaces- 2025 Only[nr:1]															
Total 03000 - Painting: Exterior															18,372
04000 - Structural Repairs															
Total 04000 - Structural Repairs															18,372

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
936 - Doors 16 Exterior & Interior Doors (25%)															
Total 04000 - Structural Repairs					12,462										
05000 - Roofing															
360 - Low Slope: Vinyl 49 Squares- Pool Building Roofs					9,247					10,462				95,442	
962 - Coating 4,900 sf Low Slope Roof Recoating	8,173														
Total 05000 - Roofing	8,173				9,247					10,462				95,442	
08000 - Rehab															
236 - Locker Rooms 2 Men's & Women's								143,062							
342 - Restrooms 2 Restrooms									62,847						
Total 08000 - Rehab							143,062	143,062	62,847						
12000 - Pool															
140 - Resurface 170 lf Pool												56,159			
422 - ADA Chair Lift Pool ADA Lift	6,637									8,496					
642 - Deck: Re-Surface 5,565 sf Pool/Spa Deck Coating				81,238										103,992	
758 - Equipment: Replacement Pool & Spa Equipment (50%)		29,573					33,459					37,856			
944 - Furniture: Misc Pool Area Furniture					13,288							15,409			
Total 12000 - Pool	6,637	29,573	81,238	13,288	13,288		33,459			23,906	94,015	103,992			
13000 - Spa															
138 - Resurface Spa								7,525							
418 - ADA Chair Lift Spa ADA Lift									9,552						
Total 13000 - Spa								7,525	9,552						
19000 - Fencing															
900 - Miscellaneous 258 lf Pool Perimeter Wall/Fence														16,058	
Total 19000 - Fencing														16,058	
20000 - Lighting															
240 - Pole Lights 8 Shuffleboard Lights										21,129					
Total 20000 - Lighting										21,129					
23000 - Mechanical Equipment															
240 - HVAC 2 Rooftop Carrier Units- 2011													42,605		
Total 23000 - Mechanical Equipment													42,605		
26000 - Outdoor Equipment															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
480 - Drinking Fountain															
2 Drinking Fountain															
812 - Shade Structure								24,816							
564 [3] Volleyball Shade Canopies					10,787										
264 sf Pool Shade Canopy			27,297							33,258					
900 - Shuffleboard Court															
3,744 sf [12] Shuffleboard Courts															
910 - Miscellaneous				55,573										71,139	
3,500 sf [2] Volleyball Court Sand			27,297	55,573	10,787			12,263	24,816	33,258				71,139	
Total 26000 - Outdoor Equipment			27,297	55,573	10,787			12,263	24,816	33,258				71,139	
Total [Abrego South (AS)] Expenditures Inflated @ 2.50%	25,100	29,573	171,498	67,818	24,645	124,757	139,344	194,781	123,606	80,798	94,015	241,552	86,813	14,539	
00100 - Continental Vistas (CV)															
01000 - Paving															
404 - Asphalt: Overlay			22,782												
6,726 sf Parking Lot			22,782												
Total 01000 - Paving			22,782												
02000 - Concrete															
448 - Pool Deck			13,658	14,350	15,076	15,839	16,641	17,484	18,369						
4,748 sf Pool/Spa Area Concrete Repair			13,658	14,350	15,076	15,839	16,641	17,484	18,369						
(6%)			13,000	14,350	15,076	15,839	16,641	17,484	18,369						
Total 02000 - Concrete			13,000	14,350	15,076	15,839	16,641	17,484	18,369						
03000 - Painting: Exterior															
120 - Surface Restoration									11,734						
3,600 sf Recreation Building & Walls									11,734						
Total 03000 - Painting: Exterior									11,734						
05000 - Roofing															
340 - Low Slope: Vinyl			39,562												
20 Squares- Pool Building Roof			39,562												
612 - Pitched: Tile														40,514	
13 Squares- Pool Building Roof														40,514	
966 - Coating			9,871			11,168								12,636	
2,000 sf Low Slope Roof Recoating			9,871			11,168								12,636	
Total 05000 - Roofing			9,871			11,168								12,636	
08000 - Rehab															
242 - Locker Rooms															
2 Men's & Women's															
246 - Bathrooms															
Companion Restroom															
Total 08000 - Rehab															
12000 - Pool															
146 - Resurface															
180 lf Pool															
648 - Deck: Re-Surface															
4,748 sf Pool/Spa Deck Coating															
762 - Equipment: Replacement			29,990												
Pool & Spa Equipment (50%)			29,990												
948 - Furniture: Misc															
Pool Area Furniture															
Total 12000 - Pool															
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See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total 12000 - Pool	29,990	12,158	48,804	48,804	33,931	14,100	14,100	14,100	38,390	57,978	16,351				
13000 - Spa															
142 - Resurface Spa						14,350									17,484
Total 13000 - Spa						14,350									17,484
23000 - Mechanical Equipment															
244 - HVAC Rooftop Rheem Unit #3- 2019									20,393						
248 - HVAC 2 Rooftop Carrier Units- 2013				57,551											
800 - Water Heater Building Water Heater					57,551										
Total 23000 - Mechanical Equipment				57,551											31,398
25000 - Flooring															
640 - Vinyl 125 Sq. Yds. Rec Room Sport Flooring						35,944									
Total 25000 - Flooring						35,944									
Total [Continental Vistas (CV)] Expenditures Inflated @ 2.50%	42,990	44,811	53,220	48,804	71,901	33,931	40,594	14,100	63,517	86,429	12,636	115,976	16,351	35,853	
00110 - Madera Vista (MV)															
01000 - Paving															
408 - Asphalt: Major Repairs 9,772 sf Parking Lot															
Total 01000 - Paving															
02000 - Concrete															
454 - Pool Deck 4,008 sf Pool/Spa Area Concrete Repair (7.5%)	11,116	11,679	11,679	12,270	12,270	12,891	12,891	13,544	14,229	14,950	15,706				
Total 02000 - Concrete	11,116	11,679	11,679	12,270	12,270	12,891	12,891	13,544	14,229	14,950	15,706				
03000 - Painting: Exterior															
206 - Surface Restoration 4,020 sf Exterior Surfaces									14,220						
Total 03000 - Painting: Exterior									14,220						
05000 - Roofing															
616 - Pitched: Tile 39 Squares- Pool Building Roof												83,561			
Total 05000 - Roofing												83,561			
08000 - Rehab															
248 - Restrooms 2 Men's & Women's		25,790													
262 - Kitchen Pool Building Kitchen Area														43,384	
480 - Shower Outdoor Pool Shower														19,156	
Total 08000 - Rehab		25,790												62,540	
12000 - Pool															

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
154 - Resurface 156 lf Pool		40,258													54,143
654 - Deck: Re-Surface 4,008 sf Pool/Spa Deck Coating															76,769
766 - Equipment: Replacement Pool & Spa Equipment (50%)				29,374					33,234						37,601
952 - Furniture: Misc Pool Area Furniture	12,036						13,958					16,187			
Total 12000 - Pool	12,036	40,258	29,374	29,374			13,958		33,234			16,187			37,601
13000 - Spa															
146 - Resurface Spa		7,931							9,663						
Total 13000 - Spa		7,931							9,663						
17000 - Tennis Court															
540 - Reseal 7,200 sf Tennis Court			8,451				9,329			10,297					11,366
560 - Fixtures Tennis Court Bench/Canopy								10,545							
Total 17000 - Tennis Court			8,451				9,329	10,545		10,297					11,366
19000 - Fencing															
170 - Chain Link: 10' 360 lf Tennis Court Fence															
240 - Wrought Iron: 6' 380 lf Pool Perimeter Fence															
Total 19000 - Fencing															
20000 - Lighting															
250 - Sports Field / Court 4 Tennis Court Lights	17,194														
Total 20000 - Lighting	17,194														
25000 - Flooring															
434 - Tile Recreation Room & Storage		17,524													
Total 25000 - Flooring		17,524													
26000 - Outdoor Equipment															
816 - Shade Structure 264 sf Pool Shade Canopy														11,333	
834 - Shade Structure 336 sf Pool Equip Shade Canopy														14,424	
Total 26000 - Outdoor Equipment														25,757	
Total [Madera Vista (MV)] Expenditures Inflated @ 2.50%	66,136	65,713	20,130	41,644		36,177	25,757	24,089	57,117	24,526		114,697	193,452	64,674	
00120 - Casa Paloma I (CPI)															
01000 - Paving															
412 - Asphalt: Major Repairs 7,128 sf Parking Areas														90,453	
Total 01000 - Paving														90,453	
02000 - Concrete															

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
460 - Pool Deck 6,128 sf Pool/Spa Area Concrete Repair (8%)	18,745	19,694	19,694	20,691	20,691	21,738	21,738	22,839	22,839	23,995	23,995	25,210	25,210	26,486	26,486
Total 02000 - Concrete	18,745	19,694	19,694	20,691	20,691	21,738	21,738	22,839	22,839	23,995	23,995	25,210	25,210	26,486	26,486
03000 - Painting: Exterior							19,562								
212 - Surface Restoration 7,470 sf Exterior Surfaces							19,562								
Total 03000 - Painting: Exterior							19,562								
05000 - Roofing					79,964										
344 - Low Slope: Vinyl 61 Squares- Pool Building & Shade Structure Roofs					79,964										
970 - Coating 6,100 sf Low Slope Roof Recoating	23,997				27,150					30,718					
Total 05000 - Roofing	23,997				107,115					30,718					
08000 - Rehab													16,187		
254 - Locker Rooms 2 Men's, Women's & Outdoor Shower Unisex Restroom													16,187		
418 - Kitchen Clubhouse Kitchen														16,187	
Total 08000 - Rehab													16,187		
12000 - Pool									10,545						
160 - Resurface 200 lf Pool Aqua Creek Pool Chair									10,545						
660 - Deck: Re-Surface 6,128 sf Pool/Spa Deck Coating										40,844					46,212
770 - Equipment: Replacement Pool & Spa Equipment (50%)					36,100										
956 - Furniture: Misc Pool Area Furniture					13,285								15,407		
Total 12000 - Pool					49,385			10,545	40,844	15,407			189,581	46,212	
13000 - Spa															
150 - Resurface Spa							10,590								12,903
Total 13000 - Spa							10,590								12,903
23000 - Mechanical Equipment															
256 - HVAC 2 Rooftop Carrier Units- 2011										33,476					
Total 23000 - Mechanical Equipment										33,476					
25000 - Flooring															
424 - Tile Rec Rm, Unisex RR, Kitchen, Storage														18,913	
Total 25000 - Flooring														18,913	
26000 - Outdoor Equipment															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
310 - Benches							39,417								
18 Common Area Benches															19,443
316 - Shuffleboard Court					15,958										
1,980 sf [6] Shuffleboard Courts															
826 - Shade Structure						15,455									
310 sf Pool Equip Shade Structure															
Total 26000 - Outdoor Equipment				15,958		54,872									19,443
Total [Casa Paloma I (CPI)] Expenditures Inflated @ 2.50%	42,742	259,657	53,170	86,034	117,705	76,611	19,562	33,384	40,844	70,120		60,839	292,937	72,698	
00130 - Casa Paloma II (CPII)															
02000 - Concrete															
466 - Pool Deck	16,068		16,882	17,736	17,736	18,634	19,578	20,569	21,610	22,704					
4,933 sf Pool/Spa Area Concrete Repair (6%)															
Total 02000 - Concrete	16,068	16,882	16,882	17,736	17,736	18,634	19,578	20,569	21,610	22,704					
04000 - Structural Repairs															
952 - Doors					10,905										
14 Exterior & Interior Doors (25%)															
Total 04000 - Structural Repairs					10,905										
05000 - Roofing															
348 - Low Slope: Vinyl			80,646												
53 Squares- Pool Building Roofs															
974 - Coating	12,760		14,437							16,334					
5,300 sf Low Slope Roof Recoating															
Total 05000 - Roofing	12,760	80,646	14,437							16,334					
08000 - Rehab															
258 - Restrooms		16,129													
Unisex Restroom															
260 - Locker Rooms						139,576									
2 Men's & Women's Locker Rooms & Outdoor Shower															
424 - Kitchen								14,664							
Clubhouse Kitchen															
Total 08000 - Rehab		16,129				139,576		14,664							
12000 - Pool															
166 - Resurface							53,870								
180 lf Pool															
666 - Deck: Re-Surface														100,642	
4,933 sf Pool/Spa Deck Coating															
774 - Equipment: Replacement	32,797		37,107							41,983					
Pool & Spa Equipment (50%)															
960 - Furniture: Misc				13,285						15,407					
Pool Area Furniture															
Total 12000 - Pool	32,797		37,107	13,285			53,870			57,389					100,642
13000 - Spa															
154 - Resurface				9,202										11,212	
Spa															
Total 13000 - Spa				9,202										11,212	
20000 - Lighting															

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
260 - Pole Lights 8 Shuffleboard Lights Total 20000 - Lighting															24,286
23000 - Mechanical Equipment															
272 - HVAC 2 Rooftop Carrier Units- 2011 Total 23000 - Mechanical Equipment		33,476													
25000 - Flooring															
200 - Carpeting 1,284 sf Recreation Room 400 - Tile 281 sf Kitchenette & Storage Closet Total 25000 - Flooring		6,213	6,327									7,953			
26000 - Outdoor Equipment															
304 - Shuffleboard Court 1,980 sf [6] Courts Resurface & Recoat 860 - Shade Structure 294 sf Pool Equip Shade Canopy Total 26000 - Outdoor Equipment		14,207					12,621				17,309				
Total [Casa Paloma II (CPII)] Expenditures Inflated @ 2.50%	61,625	28,669	145,210	9,202	31,021	62,448	158,210	66,491	34,242	111,602	19,165	21,610	100,642	46,990	
00140 - Abrego North (AN)															
01000 - Paving															
420 - Asphalt: Major Repairs 14,105 sf Parking Area Total 01000 - Paving								162,155							
02000 - Concrete															
472 - Pool Deck 4,523 sf Pool/Spa Area Concrete Repair (6%) Total 02000 - Concrete				10,712						12,119					13,712
03000 - Painting: Exterior															
218 - Surface Restoration 5,892 sf Exterior Surfaces Total 03000 - Painting: Exterior								15,429							
04000 - Structural Repairs															
820 - Shed Shed 956 - Doors 10 Exterior & Interior Doors (50%) Total 04000 - Structural Repairs		16,853										21,574			18,980
05000 - Roofing															
352 - Low Slope: Vinyl 21 Squares- Pool Building Roof 978 - Coating 2,100 sf Low Slope Roof Recoating Total 05000 - Roofing				3,932		4,449								5,034	
				3,932		4,449		36,153				21,574		5,034	

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
08000 - Rehab															
238 - Restrooms								32,209							
Companion Restroom Remodel															
266 - Locker Rooms								143,065							
2 Men's & Women's															
270 - General															
795 sf Recreation Room Tile- 2017															
Total 08000 - Rehab								175,274							
12000 - Pool															
172 - Resurface								68,834							
230 lf Pool															
426 - ADA Chair Lift								25,139							
2 Pool & Spa															
778 - Equipment: Replacement			34,457					38,985					44,108		
Pool & Spa Equipment (50%)															
964 - Furniture: Misc		12,158						14,100					16,351		
Pool Area Furniture															
Total 12000 - Pool		12,158	34,457					147,058					44,108	16,351	
13000 - Spa															
158 - Resurface			9,529							11,610					
Spa															
Total 13000 - Spa			9,529							11,610					
19000 - Fencing															
110 - Wood: Split Rail															
152 lf Perimeter Fencing															
Total 19000 - Fencing															
23000 - Mechanical Equipment															
200 - HVAC													51,308		
3 HVAC															
Total 23000 - Mechanical Equipment													51,308		
26000 - Outdoor Equipment															
864 - Shade Structure							17,415								
367 sf Pool Equip Shade Structure															
868 - Shade Structure									16,632						
378 sf [3] Pool Shade Canopies															
Total 26000 - Outdoor Equipment							17,415		16,632						
Total [Abrego North (AN)] Expenditures Inflated @ 2.50%	3,932	29,011	43,986	28,127	4,449	4,449	373,914	16,632	174,275	16,644	72,881	44,108	35,332	13,712	
00150 - Del Sol Clubhouse (DSC)															
01000 - Paving															
100 - Asphalt: Sealing													32,885		
63,350 sf Parking, Driveway									29,066						
200 - Asphalt: Ongoing Repairs													9,396		
63,350 sf Parking, Driveway (2%)															
300 - Asphalt: Overlay w/ Interlayer													352,342		
63,350 sf Parking, Driveway															
800 - Striping													5,562		
Parking Lot									4,916						

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total 01000 - Paving	37,375					42,286						400,185			
02000 - Concrete															
210 - Curbs & Gutters	3,663					4,145						4,689			
Perimeter (4%)															
220 - Miscellaneous	2,607					2,950						3,337			
Around Clubhouse, Grounds, Rear Parking															
Total 02000 - Concrete	6,270					7,094						8,026			
03000 - Painting: Exterior															
120 - Surface Restoration						31,134									
Clubhouse Exterior Elements															
140 - Mid Cycle Touch-Up	8,690											11,124			
Clubhouse Exterior Elements															
Total 03000 - Painting: Exterior	8,690					31,134						11,124			
03500 - Painting: Interior															
400 - Restrooms						5,014									
1,020 sf First Floor Entry															
420 - Restrooms						2,458									
500 sf Lower Level 2 Restrooms															
500 - Clubhouse						19,260									
5,877 sf First Floor Areas															
510 - Clubhouse						7,865									
2,400 sf Lower Level Areas															
Total 03500 - Painting: Interior						34,598									
04500 - Decking/Balconies															
110 - Concrete															
600 sf Walking Surface, Card Room Balcony															
510 - Railing: Metal						23,596									
180 lf Building Exteriors															
Total 04500 - Decking/Balconies						23,596									
05000 - Roofing															
330 - Low Slope: Vinyl							117,012								
6,252 sf Clubhouse															
620 - Pitched: Spanish Tile														24,472	
12 Squares- Clubhouse															
860 - Skylights										20,258					
7 Rooftop Skylights, Clubhouse															
910 - Gutter Cleaning						6,554									
Scuppers															
Total 05000 - Roofing						6,554	117,012			20,258				24,472	
08000 - Rehab															
180 - Restrooms															
2 Restrooms at Main Entry (50%)															
320 - Countertops- Kitchen															
28 lf Dining Room Counter- Quartz														13,764	
370 - Restrooms															
2 Restrooms at Lower Level (50%)															
														7,241	

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
380 - Tile Restrooms														17,546	
390 - Tile (2)														17,835	
720 - T-Bar Ceiling															15,716
256 sf Dining Area, Counter						19,663									
900 - General Building Doors (50%)						49,158									
910 - Windows Building Windows						82,586									
Total 08000 - Rehab		24,621											35,381		15,716
20000 - Lighting															
200 - Street Lights															36,835
6 Parking Lot Lights															
400 - Interior						16,386									
50 Interior Building Lighting						16,386									
Total 20000 - Lighting															36,835
23000 - Mechanical Equipment															
200 - HVAC															26,069
1 Rheem 5 Ton, Clubhouse Roof															63,725
204 - HVAC															14,483
2 Rheem 7.5 Ton, Clubhouse Roof															14,483
220 - HVAC															14,483
1 Carrier Gemini Split System, Clubhouse Grounds															14,483
224 - HVAC															14,483
1 Carrier Gemini Split-System, Clubhouse Grounds															14,483
600 - Water Heater											4,132				
1- GE 50 US Gal Water Heater											4,132				
Total 23000 - Mechanical Equipment											118,760				
24500 - Audio / Visual															
100 - Television											4,916				
2 at Dining Room											4,916				
Total 24500 - Audio / Visual											9,832				
25000 - Flooring															
400 - Tile														16,018	
360 sf First Floor Entry Restrooms														16,018	
410 - Tile															8,806
304 sf Kitchen, Store Room															8,806
420 - Tile															45,459
1,226 sf Dining Room, Counter, Side Room & Stairs															45,459
430 - Tile															4,449
1,824 sf Card Room															4,449
440 - Vinyl															4,449
96 sf Store Room at Card Room															4,449
500 - Tile															4,449
200 sf Lower Level Restrooms (2)															4,449

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
520 - Carpeting 4,140 sf Lower Level Room	35,976														
560 - Tile 80 sf Lower Level Exterior Entry					2,622										
Total 25000 - Flooring	44,781				2,622									65,926	
27000 - Appliances										10,852					
220 - Refrigerator Large Commercial Model 1- Arctic Air Refrigerator						13,109									
248 - Ice Machine 1- Mantowac Ice Machine					4,588										
620 - Stainless Steel Sink 1- 3 Bay Dishwashing SS Counter & Sinks										10,852					
940 - Drinking Fountain 2 at Lower Level Room & First Floor															
Total 27000 - Appliances			17,697							21,705					
29000 - Infrastructure															
330 - Plumbing Sump System			15,216											19,478	
400 - Electric Electrical Panel, Related Equipment			15,216											19,478	
Total 29000 - Infrastructure			15,216	117,012	269,469		4,132			41,962	545,114			19,478	52,552
Total [Del Sol Clubhouse (DSC)] Expenditures Inflated @ 2.50%	240,498														
00200 - Pickleball Center (PC)															
01000 - Paving															
170 - Asphalt: Sealing 39,629 sf Parking Lot		18,090						20,467						23,157	
270 - Asphalt: Ongoing Repairs 39,629 sf Parking Lot (3.5%)		8,828						9,988						11,301	
370 - Asphalt: Overlay w/ Interlayer 39,629 sf Parking Lot						199,680									
Total 01000 - Paving		26,918				199,680		30,456						34,458	
04000 - Structural Repairs															
892 - Shed Shed												10,323			
912 - Doors 5 Building Doors (50%)		7,057													
Total 04000 - Structural Repairs		7,057										10,323			
05000 - Roofing															
370 - Low Slope: Single-Ply 12 Squares- Center Roof												17,596			
Total 05000 - Roofing												17,596			
08000 - Rehab															
100 - General Office, Storage, Breezeway		8,597												11,005	
226 - Restrooms 2 Restrooms		25,791												33,014	
Total 08000 - Rehab		34,387												44,019	

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
17500 - Basketball / Sport Court															
200 - Seal & Striping															
54,600 sf [24] Pickleball Courts			72,213		75,869	79,710	83,745	87,985	92,439	97,119					
Total 17500 - Basketball / Sport Court	68,734	72,213	72,213	75,869	79,710	83,745	87,985	92,439	97,119						
19000 - Fencing															
174 - Chain Link: 4'						49,517									
1,414 lf Court Fences						117,487									
178 - Chain Link: 8'															
1,871 lf Court Fences															
780 - Gates		24,071													
50 Court Gates		24,071				167,004									
Total 19000 - Fencing		24,071				167,004									
23000 - Mechanical Equipment															
470 - HVAC															
3 Mini-split Units															
870 - Septic System		12,895													
Septic System		12,895													
Total 23000 - Mechanical Equipment		12,895													
24000 - Furnishings															
570 - Miscellaneous		34,387													
Interior/Exterior Furniture		34,387													
970 - Miscellaneous		13,369													
900 sf Artificial Turf		13,369													
974 - Miscellaneous		8,597													
Entrance Gate		8,597													
Total 24000 - Furnishings		56,354													
26000 - Outdoor Equipment															
440 - Drinking Fountain		8,253													
2 Drinking Fountains		8,253													
448 - Bleachers: Aluminum		29,032													
6 Bleachers		29,032													
884 - Shade Structure			22,816												
4,182 sf [3] Shade Structures			22,816												
Total 26000 - Outdoor Equipment		37,285	22,816												
Total [Pickleball Center (PC)] Expenditures Inflated @ 2.50%	68,734	172,049	121,947	75,869	446,395	30,456	83,745	87,985	172,580	126,897					
00700 - Facility Maintenance Shop (FMS)															
01000 - Paving															
136 - Asphalt: Sealing				13,604				15,391						17,414	
29,074 sf Parking Area				13,604				15,391						17,414	
260 - Asphalt: Ongoing Repairs				6,639				7,511						8,498	
29,074 sf Parking Area (3.5%)				6,639				7,511						8,498	
424 - Asphalt: Overlay w/ Interlayer						142,923									
29,074 sf Parking Area						142,923									
Total 01000 - Paving		20,243		20,243		142,923		22,903						25,912	
03000 - Painting: Exterior															
128 - Surface Restoration															
5,000 sf Building Exterior															
Total 03000 - Painting: Exterior										13,756					

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
412 - Wrought Iron 835 If Perimeter Fence				13,937				15,384							16,981
Total 03000 - Painting: Exterior				13,937				15,384		13,756					16,981
03500 - Painting: Interior							23,723								
152 - Building 10,000 sf All Interior Spaces							23,723								
Total 03500 - Painting: Interior							23,723								
04000 - Structural Repairs		9,285													11,885
800 - Shed Shed															
804 - Shed 3 Pre-Fab Sheds										33,014					
960 - Doors 2 Shop Rollup Doors										10,219					
964 - Doors 24 Exterior & Interior Doors (25%)										20,634					
Total 04000 - Structural Repairs		9,285								63,867					11,885
05000 - Roofing															
332 - Low Slope: Vinyl 14 Squares- Maintenance Shop Low Slope Roof															
440 - Pitched: Dimensional Composition 37 Squares- Maintenance Shop Pitched Roof															
860 - Skylights 10 Pitched & Low Slope Roof Skylights						7,627									8,629
982 - Coating 1,400 sf Low Slope Roof Recoating	6,741														
Total 05000 - Roofing	6,741					7,627									8,629
08000 - Rehab															
108 - General Common Areas															
278 - Restrooms 2 Restrooms															
282 - General Break Room															
Total 08000 - Rehab															
19000 - Fencing															
224 - Wrought Iron: 5' 835 If Perimeter Fencing															60,960
540 - Metal 165 If Frontage Fencing															11,339
Total 19000 - Fencing															72,300
23000 - Mechanical Equipment															
208 - HVAC 4 Rooftop HVAC Units- 2018															57,879
224 - HVAC 2 Ground Level Bryant Units- 2017													63,526		
Total 23000 - Mechanical Equipment													63,526		57,879

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
24000 - Furnishings															
200 - Miscellaneous															
64 Chairs, Desks, Storage, Etc															
Total 24000 - Furnishings															
25000 - Flooring															
290 - Carpeting							12,455								
195 Sq. Yds. Offices, Hallways, Misc															
480 - Tile															
664 sf Floor & Wall Tile															
Total 25000 - Flooring							12,455								
30000 - Miscellaneous															
236 - Maintenance Equipment															
Genie Scissor Lift															
822 - Maintenance Equipment													40,905		
11 Shop Tools, Portacoolers, Misc (50%)															
Total 30000 - Miscellaneous													40,905		
Total [Facility Maintenance Shop (FMS)] Expenditures Inflated @ 2.50%	6,741	38,127	34,180	34,180	150,550	36,178	15,384	86,429	248,708	8,629	28,866				25,912
00800 - General															
22000 - Office Equipment															
100 - Miscellaneous															
Facility Maintenance Shop Context Scanner				11,665						13,198					14,932
Total 22000 - Office Equipment				11,665						13,198					14,932
30000 - Miscellaneous															
200 - Maintenance Equipment															
Vermeer Chipper															
204 - Maintenance Equipment															
Vermeer Skid Loader & Attachments															124,091
700 - Trailer															
Load Trail															
704 - Trailer															
Top Hat- 2018														13,751	
710 - Trailer															
Big Tex															53,989
824 - Maintenance Truck															
2011 Ford F150 Pickup- #18															
832 - Vehicle															
3 2013 Ford Transit Connects- #20, 21, 23															
844 - Vehicle															
2016 Ford Fiesta- #26															
852 - Vehicle															
2 2016 Ram Promaster City Vans- #29, 30															
856 - Maintenance Truck															
3 2016 Ram 1500 Pickups- #31, 32, 33															
860 - Maintenance Truck															
2017 Ram 1500 Pickup- #34															
866 - Vehicle															
2017 Ford Escape- #36															
Total 30000 - Miscellaneous	50,323		54,192			58,359				62,846					67,679
Total 00800 - General															
Total 20000 - Office Equipment															
Total 30000 - Miscellaneous															
Total 00800 - General															
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Total 00800 - General															
Total 20000 - Office Equipment															
Total 30000 - Miscellaneous															

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
868 - Maintenance Truck 2018 Ford F150 Supercrew- #37									74,871						
872 - Maintenance Truck 2018 Ford F150- #38									79,916						
874 - Maintenance Truck Ford F250 PU- #39									76,678						
876 - Vehicle Ford Transit Connect- #40									69,915						
878 - Vehicle 2018 Ford Transit 150 Van- #41	55,984									71,665					
880 - Vehicle 2019 Ford F-250 Pickup Truck- #42	68,775									88,037					
882 - Vehicle 2018 Ford Transit 250 Van- #43	58,458									74,832					
884 - Vehicle 2018 Ford F-150 Pickup Truck- #44	51,179									65,513					
888 - Vehicle 2020 Ford Escape- #45		51,613										66,069			
892 - Maintenance Truck 2021 Ford Ranger XL- #46			63,224										80,933		
896 - Maintenance Truck 2021 Ford F250 Pickup- #47			72,329											92,587	
Total 30000 - Miscellaneous	284,719	61,103	193,913	54,192	148,223	58,359	128,835	359,501	364,227	313,798	66,069	315,903	178,080	189,738	
Total [General] Expenditures Inflated @ 2.50%	284,719	61,103	193,913	65,857	148,223	58,359	128,835	372,699	364,227	313,798	66,069	315,903	193,012	189,738	
Total Expenditures Inflated @ 2.50%	3,047,839	1,852,080	2,297,179	1,413,583	2,140,404	2,351,074	3,374,220	3,229,663	3,467,352	3,108,380	3,508,560	3,011,053	2,664,110	3,197,001	2,818,093



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Section III

Green Valley Recreation Inc

30 Year Reserve Funding Plan Cash Flow Method

2024 Update- Includes DSC- 3

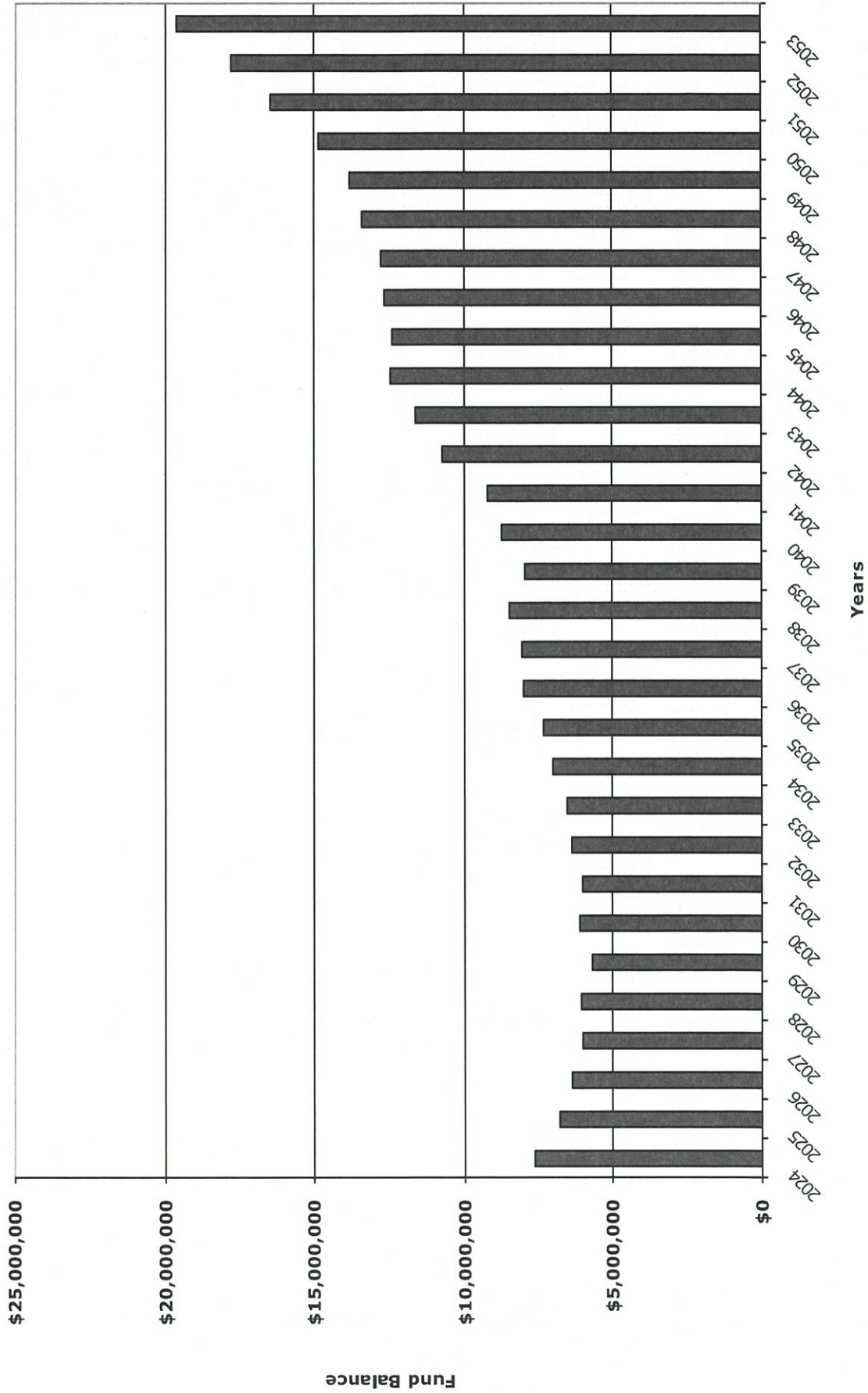
Prepared for the 2025 Fiscal Year

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	7,175,602	7,652,888	6,791,071	6,363,389	5,994,549	6,046,069	5,697,917	6,102,200	6,028,769	6,382,393
Inflated Expenditures @ 2.5%	926,077	2,340,240	1,946,088	1,935,721	1,572,260	2,031,701	1,346,116	1,896,918	1,545,292	1,843,048
Reserve Contribution	1,220,295	1,300,102	1,356,006	1,414,314	1,475,130	1,538,561	1,604,719	1,673,722	1,745,692	1,820,757
<i>Household/yr @ 13,610</i>	89.66	95.53	99.63	103.92	108.39	113.05	117.91	122.98	128.27	133.78
<i>Percentage Increase</i>		6.5%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	183,068	178,320	162,401	152,567	148,650	144,987	145,680	149,765	153,224	159,281
Ending Balance	7,652,888	6,791,071	6,363,389	5,994,549	6,046,069	5,697,917	6,102,200	6,028,769	6,382,393	6,519,384
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	6,519,384	7,027,767	7,296,932	8,009,506	8,066,724	8,448,051	7,946,617	8,745,405	9,219,940	10,711,997
Inflated Expenditures @ 2.5%	1,557,915	1,888,392	1,542,273	2,295,966	2,069,924	3,047,839	1,852,080	2,297,179	1,413,583	2,140,404
Reserve Contribution	1,899,050	1,980,709	2,065,879	2,154,712	2,247,365	2,344,002	2,444,794	2,549,920	2,659,567	2,773,928
<i>Household/yr @ 13,610</i>	139.53	145.53	151.79	158.32	165.13	172.23	179.63	187.36	195.41	203.82
<i>Percentage Increase</i>	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	167,249	176,848	188,968	198,472	203,886	202,403	206,074	221,794	246,073	275,719
Ending Balance	7,027,767	7,296,932	8,009,506	8,066,724	8,448,051	7,946,617	8,745,405	9,219,940	10,711,997	11,621,240
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning Balance	11,621,240	12,460,681	12,411,135	12,638,094	12,767,095	13,405,701	13,804,156	14,871,775	16,479,526	17,757,054
Inflated Expenditures @ 2.5%	2,351,074	3,374,220	3,229,663	3,467,352	3,108,380	3,508,560	3,011,053	2,664,110	3,197,001	2,818,093
Reserve Contribution	2,893,207	3,017,615	3,147,372	3,282,709	3,423,865	3,571,091	3,724,648	3,884,808	4,051,855	4,226,085
<i>Household/yr @ 13,610</i>	212.58	221.72	231.25	241.20	251.57	262.39	273.67	285.44	297.71	310.51
<i>Percentage Increase</i>	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%	4.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	297,308	307,059	309,250	313,644	323,121	335,924	354,024	387,053	422,674	461,526
Ending Balance	12,460,681	12,411,135	12,638,094	12,767,095	13,405,701	13,804,156	14,871,775	16,479,526	17,757,054	19,626,572



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Section III-a
Green Valley Recreation Inc
30 Year Reserve Funding Plan Cash Flow Method - Ending Balances
2024 Update- Includes DSC- 3
Prepared for the 2025 Fiscal Year





30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

2024 Update- Includes DSC- 3

Prepared for the 2025 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2024	7,175,602	10,375,166	73.8%	926,077	1,220,295	0	183,068	7,652,888
2025	7,652,888	11,218,100	60.5%	2,340,240	1,300,102	0	178,320	6,791,071
2026	6,791,071	10,706,218	59.4%	1,946,088	1,356,006	0	162,401	6,363,389
2027	6,363,389	10,633,080	56.4%	1,935,721	1,414,314	0	152,567	5,994,549
2028	5,994,549	10,614,607	57.0%	1,572,260	1,475,130	0	148,650	6,046,069
2029	6,046,069	11,010,726	51.7%	2,031,701	1,538,561	0	144,987	5,697,917
2030	5,697,917	10,989,400	55.5%	1,346,116	1,604,719	0	145,680	6,102,200
2031	6,102,200	11,715,269	51.5%	1,896,918	1,673,722	0	149,765	6,028,769
2032	6,028,769	11,940,485	53.5%	1,545,292	1,745,692	0	153,224	6,382,393
2033	6,382,393	12,578,665	51.8%	1,843,048	1,820,757	0	159,281	6,519,384
2034	6,519,384	12,975,690	54.2%	1,557,915	1,899,050	0	167,249	7,027,767
2035	7,027,767	13,724,193	53.2%	1,888,392	1,980,709	0	176,848	7,296,932
2036	7,296,932	14,203,194	56.4%	1,542,273	2,065,879	0	188,968	8,009,506
2037	8,009,506	15,100,730	53.4%	2,295,966	2,154,712	0	198,472	8,066,724
2038	8,066,724	15,301,251	55.2%	2,069,924	2,247,365	0	203,886	8,448,051
2039	8,448,051	15,792,887	50.3%	3,047,839	2,344,002	0	202,403	7,946,617
2040	7,946,617	15,350,221	57.0%	1,852,080	2,444,794	0	206,074	8,745,405
2041	8,745,405	16,179,305	57.0%	2,297,179	2,549,920	0	221,794	9,219,940
2042	9,219,940	16,631,482	64.4%	1,413,583	2,659,567	0	246,073	10,711,997
2043	10,711,997	18,060,706	64.3%	2,140,404	2,773,928	0	275,719	11,621,240
2044	11,621,240	18,842,229	66.1%	2,351,074	2,893,207	0	297,308	12,460,681
2045	12,460,681	19,490,452	63.7%	3,374,220	3,017,615	0	307,059	12,411,135
2046	12,411,135	19,170,831	65.9%	3,229,663	3,147,372	0	309,250	12,638,094
2047	12,638,094	19,057,683	67.0%	3,467,352	3,282,709	0	313,644	12,767,095
2048	12,767,095	18,766,025	71.4%	3,108,380	3,423,865	0	323,121	13,405,701
2049	13,405,701	18,904,669	73.0%	3,508,560	3,571,091	0	335,924	13,804,156
2050	13,804,156	18,707,985	79.5%	3,011,053	3,724,648	0	354,024	14,871,775
2051	14,871,775	19,089,503	86.3%	2,664,110	3,884,808	0	387,053	16,479,526
2052	16,479,526	19,911,178	89.2%	3,197,001	4,051,855	0	422,674	17,757,054
2053	17,757,054	20,284,062	96.8%	2,818,093	4,226,085	0	461,526	19,626,572



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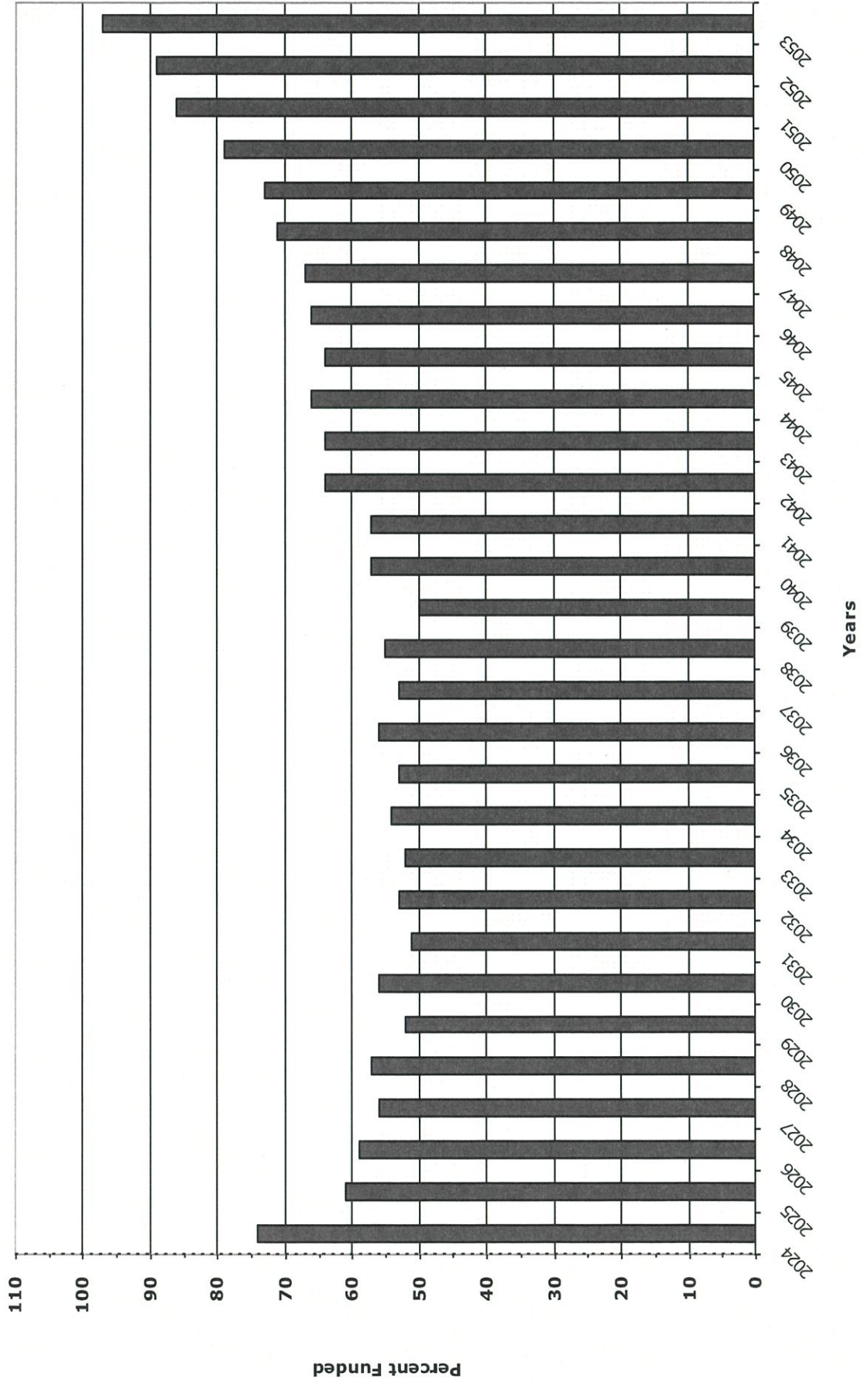
Section IV-a

Green Valley Recreation Inc

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2024 Update- Includes DSC- 3

Prepared for the 2025 Fiscal Year



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00010 - Administrative Offices									
01000 - Paving									
100 - Asphalt: Sealing 27,762 sf Parking Lots- Seal, Stripe	8,329	5	2	8,750	1,750	4,997	6,829	0.10%	1,241
200 - Asphalt: Ongoing Repairs 27,762 sf Parking Lots (5.6%)	6,503	5	2	6,832	1,366	3,902	5,333	0.07%	969
300 - Asphalt: Overlay w/ Interlayer 14,965 sf South Parking & Maintenance	44,895	25	21	75,405	3,016	7,183	9,203	0.16%	2,139
330 - Asphalt: Overlay w/ Interlayer 12,797 sf North Parking Lot (50%)	19,196	25	21	32,240	1,290	3,071	3,935	0.07%	914
Sub-total [01000 - Paving]	78,922			123,228	7,422	19,154	25,301	0.40%	5,263
03000 - Painting: Exterior									
100 - Stucco 9,085 sf Building Exterior & Wall Surfaces	13,819	10	4	15,254	1,525	8,292	9,915	0.08%	1,082
03500 - Painting: Interior									
100 - Building 16,167 sf All Interior Spaces	22,835	10	2	23,991	2,399	18,268	21,065	0.13%	1,701
04000 - Structural Repairs									
900 - Doors 41 Exterior & Interior Doors (25%)	19,489	10	10	24,948	2,268	1,772	1,998	0.12%	1,608
05000 - Roofing									
304 - Low Slope: Vinyl 79 Squares- Building Roof- Replace	86,900	20	19	138,923	6,946	4,345	8,907	0.38%	4,925
930 - Coating 7,900 sf Low Slope Roof Recoating	8,240	5	2	8,657	1,731	4,944	6,757	0.09%	1,228
Sub-total [05000 - Roofing]	95,140			147,580	8,678	9,289	15,664	0.47%	6,153
08000 - Rehab									
300 - Restrooms 3 Men's, Women's, Unisex Restrooms	53,456	20	17	81,339	4,067	8,018	10,958	0.22%	2,884
400 - Kitchen Kitchen	10,000	20	3	10,769	538	8,500	9,225	0.03%	382
Sub-total [08000 - Rehab]	63,456			92,108	4,605	16,518	20,183	0.25%	3,265